CITY OF LOMA LINDA
GENERAL PLAN

LSA

January 2009

CITY OF LOMA LINDA
GENERAL PLAN

San Bernardino County, California

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TABLE OF CONTENTS

PAGE

1.0 INTRODUCTION TO GENERAL PLAN ELEMENTS 1-1

1.1 COMMUNITY PROFILE 1-3
1.1.1 HISTORICAL PERSPECTIVE 1-3
1.1.2 LOMA LINDA TODAY 1-3

1.2 COMMUNITY VISION 1-4
1.2.1 VISION OF LOMA LINDA'S FUTURE 1-4
1.2.2 GUIDING PRINCIPLES FOR MANAGED GROWTH 1-5

1.3 PURPOSE AND AUTHORITY OF THE GENERAL PLAN 1-6
1.3.1 STATE GENERAL PLAN REQUIREMENTS 1-6

1.4 CHARACTERISTICS OF A GENERAL PLAN 1-8

1.5 THE COMPREHENSIVE NATURE OF THE GENERAL PLAN 1-9
1.5.1 IDENTIFICATION OF ISSUES 1-9
1.5.2 MAINTAINING A REGIONAL CONTEXT 1-10

1.6 GENERAL PLAN CONSISTENCY 1-10

1.7 GENERAL PLAN FORMAT 1-11
1.7.1 GUIDING POLICIES AND IMPLEMENTING POLICIES 1-12

2.0 LAND USE ELEMENT 2-1

2.1 EXISTING LAND USE 2-2

2.2 GENERAL PLAN LAND USE CATEGORIES 2-2
2.2.1 RESIDENTIAL LAND USE DESIGNATIONS 2-6
2.2.2 POLICIES FOR RESIDENTIAL LAND USE 2-8
2.2.3 EMPLOYMENT-GENERATING LAND USE DESIGNATIONS 2-9
2.2.4 POLICIES FOR EMPLOYMENT-GENERATING LAND USE 2-12
2.2.5 COMMUNITY AND PUBLIC LAND USE DESIGNATIONS 2-14
2.2.6 POLICIES FOR COMMUNITY AND PUBLIC LAND USES 2-15
2.2.7 SPECIAL PLANNING AREAS 2-16

2.3 ESTIMATED POPULATION, HOUSEHOLDS, AND EMPLOYMENT AT FUTURE BUILD OUT DATE 2-34

2A GROWTH MANAGEMENT ELEMENT 2A-1

SECTION I: SIX PRINCIPLES OF MANAGED GROWTH 2A-1

SECTION II: EXEMPTIONS 2A-12

EXHIBIT A1 ..... 2A-13

3.0 COMMUNITY DESIGN ELEMENT 3-1

3.1 APPROPRIATE DESIGN OF NEW DEVELOPMENT 3-2
3.1.1 PEDESTRIAN-ORIENTED DEVELOPMENT 3-2
3.1.2 AUTO-ORIENTED COMMERCIAL AND SMALL OFFICE DEVELOPMENT 3-6
3.1.3 “BIG BOX” DEVELOPMENT 3-7
3.1.4 HOSPITALITY DEVELOPMENT 3-8
3.1.5 “CONVENIENCE” DEVELOPMENT 3-9
3.1.6 LARGE OFFICE AND BUSINESS PARK DEVELOPMENT 3-10
3.1.7 INSTITUTIONAL DEVELOPMENT 3-11
3.1.8 INDUSTRIAL DEVELOPMENT 3-12
3.1.9 RESIDENTIAL DEVELOPMENT 3-12

3.2 DESIGN OF NEW DEVELOPMENT TO PROMOTE ADAPTIVE REUSE AND PRESERVATION OF HISTORIC FEATURES 3-14
3.2.1. GUIDING POLICY FOR ADAPTIVE REUSE AND PRESERVATION WITH NEW DEVELOPMENT 3-14

3.3 STRENGTHENING DESIGN WITHIN THE EXISTING COMMUNITY 3-15
3.3.1 PLACES TO STRENGTHEN DESIGN 3-15
3.3.2 DESIGN ELEMENTS TO IMPROVE COMMUNITY DESIGN 3-19

4.0 ECONOMIC DEVELOPMENT ELEMENT 4-1

4.1 ECONOMIC DEVELOPMENT AND FISCAL CONDITION CONCEPTS 4-1

4.2 LOCAL ECONOMIC PROFILE 4-2
4.2.1 JOBS/HOUSING BALANCE CONCEPTS 4-3
4.2.2 JOBS/HOUSING BALANCE IN CITY OF LOMA LINDA 4-4
4.2.3 THE RETAIL SECTOR 4-4

4.3 REDEVELOPMENT AND INLAND VALLEY DEVELOPMENT AGENCIES 4-5

4.4 CITY FISCAL CONDITION 4-7

4.5 IDENTIFIED ISSUES AND OPPORTUNITIES 4-7

4.6 POLICIES 4-8
4.6.1 GUIDING POLICY FOR BUSINESS ATTRACTION AND EXPANSION 4-8
4.6.2 GUIDING POLICY FOR COMMERCIAL AND INDUSTRIAL LAND 4-10
4.6.3 GUIDING POLICY FOR MAINTAINING AND IMPROVING FISCAL HEALTH 4-11
4.6.4 GREENHOUSE GAS 4-12

5.0 HOUSING ELEMENT 5-1

5.1 INTRODUCTION 5-1
5.1.1 REGIONAL LOCATION 5-1
5.1.2 BACKGROUND AND PURPOSE OF THE HOUSING ELEMENT 5-1
5.1.3 CITIZEN PARTICIPATION 5-4
5.1.4 DEFINITION OF TERMS 5-4

5.1.5 CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS 5-6

5.2 PROGRESS REPORT 5-7
5.2.1 INTRODUCTION 5-7
5.2.2 APPROPRIATENESS AND EFFECTIVENESS OF THE EXISTING HOUSING ELEMENT'S GOALS, OBJECTIVES, AND POLICIES AND ITS IMPLEMENTATION 5-7

5.3 HOUSING NEEDS AND RESOURCES 5-19
5.3.1 INTRODUCTION 5-19
5.3.2 EMPLOYMENT AND POPULATION CHARACTERISTICS 5-19
5.3.3 HOUSEHOLD CHARACTERISTICS 5-22
5.3.4 HOUSING CHARACTERISTICS 5-28
5.3.5 EXISTING HOUSING NEEDS 5-30
5.3.6 FUTURE HOUSING NEEDS 5-32

5.4 HOUSING RESOURCES AND CONSTRAINTS 5-34
5.4.1 INTRODUCTION 5-34
5.4.2 AVAILABILITY OF SITES FOR RESIDENTIAL DEVELOPMENT 5-35
5.4.3 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT 5-37
5.4.4 MEASURE V, GROWTH MANAGEMENT ELEMENT 5-46
5.4.5 LAND USE CONTROLS 5-49
5.4.6 GOVERNMENTAL FACTORS 5-56
5.4.7 NON-GOVERNMENTAL FACTORS 5-61
5.4.8 OPPORTUNITIES FOR ENERGY AND WATER CONSERVATION IN NEW DEVELOPMENT 5-63

5.5 GOALS, QUANITIFED OBJECTIVES, AND POLICIES 5-64
5.5.1 QUANTIFIED OBJECTIVES 5-64
5.5.2 GOALS, POLICIES, AND IMPLEMENTING PROGRAMS 5-65

6.0 TRANSPORTATION AND CIRCULATION ELEMENT 6-1

6.1 EXISTING ROADWAY NETWORK 6-1

6.2 BICYCLE FACILITIES 6-5

6.3 PUBLIC TRANSPORTATION 6-5

6.4 PARKING 6-5

6.5 TRUCK ROUTES 6-5

6.6 PEDESTRIAN ROUTES/TRAILS 6-8

6.7 RAILROAD LINES 6-8

6.8 REGIONAL TRANSPORTATION IMPROVEMENT PLANS 6-8

6.9 CIRCULATION ISSUES AND OPPORTUNITIES 6-9
6.9.1 FUTURE TRAFFIC DEMANDS 6-10

6.10 GUIDING POLICY 6-14
6.10.1 VEHICULAR CIRCULATION 6-14
6.10.2 NON-MOTORIZED TRANSPORTATION 6-17
6.10.3 TRANSIT 6-19

7.0 NOISE ELEMENT 7-1

7.1 NOISE CONCEPTS 7-1

7.2 HUMAN HEALTH NOISE CONSIDERATIONS 7-2

7.3 NOISE STANDARDS 7-3

7.4 NOISE SOURCES 7-6

7.5 EXISTING NOISE MEASUREMENTS 7-7

7.6 IDENTIFIED ISSUES 7-8

7.7 NOISE ABATEMENT AND POTENTIAL FUTURE NOISE CONTOUR TABLE 7-9

7.8 POLICIES 7-9
7.8.1 GUIDING POLICY 7-11

8.0 PUBLIC SERVICES AND FACILITIES ELEMENT 8-1

8.1 FIRE PROECTION 8-1
8.1.1 IDENTIFIED FIRE PROTECTION ISSUES 8-2
8.1.2 GUIDING POLICY 8-3
8.1.3 FIRE PROTECTION FACILITIES 8-3

8.2 POLICE PROTECTION SERVICES 8-4
8.2.1 IDENTIFIED POLICE PROTECTION ISSUES 8-4
8.2.2 GUIDING POLICY 8-5
8.2.3 POLICE SERVICE FACILITIES 8-5

8.3 EDUCATIONAL FACILITIES 8-6
8.3.1 IDENTIFIED EDUCATIONAL ISSUES 8-8
8.3.2 GUIDING POLICY 8-9
8.3.3 SCHOOL FACILITIES 8-10

8.4 LIBRARY SERVICES 8-10
8.4.1 KEY LIBRARY SERVICE ISSUES 8-10
8.4.2 GUIDING POLICY 8-11

8.5 MEDICAL INSTITUTIONS AND SOCIAL SERVICES 8-11
8.5.1 IDENTIFIED MEDICAL AND SOCIAL SERVICES ISSUES 8-12
8.5.2 GUIDING POLICY 8-12

8.6 PARKS AND SCHOOL GROUNDS 8-12
8.6.1 FUTURE PARK FACILITIES 8-13
8.6.2 RECREATION PROGRAMS 8-14

8.6.3 PARKS STANDARDS, ACQUISITION, AND MAINTENANCE....8-14
8.6.4 IDENTIFIED PARK ISSUES....8-14
8.6.5 GUIDING POLICY FOR PARKLAND ACQUISITION....8-15
8.6.6 GUIDING POLICY FOR PARK IMPROVEMENT....8-16
8.6.7 GUIDING POLICY FOR RECREATION PROGRAMS AND SERVICES....8-16
8.6.8 GUIDING POLICY FOR PARK MAINTENANCE....8-17

8.7 WATER UTILITIES....8-17
8.7.1 IDENTIFIED WATER OPPORTUNITIES AND ISSUES....8-18
8.7.2 GUIDING POLICY....8-18
8.7.3 WATER STORAGE AND DISTRIBUTION FACILITIES....8-19

8.8 WASTEWATER MANAGEMENT....8-19
8.8.1 IDENTIFIED WASTEWATER MANAGEMENT ISSUES AND OPPORTUNITIES....8-19
8.8.2 GUIDING POLICY....8-20
8.8.3 SANITARY SEWER COLLECTION AND TREATMENT FACILITIES....8-20

8.9 SOLID WASTE MANAGEMENT....8-20
8.9.1 IDENTIFIED SOLID WASTE MANAGEMENT ISSUES AND OPPORTUNITIES....8-21
8.9.2 GUIDING POLICY....8-21

8.10 UTILITIES, TELECOMMUNICATIONS, AND CABLE TELEVISION....8-22
8.10.1 ELECTRICITY....8-22
8.10.2 GAS....8-22
8.10.3 TELECOMMUNICATIONS....8-22
8.10.4 CABLE TELEVISION....8-22
8.10.5 IDENTIFIED UTILITY ISSUES AND OPPORTUNITIES....8-23
8.10.6 GUIDING POLICY....8-23

9.0 CONSERVATION AND OPEN SPACE ELEMENT....9-1

9.1 PURPOSE....9-1

9.2 NATURAL AND VISUAL OPEN SPACE RESOURCES....9-2
9.2.1 NATURAL OPEN SPACE....9-2
9.2.2 AGRICULTURAL LANDS....9-2
9.2.3 PARKS AND OPEN SPACE....9-2
9.2.4 PUBLIC FACILITIES....9-4
9.2.5 UTILITY/DRAINAGE EASEMENTS....9-4
9.2.6 RIDING AND HIKING TRAILS....9-4
9.2.7 HAZARD SETBACKS....9-6
9.2.8 HILLSIDE AREAS....9-6
9.2.9 IDENTIFIED VISUAL AND NATURAL OPEN SPACE ISSUES....9-7
9.2.10 POLICIES....9-8

9.3 AIR QUALITY....9-10
9.3.1 CLIMATE....9-10
9.3.2 EXISTING AIR QUALITY....9-11
9.3.3 EXISTING AIR POLLUTION SOURCES....9-11
9.3.4 SENSITIVE RECEPTORS....9-11

9.3.5 IDENTIFIED AIR QUALITY ISSUES 9-12
9.3.6 GUIDING POLICY 9-12

9.4 BIOLOGICAL RESOURCES 9-12
9.4.1 LAND USES/VEGETATION 9-12
9.4.2 SPECIAL INTEREST SPECIES AND HABITATS 9-13
9.4.3 IDENTIFIED BIOLOGICAL RESOURCES ISSUES 9-17
9.4.4 GUIDING POLICY 9-17

9.5 AGRICULTURAL RESOURCES 9-17
9.5.1 IDENTIFIED AGRICULTURAL RESOURCES ISSUES AND OPPORTUNITIES 9-17
9.5.2 GUIDING POLICY 9-18

9.6 WATER RESOURCES 9-18
9.6.1 IDENTIFIED WATER RESOURCES ISSUES 9-19
9.6.2 GUIDING POLICY 9-19

9.7 CULTURAL RESOURCES 9-20
9.7.1 PALEONTOLOGICAL RESOURCES 9-20
9.7.2 HISTORICAL RESOURCES 9-21
9.7.3 POTENTIAL HISTORICAL DISTRICTS 9-21
9.7.4 IDENTIFIED CULTURAL RESOURCES ISSUES 9-23
9.7.5 GUIDING POLICY 9-23

9.8 GREENHOUSE GAS REDUCTION 9-24
9.8.1 GUIDING POLICY 9-24

10.0 PUBLIC HEALTH AND SAFETY ELEMENT 10-1

10.1 GEOTECHNICAL HAZARDS 10-1
10.1.1 IDENTIFIED TECHNICAL HAZARD ISSUES 10-3
10.1.2 GUIDING POLICY 10-3

10.2 FLOODING HAZARDS 10-5
10.2.1 FLOOD CONTROL FEATURES 10-8
10.2.2 IDENTIFIED FLOODING HAZARD ISSUES 10-8
10.2.3 GUIDING POLICY 10-8
10.2.4 FLOOD CONTROL FACILITIES 10-9

10.3 SLOPE FAILURE HAZARDS 10-9
10.3.1 IDENTIFIED SLOPE FAILURE HAZARD ISSUES 10-9
10.3.2 GUIDING POLICY 10-9

10.4 FIRE HAZARDS 10-10
10.4.1 IDENTIFIED FIRE HAZARD ISSUES 10-10
10.4.2 GUIDING POLICY 10-12

10.5 HAZARDOUS WASTE AND MATERIALS 10-12
10.5.1 IDENTIFIED HAZARDOUS WASTE AND MATERIALS ISSUES 10-13
10.5.2 GUIDING POLICY 10-13

10.6 EMERGENCY PREPAREDNESS 10-14
10.6.1 IDENTIFIED EMERGENCY PREPAREDNESS ISSUES 10-14
10.6.2 GUIDING POLICY 10-14

10.7 AIRPORT SAFETY 10-15
10.7.1 IDENTIFIED AIRPORT SAFETY ISSUES 10-15
10.7.2 GUIDING POLICY 10-15

10.8 RAILROAD CROSSING HAZARDS 10-15
10.8.1 IDENTIFIED RAILROAD SAFETY ISSUES 10-15
10.8.2 GUIDING POLICY 10-15

11.0 GENERAL PLAN IMPLEMENTATION PROGRAMS 11-1

11.1 FOLLOW-UP STUDIES AND ACTIONS 11-1

11.2 INTERGOVERNMENTAL COORDINATION AND COMMUNITY INVOLVEMENT PROGRAMS 11-8

11.3 STRATEGIC PLANNING PROGRAMS 11-10

11.4 ENTITLEMENT PROCESS AND CAPITAL IMPROVEMENTS PROGRAM 11-13
11.4.1 ENTITLEMENT PROCESS AND CAPITAL IMPROVEMENTS PROGRAM OBJECTIVE 11-13
11.4.2 ENTITLEMENT PROCESS AND CAPITAL IMPROVEMENTS PROGRAM POLICIES 11-13

11.5 REGIONAL COOPERATION 11-13
11.5.1 REGIONAL COOPERATION OBJECTIVES 11-13
11.5.2 REGIONAL COOPERATION POLICIES 11-13

FIGURES AND TABLES

FIGURES PAGE

Figure 1.1 Regional and Planning Area Location Map 1-2

Figure 2.1A Adopted General Plan Land Use Map 2-4
Figure 2.1B Proposed General Plan Land Use Map 2-5
Figure 2.2 Location of Special Planning Areas 2-17
Figure 2.3 Special Planning Area D 2-25

Figure 3.1 Samples of Appropriate Design to Guide New Development 3-3
Figure 3.2 Places to Strengthen Community Design 3-16
Figure 3.3 Design Elements to Improve Existing Community Design 3-20

Figure 4.1 Merged Project and "IVDA" Project Areas 4-6

Figure 5.1 Regional and Planning Area Location Map 5-2
Figure 5.2 Vacant Parcels 5-39

Figure 6.1 Major Roadways 6-2
Figure 6.2 Existing Average Daily Traffic Volumes 6-6
Figure 6.3 Existing Bicycle Facilities Map 6-7
Figure 6.4 Build Out Peak Hour Traffic Volumes 6-11
Figure 6.5 Master Plan of Roadways 6-12
Figure 6.6 Master Plan of Bikeways 6-18

Figure 7.1 Future Noise Contours 7-10

Figure 9.1 Open Space Resources 9-3
Figure 9.2 Riding and Hiking Trails Map 9-5
Figure 9.3 Land Use and Vegetation 9-14
Figure 9.4 Critical Habitat 9-16

Figure 10.1 Geologic Hazards 10-4
Figure 10.2 Flood Hazards Areas and Flood Control Facilities 10-7
Figure 10.3 Urban Wildland Interface Division Line/Hazardous Fire Areas 10-11
Figure 10.4 Airport Influence Area 10-16

TABLES

Table 1.A Organization of General Plan Elements and Required State Elements 1-11

Table 2.A Planning Area – Existing Land Uses, 2003 2-3
Table 2.B Special Planning Area D Proposed Development Scenario 2-24
Table 2.C SCAG Projection of Population, Households, and Employment at Build Out of General Plan (Within City Limits Only) 2-35
Table 2.D General Plan Build Out Land Uses (Acres) 2-35

Table 2.E General Plan Build Out Housing 2-36
Table 2.F General Plan Build Out Employment 2-38

Table 4.A Major Employers in Loma Linda 4-2
Table 4.B Loma Linda Residents Top Five Employment Industries 4-3
Table 4.C Five-County Employment Forecast by Industry 4-3
Table 4.D SANBAG Jobs/Housing Balance Projections 4-4

Table 5.A Housing Needs by Income Category, 1998–2005 5-8
Table 5.B City of Loma Linda Population, 1990, 2000, and 2007 5-20
Table 5.C City of Loma Linda Projected Population Per SCAG, 2000–2030 5-20
Table 5.D City of Loma Linda Age Distribution, 2000 5-21
Table 5.E City of Loma Linda Ethnicity, 1990 and 2000 5-22
Table 5.F Comparison of City of Loma Linda and San Bernardino County Household Income, 2006 5-23
Table 5.G Housing Tenure 5-24
Table 5.H Overcrowding by Housing Tenure and Income, Loma Linda, 2006 5-24
Table 5.I Persons With Disabilities, 2000 5-25
Table 5.J Household Size by Housing Tenure, 2000 5-27
Table 5.K Homeless Services in the Loma Linda Area 5-27
Table 5.L Housing Authority of the County of San Bernardino Public Housing Projects Within Loma Linda 5-28
Table 5.M Composition of the Housing Stock, 2007 5-29
Table 5.N Housing Conditions 5-29
Table 5.O San Bernardino County Median Income and Income Limits by Household Size 5-30
Table 5.P Household Income Groupings 5-30
Table 5.Q Maximum Affordable Monthly Housing Payment by Household Size, 2007 5-31
Table 5.R Housing Affordability in San Bernardino County for a Household of Four 5-32
Table 5.S Housing Overpayments 5-32
Table 5.T Housing Needs by Income Category, 2006–2014 5-33
Table 5.U Remaining New Housing Construction Needs as of 8/1/2007 5-34
Table 5.V Residential Development Capacity, General Plan 5-36
Table 5.W Residential Development Capacity, Current Zoning 5-40
Table 5.X Anticipated Distribution of Housing Affordability by Residential Density 5-42
Table 5.Y Distribution of Available Development Capacity, Proposed General Plan 5-42
Table 5.Z Zoning District Development Standards 5-51
Table 5.AA Residential Off-Street Parking Standards 5-52
Table 5.BB Development Impact Fee Applicability for Residential Projects 5-57
Table 5.CC Residential Development Impact Fees 5-58
Table 5.DD Comparison of Planning Fees 5-58
Table 5.EE Monies Expected to Accrue in the Low and Moderate Income Housing Fund Through 2014 5-63
Table 5.FF Quantified Objectives, 2006–2014 5-65

Table 6.A Level of Service Definitions and Volume-to-Capacity Ratios 6-4

Table 7.A Common Sound Levels and Their Noise Sources 7-3
Table 7.B California Office of Noise Control Land Use Compatibility Matrix for Community Noise Exposure 7-4
Table 7.C City of Loma Linda Noise Level Standards 7-5
Table 7.D Ambient Noise Monitoring August 29, 2001 7-7

Table 8.A Loma Linda Fire and Rescue Division Equipment as of February 2004 8-2
Table 8.B City of Loma Linda Crime Statistics 8-4
Table 8.C Redlands Unified School District Enrollment 8-7
Table 8.D Colton Joint Unified School District Enrollment 8-7
Table 8.E Loma Linda Academy Enrollment 8-8
Table 8.F Existing Parks 8-13

Table 9.A Mission District Resources 9-22
Table 9.B Bryn Mawr Historic Properties 9-23

Table 10.A Major Active Faults Affecting the Planning Area 10-2

Table 11.A Types of General Plan Amendments 11-11

1.0 INTRODUCTION TO GENERAL PLAN ELEMENTS

The Loma Linda General Plan encompasses a comprehensive strategy for managing the community's future. The Loma Linda General Plan is the community's statement of what is in its interest, and is the City's most important statement regarding its ultimate physical, economic, and cultural development over the next 25 years. The General Plan is a legally binding policy document to be used by City officials, the development community, citizens, and others to guide decisions regarding the future development and management of human, land, and natural resources.

The City of Loma Linda is located within western San Bernardino County approximately 60 miles east of the City of Los Angeles, California. The City was incorporated in 1970. Jurisdictions that border the City of Loma Linda include: the Cities of Redlands and San Bernardino to the north; the City of Redlands and unincorporated San Bernardino County to the east; unincorporated Riverside and San Bernardino Counties to the south; and unincorporated San Bernardino County and the Cities of Colton and San Bernardino to the west (Figure 1.1).

In order to address the issues that may affect or be affected by areas outside of Loma Linda's existing city limits, a comprehensive General Plan Study Area has been established. This planning area encompasses the current city limits, as well as the current sphere of influence (Figure 1.1). The total Planning Area covers approximately 10.41 square miles. Of this area, approximately 7.43 square miles are currently within the City limits. This Planning Area boundary is intended to recognize the interrelationships between land use and other issues affecting the City of Loma Linda and surrounding lands. The January 2001 population of the City of Loma Linda was 19,418.

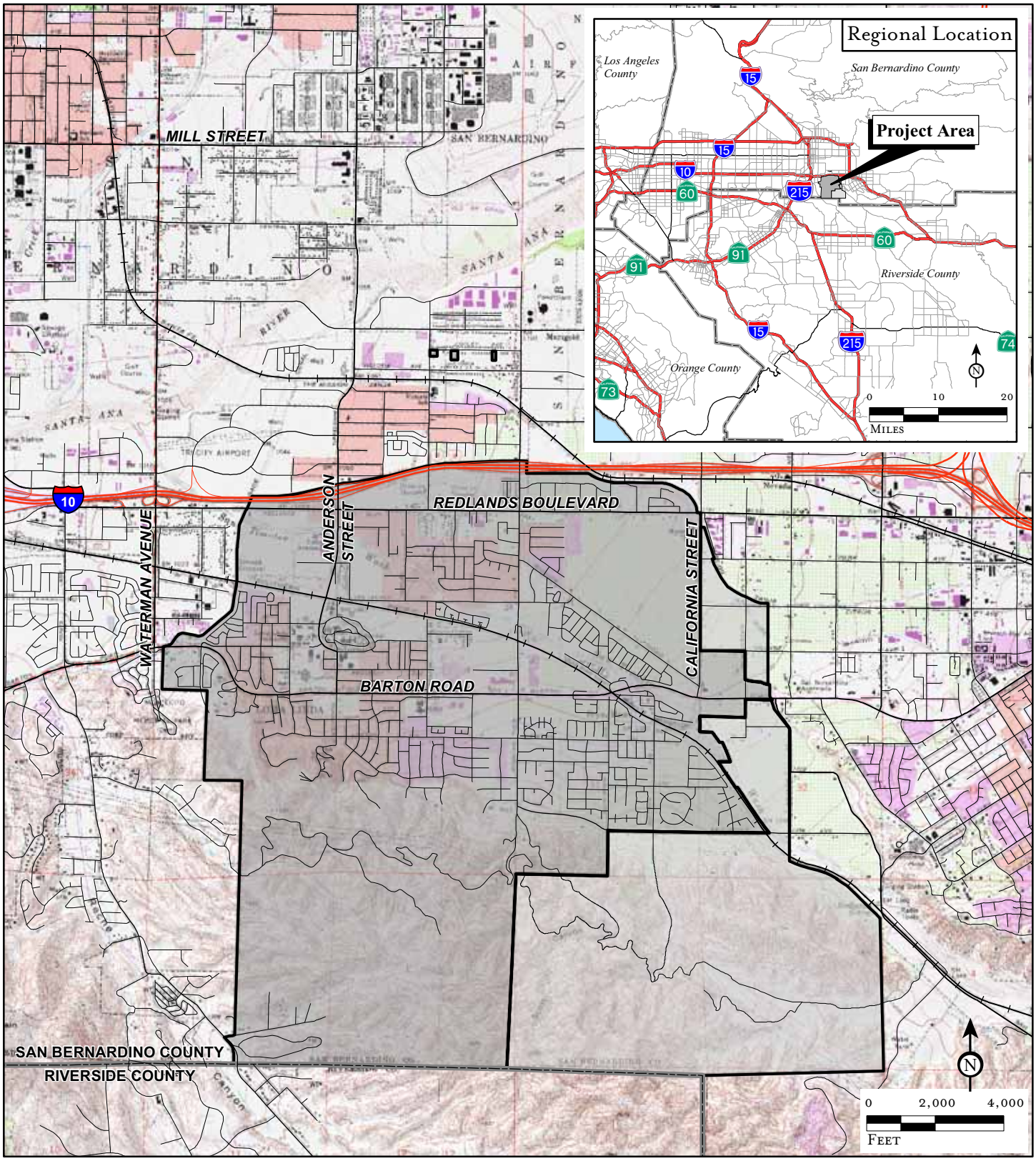

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FIGURE 1.1

CITY OF LOMA LINDA

CITY OF LOMA LINDA SPHERE OF INFLUENCE

City of Loma Linda General Plan

REGIONAL AND PLANNING AREA LOCATION MAP

SOURCE: USGS 7.5' Quads: Redlands (1988), San Bernardino South (1980), CA; Thomas Bros., 2009

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1.1 COMMUNITY PROFILE

1.1.1 Historical Perspective

Loma Linda traces its roots to the Spanish/Rancho period (1769 to 1848) when an Asistencia or outpost of the San Gabriel Mission was established in the area. As the missions began to decline, the area became part of a land grant known as Rancho San Bernardino. As early settlers entered the region, the Rancho was transformed into a vast producing area of citrus crops. In the late 1800s the railroad companies encouraged development of tourist hotels along their lines. Loma Linda began as one such development known as Mound City. The community was originally established in 1876, but by the early 1880s, the property had been acquired by the Mound City Land and Water Company. The company built a water pipeline running northwest from the Scott Canyon Drainage to the site of platted community cottages, shops, and the $30,000 Mound City Hotel. The intended residential development project ultimately failed. In the late 1890s, a group of Los Angeles businessmen and physicians purchased the hotel and reopened it as a health resort and convalescent hospital-resort (then called "Sanitariums") called Loma Linda (Spanish for "pretty hill."), and promoted it as "The Switzerland of America—where health and pleasure are twins."[1] This venture also failed, and the Loma Linda Hotel closed again in 1904 (and was nicknamed "Lonely Linda"). In 1905, the Seventh-day Adventist Church purchased the former resort property, re-opened the sanitarium and established a nursing school. A "College of Medical Evangelists" was opened in 1909, which became Loma Linda University in 1961. The Loma Linda Hotel was used as a university building until 1967, when it was demolished. The College developed into a leading regional medical center, and the town grew as a college community. Orchards were an important aspect of the economic base into the 1920s and remain part of the character of Loma Linda. By the 1940s, the community had matured into a developed suburb of San Bernardino. Loma Linda was incorporated as a city in 1970.

City of Loma Linda, incorporated in 1970

Internationally known Veterans Medical Center

1.1.2 Loma Linda Today

Today, Loma Linda is a unique community with strong ties to its religious, educational and healing arts roots. The Loma Linda University Medical Center (LLUMC) and the Jerry L. Pettis Memorial Veterans Medical Center (VA Medical Center) are both internationally known. The City is also home to Loma Linda University, which, with the VA Medical Center and LLUMC, provides much of the economic base of the

1 Shipp, James. 2000. "How Big Were Their Footprints? A Study of Loma Linda History." San Bernardino Museum web site http://rims.k12.ca.us/foot_prints/.

community. The City is seeking to expand upon this economic base with medical support services, research facilities, professional offices, and lodging accommodations. Already, major developments such as MetLife's Corporate Business Center, the Arbors Business Park, Loma Linda Plaza, and Mountain View Plaza have brought diversified business opportunities. In addition to increasing commercial and industrial opportunities, Loma Linda is in the process of managing residential growth to provide an appropriate range of housing opportunities, including executive housing, traditional single-family neighborhoods, and affordable housing for very low and low-income households and senior housing.

1.2 COMMUNITY VISION

1.2.1 Vision of Loma Linda's Future

The City of Loma Linda held several Strategic Visioning Meetings during the year 2000. The members of the Strategic Visioning Team included elected, appointed, and designated members from the general public. From these meetings and subsequent review of the General Plan, the following vision of future Loma Linda was derived.

In the year 2025, Loma Linda will continue to be a small, friendly, beautiful community with natural assets, a unique economy, and healthy lifestyle. The City will still be a university town where education, health and medical services, and recreation are important. The community will have avoided the large-scale, high density development common in large cities, and continued as a small community, with a pedestrian-friendly orientation. New development within the valley portions of Loma Linda will have been clustered around open space areas to provide a low intensity feeling of openness. A substantial portion of Loma Linda's new housing will also have been developed as part of planned communities providing a high level of amenities and a mix of residential product types in close proximity to shopping and employment opportunities. The City will have diverse housing opportunities where the natural environment is protected and enhanced to enrich the body, mind, and human spirit; where ethnic diversity and religious orientations are celebrated; and where citizens play an active role in government. Many of the fine historic buildings and natural resources will have been preserved and restored, creating an elegant, historic quality to the community.

By providing incentives for the clustering of development, the majority of the South Hills will be acquired by the City for permanent open space, including a comprehensive trails system. Clustered development will allow the South Hills to retain their sense of openness and natural beauty. As a result, views of the South Hills from locations such as Barton Road, Interstate 10, and San Timoteo Canyon Road are of natural open space rather than homes.

The City will have a balanced economy that meets the needs of the community and will be a great place to do business. High-tech industries will be attracted to the City and create a diverse mix of high-paying job opportunities to raise the City's standard of living and complement LLUMC. Retail stores, which include a rich mix of local and visitor attractions, will be integrated into the community's design and fit the scale and character of existing buildings to maintain a small town character and to preserve historic buildings.

Loma Linda will upgrade its infrastructure systems providing new and improved services and facilities consistent with development policies that protect the hillsides and open space resources. Transportation corridors will be improved and traffic diverted away from neighborhoods maintaining the pedestrian-friendly quality of the community. The community's streets will be improved and maintained on a regular basis. New trees will grow throughout the neighborhoods providing beautiful, shaded, pedestrian-friendly streets with bike trails. New lighting throughout the City will improve the feeling of safety for local residents, and encourage evening strolls and visiting among neighbors.

A new multi-use cultural performing arts and small conference center will be completed for theater, movies, ballet, concerts, and community use, providing for a diverse range of activities for all residents and visitors. Ethnic groups will be fully integrated into all facets of the community and help to create a rich diversity of cultural activities, retail stores, and services. Community events involve all members of the community. Human services and programs like youth day camps and senior daycare will be provided by the County and local community-based organizations to improve the quality of life and well being for all residents.

A new sports complex will be completed providing the community with recreational activities for all age groups. Neighborhood parks and recreational facilities will be created throughout the community. Improvements to the "multiple centers" include mixed-use activities for commercial, recreational, cultural, and educational activities for local residents, seniors, youth, and visitors. The San Timoteo Creek will be improved for recreational uses, including a trail for exercise, bicycling, walking, and running. A golf course, clubhouse, and hotel/conference center will be created and constructed by private enterprise.

Local government is cooperative, open, and responsive to identified community needs and actively seeks and encourages community input in planning and decision-making. Specific plans have been prepared and implemented for the Redlands Boulevard and Barton Road Corridors to enable high-quality development/redevelopment and provide for well-defined entry statements to the community. Development guidelines that protect the hillsides and open space resources have been created, resulting in the acquisition of large unbroken blocks of natural open space. Reasonable, responsible and environmentally sound design review guidelines, development standards, and project review processes will guide new development consistent with the community's local character and scale. There are adequate police and fire department personnel to maintain the community's safety. The quality of the existing schools will be improved and a middle school and high school will be built. Continuing education and training opportunities are provided for young adults and the elderly.

Loma Linda will continue to be a safe, unique community in which to both live and work. People, natural assets, a unique economy and a strong health foundation will provide a beautiful City for generations of all ages to enjoy.

1.2.2 Guiding Principles for Managed Growth

The premise of growth management in Loma Linda has long been to ensure that new development paid its own way, and that sufficient public services and facilities were available to support new development. The City defined the desired pattern of land uses, and, as individual development proposals came forward, placed emphasis on mitigating the impacts of proposed growth. Today, one of the key themes of the Loma Linda General Plan is that new growth and development be directed toward the achievement of the community vision set forth in the General Plan. Thus, new development needs to make a positive contribution to the community, and not just avoid or mitigate its impacts.

- *New development within the planning area and sphere of influence of the City of Loma Linda shall conform to City development standards that promote environmentally sensitive development designed to preserve and enhance the quality of life now experienced in the City.*
- *The hillside areas of the City of Loma Linda, its planning area and its sphere of influence are important to the community and shall be preserved in as natural a state as possible consistent with the Hillside Conservation Amendments and the standards set forth in Chapter 2A.*
- *New developments shall be planned and constructed in a manner that preserves natural scenic vistas and protects against intrusion on the viewshed areas.*

- *Preservation of open space and agricultural land areas is a priority in the City of Loma Linda, its planning area, and its sphere of influence, and dedication of open space in perpetuity shall be a requirement for certain development as well as for the City.*
- *Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area, and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City.*
- *Traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development.*
- New development shall pay its own way in terms of capital costs and ongoing operations and maintenance.
- The pace of future development shall be managed so as to ensure the concurrent expansion of public services and facilities.

1.3 PURPOSE AND AUTHORITY OF THE GENERAL PLAN

1.3.1 State General Plan Requirements

State law (Government Code 65302, et seq.) requires that every California city and county prepare and adopt a "comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." According to State guidelines for the preparation of general plans, the role of the General Plan is to establish a document that will "...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

As further mandated by the State, the General Plan must serve to:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to land use and development;
- Provide a framework within which the City's Planning Commission and City Council can make land use decisions;
- Provide citizens the opportunity to participate in the planning and decision-making process affecting the City and its surrounding planning area; and
- Inform citizens, developers, decision-makers, and other agencies, as appropriate, of the City's basic rules that will guide both environmental protection and land development decisions within the City and surrounding planning area.

State law requires that the General Plan include seven mandatory elements, but allows flexibility in how each local jurisdiction structures these elements.

In addition, the Loma Linda General Plan includes discussion and resolution of issues related to three issues beyond those required by State law. State law does not mandate discussion of these issues; however, once adopted, "optional" issues have the same force and effect as policies related to the General Plan elements required by the State. These "optional" issues include:

- **Public Services and Facilities:** Incorporated into the Loma Linda General Plan are policies and programs that establish minimum levels of service standards for circulation, drainage, water and sewer facilities, parks and recreation facilities, police and fire services and other services and facilities. The General Plan also identifies responsibilities to be placed on new development and indicates what the consequences will be if such minimum standards are not achieved.
- **Economic Development:** Included in a separate element and throughout the General Plan are strategies devoted to the promotion of a healthy economic base within the City of Loma Linda, including strategies to expand retail sales tax generation within the City, as well as expanding Loma Linda's local employment base.
- **Community Design:** Included as a separate element are policies and programs establishing guidance for more detailed design guidelines for the community. The General Plan provides the general parameters necessary to maintain the City's standards for the built environment.
- **Growth Management:** This element brings together those portions of the General Plan that address managing future growth to outline a comprehensive strategy to manage the location of future growth and development and the manner in which it occurs. The Growth Management Element includes performance standards for key community services and facilities to ensure a clear linkage between future growth and the adequacy of services and facilities, and also addresses the manner in which the future of the City's most precious resource – its South Hills – will be managed.

State-Mandated General Plan Elements

The **LAND USE ELEMENT** designates the general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. The Land Use Element also sets forth standards for population density and building intensity.

The **CIRCULATION ELEMENT** is correlated with the land use element, and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Overall, the objective of the Circulation Element is to promote the movement of people and goods.

The **HOUSING ELEMENT** includes a comprehensive assessment of current and projected housing needs for all economic segments of the community. It embodies policy for providing adequate housing for all economic segments of the community, and includes a five-year action program.

The **CONSERVATION ELEMENT** addresses the conservation, management, and use of natural resources, including water, soils, biological habitats, and mineral deposits. Specific requirements are set forth to ensure the coordination of water resource planning and future development.

The **OPEN-SPACE ELEMENT** details programs for preserving open space for natural resource protection, the managed production of resources, outdoor recreation, and protection of public health and safety.

The **NOISE ELEMENT** evaluates present and projected noise levels within the community as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The **SAFETY ELEMENT** establishes policies and programs to protect the community from risk associated with seismic, geologic, flood, and fire hazards, including identification of hazards, establishment of safety standards, and delineation of evacuation routes.

Measure V

On November 7, 2006, the voters of the City of Loma Linda passed Ballot Measure V. Measure V states that *"the purpose and intent of this initiative measure is to amend the Loma Linda General Plan by the addition of a new growth management element designed to establish principles of managed growth that will preserve, enhance, and maintain the special quality of life valued by this community, including the protection of hillside areas, preservation of open space, and maintenance of safe, quiet residential areas so that future development within the City will occur in a way that promotes the social and economic well-being of the entire community."*

With the adoption of Measure V, Chapter 2A has been added to the 2006 General Plan. Additionally, the 2006 General Plan has been updated to maintain internal consistency with Measure V. Text from Measure V has been identified in this General Plan by using italicized text; any italicized text in this General Plan requires a vote of the people for amendment. In addition, General Plan text adopted in any subsequent vote of the people will be similarly shown in italicized text, indicated that it may only be amended by vote of the people of Loma Linda.

The comprehensive General Plan consists of a number of parts called elements. This approach provides for a systematic analysis of the community's planning functions. It must be constantly remembered, however, that all of the elements are intricately woven together and a significant change in one could affect them all. Chapter 2A, "Growth Management Element," augments and updates the provisions of this Planning Element with regard to land use densities, planned residential developments and communities, circulation, housing, and conservation and open space provisions. To the extent that any inconsistency exists, the provisions of Chapter 2A control. Any provision of this element that is inconsistent with any provision of Chapter 2A is null and void.

1.4 CHARACTERISTICS OF A GENERAL PLAN

A General Plan has a number of characteristics that distinguish it from other types of planning efforts. These characteristics are:

- **Visionary.** A major function of the General Plan is to anticipate the future, and to provide the means for the City to create the future it desires.
- **Long Range.** Even though the future is not easy to predict, a General Plan recognizes that effective planning is based on a long-term view so that trends can be anticipated and managed, and negative effects can be reduced.
- **Comprehensive.** A General Plan reflects an effort to coordinate all of a community's major components. The relationship between the intensity of land use development and transportation needs is one obvious set of community components that must be coordinated. The General Plan is also comprehensive in that it addresses and resolves both short-term and long-term issues.
- **General.** A General Plan is long-range and comprehensive and, therefore, necessarily broad in scope. A general framework must be established as part of the plan, based on recognized trends, best available projections, and community values regarding the future that is desired by the community. Although the General Plan is a "general" guide for decision making, it is the lead legal document within a community for planning and development decisions. State law requires that zoning and development approvals be consistent with the General Plan.

The Loma Linda General Plan also aims at achieving the following characteristics.

- **Oriented to the Community.** The Loma Linda General Plan is intended to be reflective of the needs and desires of existing and future residents.
- **Fiscally Responsible.** The General Plan is intended to achieve and maintain economic strength and vitality, and to provide plans and implementation programs that are within the City's means.
- **Pragmatic.** The General Plan is based on a realistic assessment of community issues, along with practical, workable programs to resolve those issues.
- **Action-oriented.** In addition to framing a vision for Loma Linda's future, the General Plan works to translate that vision into action, and thereby provide the means to achieve desired outcomes.
- **Usable.** The General Plan is intended to provide practical guidance for development review, environmental management programs, economic expansion, and capital improvements planning. Although the future cannot be known, the General Plan strives to be comprehensive and flexible enough to accommodate unique situations and provide practical guidance in unanticipated situations.
- **Coordinated.** In preparing the General Plan, the City of Loma Linda has attempted to coordinate its plans and programs with those of the County, adjacent cities, and the special districts serving Loma Linda.
- **Reliable.** Although the General Plan is, by definition, "general," the plan strives to provide sufficient detail and explanation of its policies and programs so as to provide clear, consistent policy direction, and to promote certainty for all participants in the development review process.

1.5 THE COMPREHENSIVE NATURE OF THE GENERAL PLAN

To be effective as a decision-making tool, the various elements of the Loma Linda General Plan must integrate the management of the community's future physical, social, environmental, and economic environments.

1.5.1 Identification of Issues

The Updated General Plan not only addresses the issues that the State requires to be included in a General Plan, but also responds to the current and future issues that Loma Linda faces. Key community issues that the General Plan addresses include:

- Achieving and maintaining a vibrant community in which all residents enjoy a wide range of employment, shopping, and recreational opportunities;
- Achieving a closer balance between jobs and housing by providing areas for new residential development that will serve local employees, including executive and upper-end housing, as well as housing for workers, students, seniors, and young adults who are starting their careers and forming families, and additionally establishing areas permitting mixed uses, both residential and commercial;
- Providing opportunities to establish a community downtown area that could provide a focal point for the community, and enhance the City's identity;
- Improving the design quality of the community by establishing guidelines for community development;
- Protecting the hillsides in accordance with the Hillside Initiative and managing growth in the remaining hillside areas through development policies that focus on land stability, roadways, public trails, earthquake fault zones, aesthetics, and public services; and

- Enhancing the City's economic viability through an improved business climate in order to attract retail businesses and proactively seeking office-based, and medically related or high-tech industrial businesses.

1.5.2 Maintaining a Regional Context

It is important that the General Plan establish local policy while keeping in mind that Loma Linda is part of a larger region. Certain issues addressed in the General Plan, such as freeway traffic and off-ramps, flood control, and air quality, have a local component, but are more readily addressed on a countywide or regional basis. In such cases, the task of the General Plan is to address the manner in which Loma Linda's interests, values, and concerns are congruent or conflict with existing regional and countywide policies. If conflicts between local interests and countywide or regional plans or policies are identified, the General Plan's role is to define the extent to which the City can influence such regional or countywide plans or policies, and to provide an appropriate City response. It is also the purpose of the General Plan to provide a forum for addressing issues that cannot be solved by the City alone, but that require cooperative actions among several jurisdictions. Finally, the General Plan recognizes that actions taken by the City of Loma Linda may affect surrounding communities or other agencies, and that actions taken by other agencies can affect the City. As a result, the General Plan provides a forum for ongoing communications between the City and these other agencies, as well as an opportunity for cooperative efforts to capitalize on economic development activities.

1.6 GENERAL PLAN CONSISTENCY

In addition to providing a comprehensive view of Loma Linda's future, State law requires that the General Plan be **internally consistent**. In order to function as a useful statement of local policy, the various components of the General Plan need to "comprise an integrated, internally consistent and compatible statement of policies...[1]" If a General Plan does not achieve such internal consistency, the City, development community, and citizens who attempt to use the plan will face conflicting directives, and will be unable to rely on the stated policies of the General Plan, thereby defeating its purpose. The concept of internal General Plan consistency revolves around the following issues:

- **Equal Status Among General Plan Elements.** All elements of a General Plan have equal legal status, and no General Plan Element is permitted to take precedence over any other. As a result, the General Plan must resolve potential conflicts between or among the elements through clear language and consistent policy.
- **Consistency Among Elements and Within Individual Elements.** All General Plan elements and portions of the plan must be consistent with each other. An individual provision of the General Plan must not require or encourage an action to be taken that is prohibited or discouraged by another General Plan provision. In addition, the assumptions used in the General Plan must be uniform and consistently applied throughout the document.
- **General Plan Text, Diagram, and Map Consistency.** Because General Plan text, diagrams, and maps are each integral parts of the General Plan, they must be consistent with one another. Thus, the diagrams and maps of the General Plan, including the land use and circulation maps, are a graphic reflection of the General Plan text, and must be consistent with written policies.

It is also important that all parties using the General Plan recognize that resources are not unlimited, and that not all community objectives can be achieved concurrently. In addition, there are often trade-offs between community objectives. As a result, the blind pursuit of one objective may, in some

1 Government Code Section 65300.5.

cases, inhibit the achievement of other community objectives. Thus, the General Plan strikes a balance between competing objectives, and provides statements of community priorities.

In addition to the need to balance competing objectives, it is inevitable that there will arise changing conditions or other circumstances where policy direction is not certain, and interpretation of the provisions of the General Plan is required. In such cases, the City entity charged with approval of a discretionary action must make such an interpretation. In interpreting the provisions of the General Plan, care must be taken to ensure a "best fit" for the action to be taken, aimed toward the achievement of General Plan goals and objectives, recognizing the city's short-term and long-term priorities.

1.7 GENERAL PLAN FORMAT

The General Plan includes the seven mandatory elements as described previously plus two other elements that address local concerns. Table 1.A summarizes the required elements with those contained in the General Plan.

Table 1.A: Organization of General Plan Elements and Required State Elements

General Plan Organization	Element Required by State Law
Introduction	
Land Use	Land Use
Growth Management / *Chapter 2A*	
Community Design	
Economic Development	
Housing	Housing
Circulation and Transportation	Circulation
Noise	Noise
Public Services and Facilities	
Conservation and Open Space	Conservation and Open Space
Public Health and Safety	Safety

Loma Linda's growth strategy is to undertake a comprehensive program to accommodate planned economic and population growth in a manner consistent with community values and the lifestyles of existing and future residents. Thus, the management of future growth and development is central to the General Plan. In addition to the provisions of the Growth Management chapter of the General Plan, the specific growth management roles of individual General Plan elements are described below.

- The Land Use Element defines acceptable locations and the appropriate intensity for new development, and sets forth policies regarding development design and land use compatibility. By defining acceptable locations and appropriate intensities for new development, the Land Use Element establishes the maximum allowable development intensity for the City at "build out" of the Loma Linda Planning Area.
- The Transportation Element directly addresses the provision of the new and expanded transportation facilities that are needed to support development of the land uses delineated in the Land Use Element, consistent with the level of service standards set forth in the Growth Management Element. This element defines the specific improvements that will be made over

time to the City's roadway and highway systems in order to maintain the level of service standards set forth in the Growth Management Element.

- The Public Services and Facilities Element directly addresses the provision of the new and expanded public services and facilities that are needed to maintain the performance standards set forth in the Growth Management Element. This element defines the responsibilities of new development projects for the provision of expanded services and facilities, and provides policy direction for the manner in which expansion of public services and facilities will be financed. This element also addresses avoidance of interim facilities and the financing of large-scale facilities needed to maintain the performance standards set forth in the Growth Management Element.
- The Conservation and Open Space Element provides policy direction for the management of open space, hillside development, biological resources, water resources and quality, cultural and historical resources, and energy resources in relation to new growth and development.
- The Public Health and Safety Element addresses the constraints on growth presented by natural and man-made hazards.
- The Housing Element delineates the specific programs that the City of Loma Linda will implement to ensure housing opportunities for all economic segments of the economy. The Housing Element, unlike the balance of the General Plan, is intended by state law to be short-term, setting forth a five-year program. As a result, the Housing Element is required to be updated every five years. This element sets forth specific policies and programs designed to ensure opportunities for the development of housing, and for housing for service workers who could not otherwise afford for-sale housing within Loma Linda. State law requires that the California Department of Housing and Community Development review local Housing Elements to determine whether they meet the applicable legal requirements.
- The Implementation Chapter provides the bridge between the General Plan's growth management provisions and the City's development review process.

1.7.1 Guiding Policies and Implementing Policies

Each element in the General Plan provides a summary of existing conditions, a discussion of trends and issues, followed by guiding and implementing policies. The guiding policies provide a broad direction that the City proposes to achieve. The implementing policies provide actions, programs, and specific techniques to achieve and implement the Guiding Policies. In all instances, the concepts and principles of the Loma Linda Strategic Action Plan as developed in 2000 by the City of Loma Linda Strategic Visioning Core Group and the citizen/business owner contributions at General Plan workshops and public hearings provide the foundation for the guiding and implementing policy statements.

2.0 LAND USE ELEMENT

As required by State planning law, this Land Use Element designates the general distribution, location, and extent of land uses for housing, business, industry, open space, institutions, city facilities, and other categories of public and private uses of land. The emphasis of this Land Use Element is on the desired or intended use of land in the community, including future development of the City and its sphere of influence.

The Land Use Element includes a brief summary of existing types of land uses and contains a summary table of existing land use acreage. Discussion regarding the intended uses and allowable density within each land use category is a primary focus in this Land Use Element. The land use category text is accompanied by the General Plan Land Use Map, which illustrates the intended location and distribution of each of the land use categories.

A description of the general layout desired for each land use is provided in this Land Use Element; however, more extensive descriptions of appropriate design and photo examples of various commercial, office, business park, industrial, and pedestrian oriented development are contained within the Community Design Element.

In addition to the land use category descriptions, which reflect the community's policies regarding the types of allowable uses, density, and character, specific enumerated policies are outlined. These policy statements are organized into more general "guiding policies" and specific "implementing policies" that are intended to facilitate achievement of the guiding policies. Through the implementation of the Land Use Element, the city seeks to:

- Establish and maintain an orderly pattern of development in the city;
- Establish a land use classification system that implements land use policies;
- Identify acceptable land uses and their general location; and
- Establish standards for residential density and non-residential intensity for development.

This Land Use Element concludes with a table showing the estimated numbers for housing units, population, and jobs at the future build out of the planning area, which includes the city and its sphere of influence, according to the land uses and densities outlined in this Element.

2.1 EXISTING LAND USE

The existing land uses within the city and its sphere of influence are shown in Table 2.A (Planning Area – Existing Land Uses). Residential land uses form the largest percentage of developed uses (24 percent). Of the residential uses, single-family residential development occurs within 14 percent of the planning area. These single-family uses are generally located in two areas: (1) the northern portion of the city just south of Redlands Boulevard, and (2) south of Barton Road along the base of the South Hills. Other types of residential uses within the planning area include rural residential (typically adjacent to orange groves or within the hillside), multifamily residential, and mobile homes.

Commercial uses make up a small percentage of the land use within Loma Linda, comprising about 3 percent of the city and its sphere of influence. Commercial uses consist of both general commercial and office commercial types of land use. Large commercial or office uses within the city include the auto dealerships south of the Interstate 10 freeway, the offices within the Corporate Business Center, and the Stater Bros. market.

Land uses that are categorized as Institutional make up 9 percent of the planning area. These uses include medical uses, university uses, schools, churches, public facilities, utilities, and utilities combined with agricultural uses. Of these sub-categories, utilities, university uses, and medical uses are the most well represented Institutional uses within the planning area. Loma Linda University (LLU) and the Loma Linda University Medical Center and Children's Hospital (LLUMC/CH) are significant institutional uses within the city.

Heavy and light industrial uses characterize approximately 31 acres or 0.5 percent of the planning area. Industrial uses include self-storage facilities and the Hallmark-Southwest Corporation, located on Redlands Boulevard, which manufactures mobile homes.

Land devoted to open space, agricultural use, recreational use, or vacant land that is not developed totals approximately 3,867 acres or 63 percent of the planning area. These areas include the hills located to the south and the remaining orange groves within the city and the sphere of influence.

2.2 GENERAL PLAN LAND USE CATEGORIES

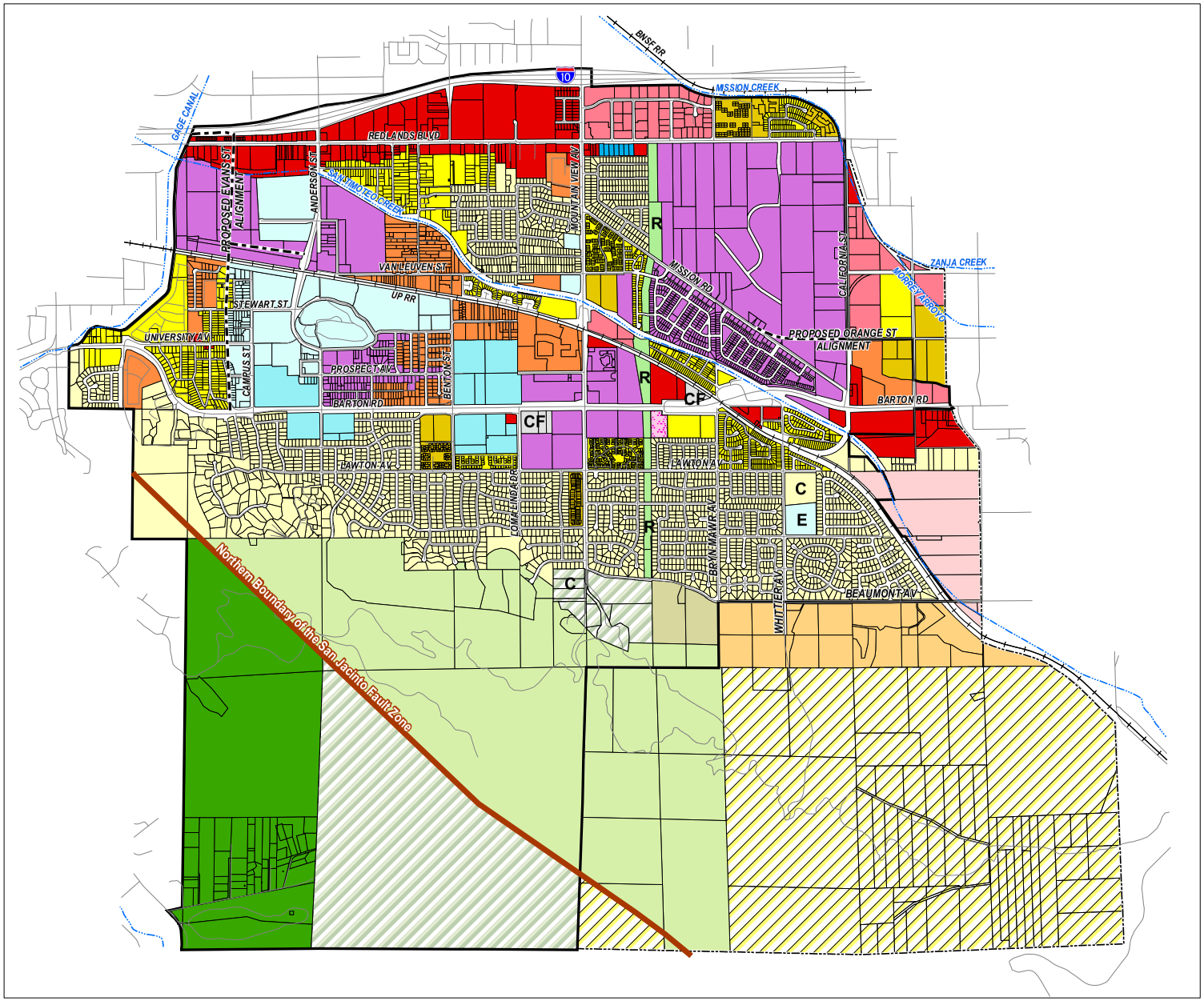
This section describes the intended land use for the city and its sphere of influence, according to each land use category. The General Plan Land Use Map (Figure 2.1) illustrates the location and distribution of the uses that will be discussed. The general types of desired land uses are given for each category, along with the maximum building density allowed.

The following summary of general land use goals forms the basis for the specific land use policies contained within this Element:

- Increase the diversity and volume of land uses to help create an economically, socially, and culturally vital community.
- Achieve adequate levels of employment opportunities, tax-generating uses, shopping and service uses, leisure activities, and residential opportunities to enhance and preserve the desired character of the city; provide for the everyday needs of its residents, workers, and visitors; and ensure and increase the quality of life within the Loma Linda community.
- Maintain a pattern of land uses that minimizes conflicts between different land uses and that designates land based on conditions such as location, adjacent uses, access, and natural terrain.

Table 2.A: Planning Area – Existing Land Uses, 2003

Land Use	Acres in City	Acres in Sphere of Influence	Total Acres	Percent of Planning Area (including City and Sphere of Influence)
Residential				
Single-Family Residential (SFR)	846.24	35.62	881.86	14.0%
Mobile Homes (MH)	59.66	0	59.66	0.97%
Multifamily Residential (MFR)	262.74	0	262.74	4.3%
Rural Residential (RR)	149.46	129.12	278.58	4.5%
Subtotal	**1318.10**	**164.74**	**1482.84**	**24.0%**
Commercial				
General Commercial (CG)	163.67	1.37	165.04	2.7%
Office Commercial (CO)	13.24	0	13.24	0.2%
Subtotal	**176.91**	**1.37**	**178.28**	**2.9%**
Institutional				
Medical (M)	103.85	0	103.85	1.7%
University (Un)	117.16	0	117.16	1.9%
Schools (S)	58.11	0	58.11	0.95%
Churches (C)	11.05	4.64	15.69	0.25%
Public Facilities (PF)	42.59	0	42.59	0.69%
Utilities (U)	120.55	83.90	204.45	3.4%
Utilities Agriculture (UA)	11.98	0	11.98	0.19%
Subtotal	**465.28**	**88.54**	**553.82**	**9.0%**
Industrial				
Heavy and Light Industrial (H-L/I)	17.68	0	17.68	0.29%
Subtotal	**17.68**	**0**	**17.68**	**0.29%**
Open Space				
Open Space (OS)	1494.81	1053.99	2548.80	41%
Vacant (V)	324.03	34.99	359.02	5.8%
Agriculture (AG)	386.05	503.24	889.29	14%
Recreation (R)	63.08	0	63.08	1.0%
Subtotal	**2267.97**	**1592.22**	**3860.19**	**63%**
TOTAL	**4245.94**	**1846.87**	**6092.81**	**100.0%**



- 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)
- Medium High Density Residential (0 to 13 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 su/ac)***
- Senior Citizen Housing (0 to 25 du/ac)***
- South Hills
- 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
- Public Open Space

Public and Quasi Public

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

Conditions Specified under Measure V

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

0 1,000 2,000
FEET

SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

LSA

Figure 2.1A

City of Loma Linda General Plan

ADOPTED GENERAL PLAN LAND USE

Incorporating the Provisions of Measure V

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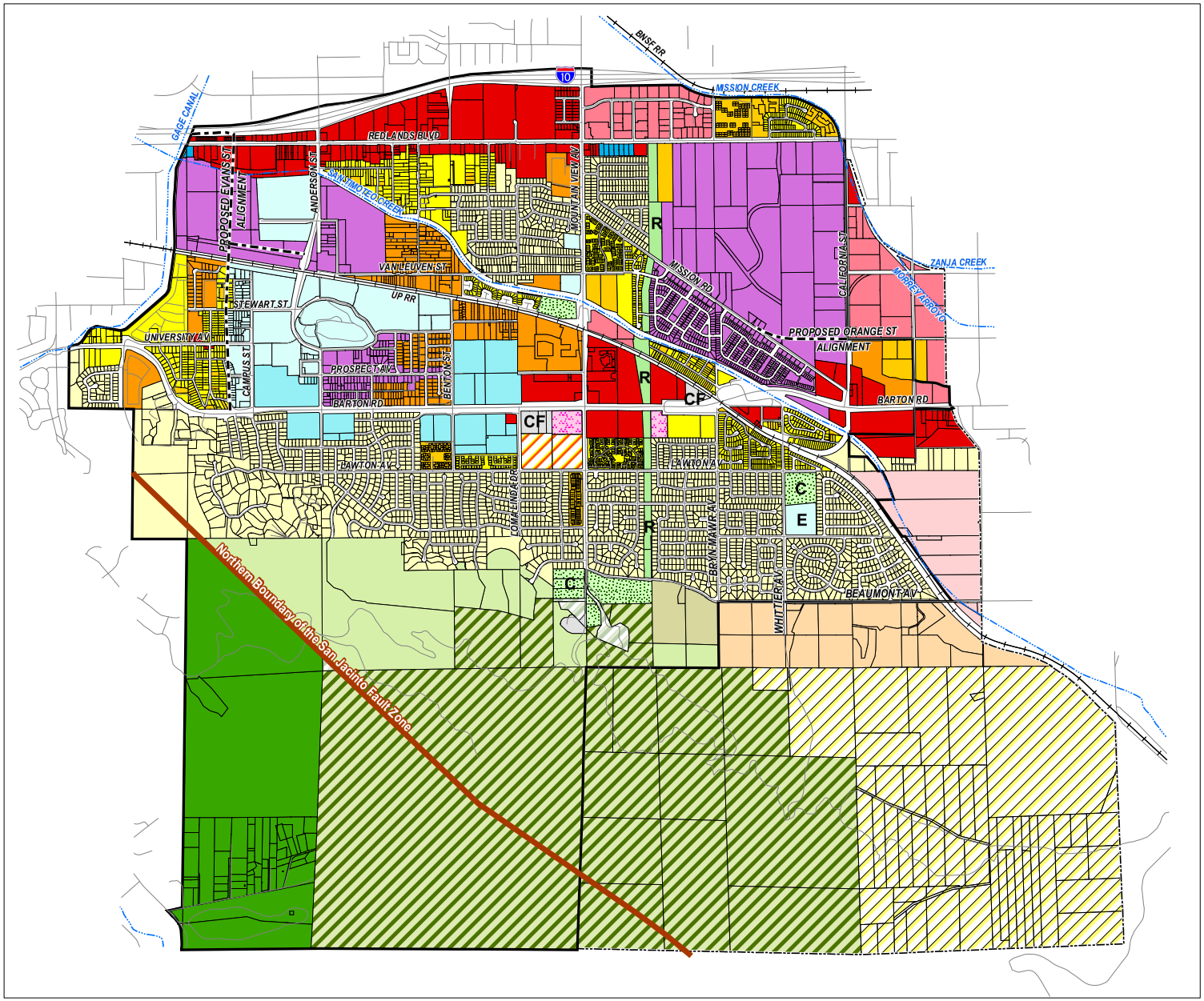

- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)***
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)*
- Low Density Hillside Preservation (0 to 1 du/10 ac)**
- Medium Density Hillside Preservation (0 to 1 du/5 ac)
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

Public and Quasi Public

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

Conditions Specified under Measure V

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

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SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

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Figure 2.1B

City of Loma Linda General Plan

PROPOSED GENERAL PLAN LAND USE

January 5, 2009

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The description and discussion of desired land use and the distribution of land uses as shown in the Land Use Map inherently reflect the community's policy preferences for addressing these land use issues. In conjunction, specific "guiding policies" and "implementing policies" are presented after each land use category. The former provide direction for decisions and actions, while the latter indicate detailed steps that should be taken in order to strive to meet the specified desires.

In designating land uses, this General Plan takes into account the existing land use patterns within the community and the market demand for various types of land uses. Also considered are which locations of vacant or underdeveloped lands are best for which types of land use and what infrastructure (such as roads) will be required to serve such lands uses. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers.

The overall pattern of land use desired for Loma Linda is to focus commercial uses in the northern portion of the community near I-10. Institutional uses are to be located in proximity to such existing uses, such as Loma Linda University (LLU) and Loma Linda Academy. Areas designated for health care uses are also located near to existing similar uses such as Loma Linda University Medical Center (LLUMC), the Jerry L. Pettis VA Medical Center, and the Community Medical Center. Areas for business park uses are designated both at the northern and eastern edges of the community, while industrial uses will largely be located in the eastern portion of the community, and separated from residential neighborhoods. Residential uses are intended to characterize the central portion of the community (roughly south of Redlands Boulevard), the base of the South Hills, and the flatter areas within the hillsides. A number of mixed-use-designated areas, especially in the eastern portion of the community, allow for a variety of different types of uses (e.g., commercial, office, institutional, and/or residential) to be located next to each other or within the same building.

Following are the types of land uses allowed within Loma Linda, descriptions of the desired character for such uses, and the relative guiding policies and implementing policies.

2.2.1 Residential Land Use Designations

Residential land use designations within the city and its sphere of influence are divided into ~~six~~ twelve categories, each with their own density ranges: Hillside Conservation, Low Density Hillside Conservation, Medium Density Hillside Conservation, South Hills, Rural Estates, Very Low Density, Low Density, Medium Density, Medium High Density, ~~and~~ High Density, Very High Density, and Senior Citizen Housing. Residential development is also permitted within Special Planning Area land use designations ~~and the South Hills~~. Permitted development within the South Hills and San Timoteo Creek area is also addressed in the Growth Management Element (Chapter 2A) of the General Plan. Included in Chapter 2A is the "San Timoteo Creek Designation."

Residential densities within residential land use designations include ~~are stated as~~ a maximum density per acre.[1] Achievement of this maximum is neither guaranteed nor implied by this General Plan. The final density of any particular residential development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site or surrounding area; available infrastructure and services; and other factors. Development standards established in the Loma Linda zoning ordinance may also limit attainment of maximum allowable densities.

Within all residential designations, the following non-residential uses are allowed in order to provide functional, high-quality residential areas: infrastructure and utilities needed to serve the residential development; public schools and playgrounds; and parks and other passive open space areas. Home

[1] For purposes of determining density, "acre" shall be defined as an acre of gross land area as set forth in Chapter 2A.

occupations and second dwelling units may be permitted according to the zoning ordinance. Provision of density bonuses as allowed by State law and the Loma Linda zoning ordinance may result in development densities in excess of the nominal General Plan maximum density for any land use designation.

The following subsections discuss the intended development types and allowable densities for each of the residential land use categories.

2.2.1.1 Hillside Conservation (0 to 1 dwelling unit per 10 acres)

This category is intended to provide for very low density single-family residential homes in the Hillside Conservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.

2.2.1.2 Low Density Hillside Preservation (0 to 1 dwelling unit per 10 acres)

This category is intended to provide for low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.

2.2.1.3 Medium Density Hillside Preservation (0 to 1 dwelling unit per 5 acres)

This category is intended to provide for low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 5 acres. The maximum anticipated population for this designation is 2.4 persons per five acres.

2.2.1.4 South Hills

The South Hills land use category is intended to provide for management of the City's southwestern hillside area in order to balance appropriate levels of development and increased preservation efforts. Defining "appropriate levels of development" is accomplished in the General Plan through a combination of a maximum allowable development intensity and controlled development and hillside design policies, since reasonable limitations on single-family residential development density and character are needed for the protection of sensitive environmental features; public safety; efficient provision of infrastructure, utilities, and public services; and protection of the City's visual resources. The maximum allowable density for this category ranges from zero to one dwelling unit per 10 acres for non-clustered development and one dwelling unit per 2 acres for clustered development.

2.2.1.5 Rural Estates (0 to 1 dwelling unit per acre)

This category is intended to provide for single-family homes in a rural setting. The allowable density for this category ranges from zero to one dwelling unit per acre. The maximum anticipated population for this designation is 2.4 persons per acre.

2.2.1.6 Very Low Density (0 to 2 dwelling units per acre)

This category is intended to provide for single-family residential homes in a large lot, suburban setting. The allowable density for this category ranges from zero to two dwelling units per acre. The maximum anticipated population for this designation is 5 persons per acre.

2.2.1.7 Low Density Residential (*0 to 4* dwelling units per acre)

This category is intended to provide for traditional single-family subdivisions within the city and sphere of influence. The allowable density for this category ranges from *zero to four* dwelling units per acre. The maximum anticipated population for this designation is 12~~10~~ persons per acre.

2.2.1.8 Medium Density Residential (*0 to* 9 dwelling units per acre)

This category allows for single-family residential, ~~including dwellings on conventional lots, "zero setback" lots (in which the dwelling is placed *on* a side property line instead of being set back as conventional), "z lots" (in which a side lot line is offset in the form of a "z" in order to allow for greater options in dwelling placement, instead of forming a straight line), and clustered lots. Also allowed are~~ duplexes, townhouses, and condominium types of development. It is intended that as the aging mobile home developments within the community need to be replaced, they are re-built with one of the above development types, so as to combine lower-cost housing with newer market trends for single-family development types (such as those allowing for landscaped open space and other amenities) to improve the quality of the living environment for residents. The allowable density for this category ranges from *0 to nine* dwelling units per acre. The maximum anticipated population for this designation is less than 22 persons per acre.

2.2.1.9 Medium High Density Residential (0~~9.1~~ to 13 dwelling units per acre)

The allowable uses in this category consist of multifamily uses consisting of townhouse, condominium, and low-rise apartment style development. The allowable density for this category ranges from 0~~9.1~~ to 13 dwelling units per acre. The maximum anticipated population for this designation is less than 34 persons per acre.

2.2.1.10 High Density Residential (*0 to 13* dwelling units per acre)

This category is intended for multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development. The allowable density for this use ranges from *0 to 13 dwelling units per acre*. The maximum anticipated population for this designation is 34~~52~~ persons per acre.

2.1.1.11 Very High Density Residential (0 to 20 dwelling units per acre)

This category is intended for multifamily uses consisting of low-rise (one to three stories) condominium and apartment style development. The allowable density for this use ranges from *0 to 20 dwelling units per acre*. The maximum anticipated population for this designation is 52 persons per acre.

2.2.1.12 *Senior Citizen Housing (0 to 25 dwelling units per acre)*

This category is intended for multifamily uses consisting of condominium and apartment style development within age-restricted developments. The allowable density for this use ranges from 0 to 25 dwelling units per acre. The maximum anticipated population for this designation is 45 persons per acre.

2.2.2 Policies for Residential Land Use

Following are the policies applicable to residential land uses.

2.2.2.1 Guiding Policy for Residential Land Use

Ensure quality single-family and multifamily residential development in order to create and preserve residential neighborhoods that embody the strengths and accomplishments of the community and to preserve both the economic investment of new and existing individual property owners and the community's natural resources.

Implementing Policies

a. Encourage a mixture of dwelling sizes, layouts, and ownership types (consistent with the corresponding land use designation, ~~and~~ density range, and applicable General Plan requirements), especially within large-scale residential development projects, in order to provide housing opportunities for a range of incomes and households.

b. Residential neighborhoods should exhibit a complementary variety of dwelling setbacks and placement on the lot, and lot patterns that reflect the existing topography.

c. Where residential infill development is proposed, ensure that the density is compatible with the existing residential neighborhood.

d. Provide every multifamily dwelling unit with a usable private garden area, yard, patio, or balcony.

e. Require that new residential development provide for construction of infrastructure and provision of open space and/or construction of recreational facilities in order to reduce the public cost associated with such uses.

f. Allow gated communities as long as infrastructure is built to typical City standards.

g. Require that all new detached single-family residences shall have a minimum lot size of 7,200 s.f, regardless of the underlying land use designation or zone.

   For purposes of this policy, a "single-family residence" means a detached residence which is intended to serve as the principal dwelling unit on the property, and does not include .structures containing more than one dwelling unit, such as duplexes, triplexes or other multiple unit dwellings. In addition, detached condominium units that are part of a larger condominium project are not considered single-family residences for purposes of this policy, provided that (1) the unit adjoins common space shared by other units in the project; and (2) at least a majority of the condominium units in the project consist of attached residences. The 7,200 s.f. minimum lot size requirement is not intended to prohibit the approval of attached or detached guest structures or second residential units on a parcel occupied by a single detached single-family residence, where the guest unit or second residential unit is authorized in conformity with state law or City regulations, and the second units remain under the same ownership as the principal dwelling unit.

h. Unless specifically exempted from the applicable provisions of Measure V, require that all residential structures, including the residential portion of any mixed-use structure containing residential dwelling units, be no greater than 35 feet in height.

i. Conversion of existing single-family uses to multifamily development within the High Density Residential area along the north and south sides of Barton Road at Loma Linda's western City limits shall be contingent upon preparation of a plan for consolidation of access of existing driveways. Prior to approval of multifamily development, the project sponsors shall demonstrate that:

   - Access for proposed multifamily development will be provided in a safe and efficient manner; and
   - There is sufficient agreement among property owners to implement such a plan.

~~2.2.3 South Hills (See Growth Management Element)~~

2.2.3 Employment-Generating Land Use Designations

The General Plan identifies five employment-generating types of land use that provide a broad range of employment opportunities for the community: commercial including various types of hotels, office, business park, health care, and industrial. Permitted maximum land use intensities are given for each designation. These maximum intensities are stated as maximum floor area ratios (FAR). FAR is

determined by dividing the total proposed building area (square feet) of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by this General Plan. The final density achieved by any particular development is dependent upon the development design/layout; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. Development standards established in the Loma Linda Municipal Code may also limit attainment of the stated maximum allowable densities.

2.2.3.1 Commercial Land Use (Maximum 0.5 FAR)

The intent of the commercial designation is to provide for the shopping and commercial service needs of the residential community, the workers who are employed within Loma Linda, and those who visit the city, such as to receive health care. Examples of the intended nature of development within the commercial category include shopping centers, in-line shops, specialty shops, and stand-alone commercial uses. The Commercial land use designation also allows office uses and religious assembly uses to be incorporated into commercial development (e.g., offices in small storefronts, a cluster of office suites within a larger shopping center, or religious assembly uses in buildings originally designed for commercial uses) if the dominant character of the overall development remains commercial. The maximum allowable density for the Commercial designation is 0.5 FAR.

Auto sales are considered a commercial use

(See also the text descriptions, policies, and photo examples of appropriate commercial design for Loma Linda, which are contained in the Community Design Element of this General Plan. The Community Design Element addresses a variety of commercial types of development, including auto-oriented commercial, “big box” development, hospitality development [e.g., hotels and extended-stay suites], and “convenience” development [e.g., car washes, service stations].)

2.2.3.2 Office (Maximum 0.5 FAR)

This land use category provides primarily for professional or medical office uses, but also allows for commercial uses that support the office uses or office workers (e.g., office supply stores, copy services, pharmacies, day care, restaurants, dry cleaners, sundry stores, etc.). Buildings may range from low to high-rise (one to five stories). (This designation is distinct from the Business Park category, since the latter may include a mix of office and light industrial uses.) The maximum allowable density for the Office designation is 0.5 FAR (Floor Area Ratio).

(See also the text descriptions, policies, and photo examples of appropriate Auto Oriented Commercial and Small Office Development design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

2.2.3.3 Business Park (Maximum 0.5 FAR)

The Business Park designation allows for professional offices, research and development activities, and light industrial uses in low to high-rise developments (one to five stories). Limited retail or service uses designed to meet the business needs of offices or the personal needs of office workers are also permitted. Buildings may be stand-alone or be a series of buildings that are coordinated in terms of site layout, architectural design, and landscaping to form a "campus." The maximum allowable density for the Business Park designation is 0.5 FAR (Floor Area Ratio).

The community seeks to expand these types of uses by attracting firms that are related to the medical technology field or that would benefit from the medical advances of LLUMC/CH and the VA Medical Center. The Loma Linda community would also be a good location for the corporate headquarters of firms that are related to physical, mental, and spiritual health products or services, since the location of a firm's headquarters can be important to company image and marketing.

(See also the text descriptions, policies, and photo examples of appropriate Business Park/ Research and Development design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

2.2.3.4 Health Care (Maximum 1.0 FAR)

The Health Care designation is intended for hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. Also permitted within this designation is employee housing as an accessory use. The maximum allowable density for the Health Care designation is 1.0 FAR (Floor Area Ratio).

The Veterans Medical Center provides health care to the community and region

(See also the text descriptions, policies, and photos addressing appropriate design of health care uses for the Loma Linda community (depending on the type of health care use) contained in the Community Design Element of this General Plan. For hospitals and similar large-scale medical facilities, see the text descriptions, policies, and photo examples of appropriate Large Office/Business Park design. For small medical office uses, see the text, policies, and photos addressing small office use. For residential facilities providing a high level of health care see the text, policies, and photos addressing hospitality use.)

2.2.3.5 Industrial (Maximum 0.6 FAR)

The Industrial land use category is intended for light industrial uses such as manufacturing, assembly, warehousing, and distribution that have limited or no impact on or resulting from the following: air quality, electrical or electronic interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality. Warehousing and distribution uses should be limited to those uses that generate a relatively low number of vehicle trips in order to prevent impacts on traffic congestion from vehicular transportation of goods. Office use that is ancillary to the main industrial use is also allowed. All activities associated with industrial uses must be located within a fully enclosed building, or beneath a covered, semi-enclosed structure (see Industrial section within Community Design Element). The maximum allowable density for the Industrial designation is 0.5 FAR (Floor Area Ratio).

(See also the text descriptions, policies, and photo examples of appropriate Industrial design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

2.2.4 Policies for Employment-Generating Land Use

Following are policies regarding commercial, office, business park, health care, and industrial land uses.

2.2.4.1 Commercial/Office Guiding Policy

Attract new, and maintain existing, commercial and office uses to better serve the retail and service needs of the community, to keep the sales tax revenues from purchases by the Loma Linda community from going elsewhere, to reduce the length of trips necessary to meet retail and service needs, and to expand employment opportunities within the community.

Commercial/Office Implementing Policies

a. Encourage commercial uses that are currently underrepresented within Loma Linda (e.g., membership bulk-merchandise stores, home improvement warehouses, discount general merchandisers, electronics, pet supplies, office supplies, sporting goods, linens, furniture, books, toys, family clothing, baby and children's clothing, discount designer clothing, etc.).

b. Encourage pedestrian-oriented development and small-scale development that feature specialty stores and boutiques to create vibrant areas for people to gather and socialize and to better serve the community by providing a greater range of commercial uses (e.g., sit-down restaurants, upscale apparel, stores related to hobbies or collectibles, gifts, etc.).

c. Encourage a greater variety of visitor/service commercial uses to better serve the community (e.g., hotels and extended-stay suites that include special event facilities to hold conventions, corporate events, weddings, etc., particularly along Redlands Boulevard, car wash/detailing facilities, service stations, etc.).

d. Encourage more commercial leisure activities (e.g., family-oriented commercial recreation facilities, kids' entertainment restaurants, day spas, sit-down restaurants that not only provide food but are oriented around family gatherings and appreciation of nature through their settings).

e. Provide for retail and service uses that focus on physical, mental, and/or spiritual well being. By seeking out these uses, the community could attract businesses and services that want health-oriented customers (which the community of Loma Linda provides) and at the same time the community would receive a greater variety of wellness-oriented uses that it needs and values.

f. Place commercial and office development so that it has a strong relationship with the street, such as by siting the buildings so that they are close to the street, or for buildings that need to be set back from the street with a large parking lot, locate pad buildings along the street to maintain an attractive street edge and visually buffer the parking lot.

g. Ensure that new commercial/office developments are designed to provide for reciprocal access, where feasible, along commercial corridors to minimize the number of driveway entries necessary, limit the need to use the street to gain access to nearby uses, and provide a unified street edge.

2.2.4.2 Business Park Guiding Policy

Develop attractive business park uses to expand the employment opportunities within the community and help build the diversity of uses required to create an economically, socially, and culturally vital community.

Business Park Implementing Policies

a. Create a cohesive visual character within all business parks (i.e., through complementary architecture, landscaping, signage, etc.).

b. Provide abundant landscaping to create a high caliber, professional character in all business parks.

c. Require the provision of outdoor amenities (e.g., plazas, outside seating, fountains, public art) to enhance the working environment.

d. Provide a network of public pathways around the perimeter and between buildings to enhance the connectivity within each business park.

2.2.4.3 Health Care Guiding Policy

Promote health care facilities that are conveniently located and well designed to aid patients and to make a positive visual contribution to the community in general.

Health Care Implementing Policies

a. Encourage LLU in the implementation of its master plan process for its diverse health care facilities and future facilities to ensure consistency with the General Plan, zoning, and other City requirements.

b. Encourage associated health care facilities and services to locate within close proximity of each other and require pedestrian connections (and bicycle paths, where appropriate) between such uses in order to limit necessary vehicle trips for patients, visitors, health care workers, and health care students.

c. Ensure that health care uses are designed so that site layout, architectural elements, and signage clearly direct visitors to parking areas, appropriate buildings, and building entries. Encourage health care uses to employ similar clarity of design and signage on the interior of buildings to ease visitors' stress through a well-designed wayfinding approach.

d. <u>Require that any residential uses be clearly ancillary to the primary health care use and restricted to housing for employees of the onsite health care facility.</u>

2.2.4.4 Industrial Guiding Policy

Ensure that new industrial development will not impact nearby residential uses and other sensitive uses.

Industrial Implementing Policies

a. Require all industrial uses to be adequately screened to reduce glare, noise, dust, and vibrations.

b. Ensure that all industrial uses adjacent to residential land uses (either existing residential uses or residentially designated land) include a buffer zone or noise attenuation wall to reduce outside noise levels at the property line to an acceptable level.

2.2.5 Community and Public Land Use Designations

Included within this heading are institutional and public categories of uses as well as recreational open space. The City of Loma Linda acknowledges that some of these land uses may be outside of the jurisdictional control of the City and that the corresponding public entities might not be required to follow the City's development standards. In such cases, the following land use policies, including maximum development density, are intended to serve as a guideline for the public agency.

2.2.5.1 Institutional (Varies, Maximum 0.5 and 0.8 FAR)

The Institutional land use designation is intended for educational institutions and religious assembly uses. Included within this designation is the LLU campus, which is characterized by lecture halls, classroom buildings, laboratory buildings, libraries, administration buildings, and service buildings (e.g., printing service and security office). Also included is student housing (e.g., dorms, detached or attached dwelling units) and employee housing (detached or attached dwelling units). This category also encompasses smaller educational uses, including Loma Linda Academy and the public school (Bryn Mawr Elementary) currently located within the city. These smaller educational uses may include facilities characterized by classrooms, auditoriums, libraries, gymnasiums, administration offices, and cafeterias. Religious assembly uses may be characterized by assembly areas or buildings, classrooms, religious administrative offices, and limited residential facilities for religious personnel.

Institutional uses include Loma Linda University

The design of Institutional development may take on a variety of built forms depending on the exact type of institutional use. The maximum allowable density for the large uses under the Institutional designation (e.g., LLU) is 0.8 FAR. The maximum allowable density for the small institutional uses (e.g., Loma Linda Academy, Bryn Mawr Elementary, religious assembly uses) is 0.5 FAR.

(See also the text and policies regarding appropriate Institutional design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

2.2.5.2 City Facilities (Maximum 0.5 FAR)

The City Facilities designation includes the Civic Center and the City's Corp Yard facility. The Civic Center contains the city hall as well as a senior center, library, community center, and fire station. The Corp Yard facility provides a location for maintenance and storage of City vehicles. The maximum allowable density for the City Facilities designation is 0.5 FAR.

Loma Linda City Hall and Civic Center

Any new development within the City Facilities designation may take on a variety of built forms depending on the exact type of use. New buildings within the Civic Center should be architecturally consistent with the existing buildings.

2.2.5.3 Recreation (Maximum 0.1 FAR)

The Recreation land use category applies to a strip of land located approximately a half mile east of Mountain View Avenue that runs from north to south, connecting Redlands Boulevard to Beaumont Avenue at the foot of the hills. This area contains Edison electrical transmission towers, numerous orange trees, and sections of a pedestrian/bicycle trail with a concrete walkway. The purpose for designating this land as a recreational use is to serve nearby neighborhoods and the community in general by establishing a continuous trail system characterized by a concrete walkway from Redlands Boulevard to Beaumont Avenue.

The intent of this designation is to preclude the development of buildings, except those that may be ancillary to the recreational use (e.g., restrooms, small service buildings). Thus, the maximum allowable density for the Recreation designation is 0.05 FAR. (Because the allowed development within this designation is extremely limited, there are no applicable text descriptions or photo examples regarding this use within the Community Design Element.)

2.2.5.4 South Hills Preservation

The South Hills Preservation land use category applies to lands within Loma Linda's South Hills area that is owned by the City, and intended for permanent natural open space and trails. The intent of this designation is to preclude the development of buildings, and to permit only such improvements and facilities as are consistent with the permanent protection of natural open space. Thus, while this area is to be open to the public and recreational trails are encouraged within this area, the design and use of trails and trailheads are to be consistent with the environmental values of the lands they traverse.

2.2.5.5 Parks

The Parks designation applies to lands owned and operated by the City of Loma Linda as passive or active public parks.

2.2.6 Policies for Community and Public Land Uses

Following are the policies relating to community and public land uses.

2.2.6.1 Institutional Guiding Policy

Strengthen the physical layout and visual identity of LLU as it relates to the community as a whole so that it both functionally integrates with the larger community and is an identifiable landmark.

Institutional Implementing Policy

a. Increase the functionality, identity, and appearance of LLU, especially at the edges where it meets with the surrounding community, through appropriate land uses and land use controls, site planning, and use of design elements. (See also Community Design Element.)

b. Encourage LLU in its implementation of its master plan process for university-related facilities and future facilities to ensure consistency with the General Plan, zoning, and other City requirements.

c. Require that residential uses be housing for students or employees of the institutional use.

2.2.6.2 City Facilities Guiding Policy

The Civic Center should continue to serve as a strong symbol of the community by maintaining its attractive, functional design.

City Facilities Implementing Policy

a. Any expansion of the Civic Center should be coordinated with the existing buildings in terms of site layout, building orientation, architectural design, and landscaping.

(For any new buildings within the Corp Yard, see also the text descriptions and photo examples of appropriate Industrial design for Loma Linda, which are contained in the Community Design Element of this General Plan.)

2.2.6.3 Recreation Guiding Policy

Ensure functionality and pleasant aesthetics through proper design of the pathway, access points, and landscaping of the north/south riding and hiking trail.

Recreation Implementing Policy

a. Add an enhanced pedestrian crossing at the signalized intersection of Barton Road and Newport Avenue/Corp Yard in order to provide better access between the trail segments north and south of Barton Road if such an at-grade crossing can provide for adequate pedestrian safety.

b. Provide trail amenities such as signage, benches, and trash receptacles. Signage should identify the entrances to the riding and hiking trail. Benches and trash receptacles should be spaced along the trail.

c. Provide increased access by designing pedestrian linkages from the adjacent residential cul-de-sacs to the trail system.

d. Maintain the privacy of adjacent dwellings by allowing walls and fences of a standard height along existing residential property lines that are located adjacent to the perimeter of the trail.

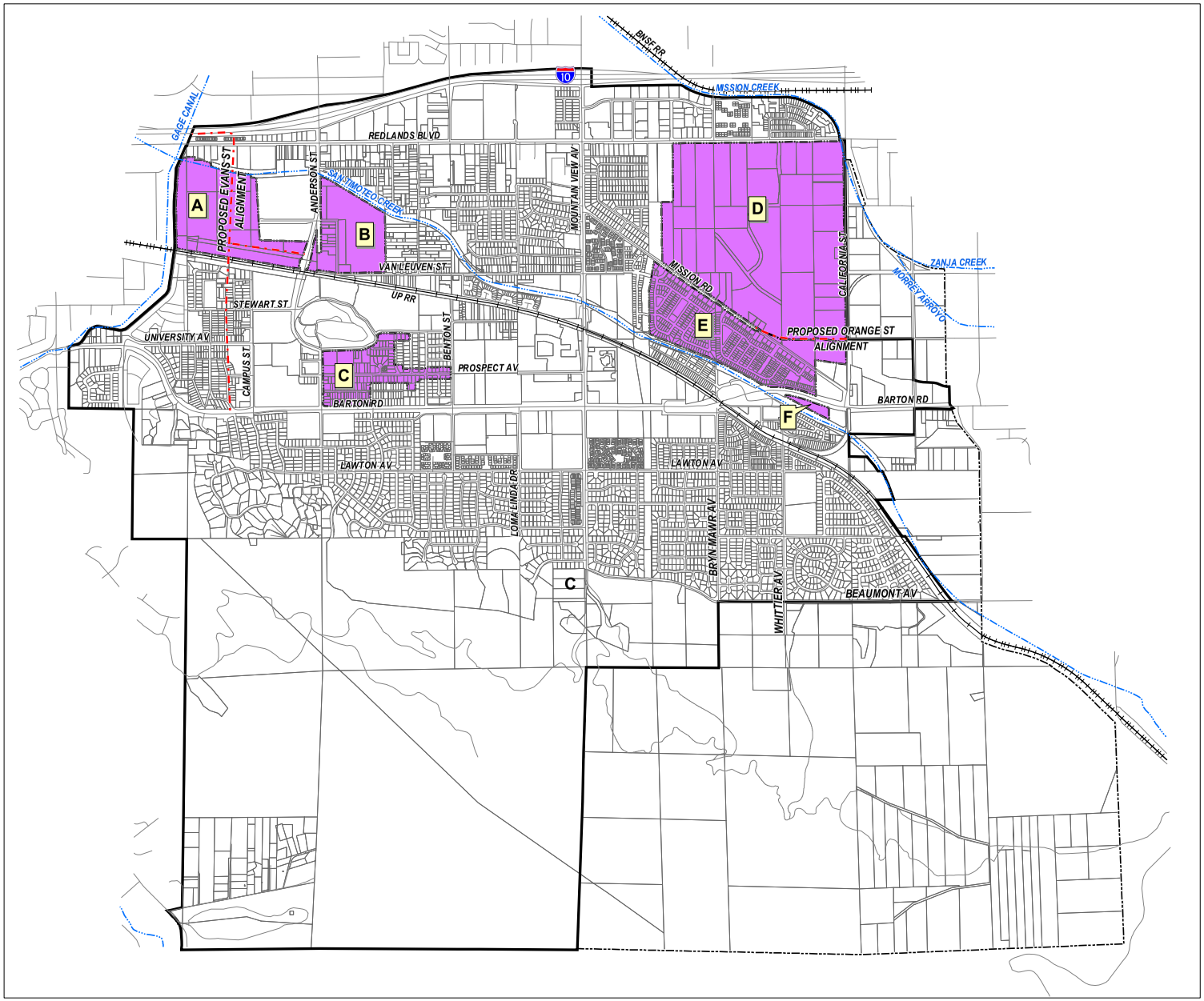
e. Encourage public visibility of the trail system in order to promote safety for the users by designing new adjacent residential development with windows that overlook the trail system. Design trail entrances to promote visibility and safety by placing them in prominent locations and minimizing obstacles (e.g., walls, tall plant materials) immediately adjacent to the entrances.

f. Retain, maintain, and irrigate clusters of the existing orange trees within the designated trail area to serve as landscaping adjacent to the pathway, since these trees help promote the community's sense of place and reflect the community's agricultural past.

g. Publicly owned open space owned by the City within the hillside area (area designated "South Hills Preservation") shall be designated as permanent open space and shall be maintained as an open space preservation area on the General Plan land use map. Such permanent open space designation shall not be changed expect upon a vote of the citizens of Loma Linda. Lands designated South Hills Preservation shall not be used for residential development or for the purpose of trade to acquire other properties within the South Hills Area or to provide density transfers or density bonuses. Open space land shall be open to public recreational use consistent with prior historical uses and the protection of environmental values. Roads shall be prohibited within the South Hills Preservation Area, except as is necessary for (1) access to trail head locations or (2) protection of public health and safety.

2.2.7 Special Planning Areas

There are six ~~eight~~ general areas within the city that are designated as "Special Planning Areas" (Figure 2.2). Each area is intended to provide a different variety of uses at varied densities according to each area's location, access, size, and adjacent land use designations. Each area has its own purpose and intent and provides a healthy mix of land uses throughout the City. The intent is to create areas in which a mix of uses can come together to meet the commercial, employment,



Special Planning Area Boundary A through J

- A Loma Linda Academy
- B Anderson Street/Van Leuven Street
- C University Center
- D Redlands Boulevard/California Street
- E Mission Road
- F San Timoteo Creek at Barton Road
- G (Reserved)
- H (Reserved)
- I (Reserved)
- J (Reserved)

Jurisdictional and Infrastructure

- Water Ways
- Rail Road
- Proposed Street Alignments

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SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

LSA

Figure 2.2

City of Loma Linda General Plan

LOCATION OF SPECIAL PLANNING AREAS

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institutional, and residential needs of the neighborhood and community at large through efficient patterns of land use; and allow for flexibility in determining the specific use of each parcel, as long as the intent of this Element is maintained, to accommodate changing market forces in the future. The Special Planning Areas are further described below.

2.2.7.1 Special Planning Area A: Loma Linda Academy Area (West of Proposed Future Evans Street Alignment)

This area, which currently consists of agricultural uses, lies on both sides of the future Evans Street alignment and extends to the private Loma Linda Academy schools. The northern boundary is the commercial uses fronting on Redlands Boulevard, and the eastern boundary is the Gage Canal. The Union Pacific Railroad is the southern boundary. An extension of Evans Street is proposed as a new future exit from the Interstate 10 (I-10), and would provide vehicular access to this area.

Guiding Policy for Loma Linda Academy Special Planning Area A

The area should create a “high end” professional character in which building architecture, landscaping, and amenities (e.g., fountains, public art, walking pathways) serve to integrate various uses including research and development, professional or medical offices, health care facilities, religious assembly, and/or educational uses.

Implementing Policies for Loma Linda Academy Special Planning Area A

a. Allow business park, professional or medical offices, and/or religious assembly along with ancillary uses such as restaurants and services along the frontage of the proposed Evans Street extension.

~~b. Permit medium and high density residential and school uses as long as they are limited to the western one-half of the area.~~

b. Mix uses in a horizontal pattern; that is, the buildings within this Special Planning Area should be designed to work together (e.g., circulation, compatible architectural character, landscaping) as an integrated “campus,” with each building containing different uses. The non-residential uses within this area may also be mixed in a vertical pattern; that is, different types of uses may be contained within the same building.

c. Place buildings close to the proposed Evans Street in order to form a strong street edge. Access to these uses should be from a consolidated access road as opposed to various driveways along the new street, since the latter would impact traffic flow.

d. Buffer residential and school uses (e.g., using landscaped setbacks, site layout, and building orientation) from the railroad tracks to reduce impacts from noise.

e. All buildings should be one to three stories in height, unless additional height is granted by the final reviewing authority through an approved conditional use permit.

f. Appropriate densities for this Special Planning Area shall be 0.5 FAR for Business Park uses, Office uses, and for small Institutional buildings (e.g., religious assembly buildings and schools). Higher intensity development may be permitted for health care facilities through an approved conditional use permit.

g. Implement development of Special Planning Area A through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the area.

(See also the text descriptions, policies, and photo examples of appropriate Large Office/Business Park design for Loma Linda, which are contained in the Community Design Element. For design of schools, see the text descriptions and policies for Institutional uses in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)

2.2.7.2 Special Planning Area B (Anderson/Van Leuven Area)

This Special Planning Area is located east of Anderson Street, north of Van Leuven Street, south of San Timoteo Creek, and west of existing residential uses and vacant parcels along Poplar Street. Current vehicular access into the interior of this area is provided by Orange Grove Street via either Van Leuven Street located to the south or Anderson/Academy Street located to the west.

This area is currently characterized by single-family residential uses located along Anderson Street and Parkland Street (which splits off from and runs roughly parallel to Anderson Street). Single-family dwellings are also located on the west side of Orange Grove Street. Elmer Digneo Park is located on the east side of Anderson Street, north of the rail line. Agricultural uses occupy the remainder of the area, with a small telephone utility use at the corner of Van Leuven and Orange Grove Streets.

Residences currently fronting on Anderson Street

Guiding Policy for Anderson/Van Leuven Area Special Planning Area B

The intent for this area is to develop a mixed use[2] village with residential, office, retail, cultural, and park and recreation uses. Religious assembly uses, such as a church, would also be appropriate within this area.

Conceptual development for a portion of Special Planning Area B

Implementing Policies for Anderson/ Van Leuven Area Special Planning Area B

a. Encourage horizontal mixed-use development (i.e., different uses in separate, adjacent buildings), as well as and vertical mixed-use development (i.e., different uses such as residential, commercial, office, or educational uses within the same building).

b. Promote commercial retail, services, and office uses or vertical mixed-use buildings with these uses on the ground floor along the frontage of Anderson Street.

c. Allow religious assembly and/or residential development, ranging from medium to high

[2] "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

density, to be located to the east of the commercial uses to the boundary of the area.

d. Place medium high (0–13 du/ac) to very high (0–20 du/ac) density residential, as well as senior citizen (0–25 du/ac) housing in proximity to Elmer Digneo Park, to take advantage of this amenity. ~~Medium h~~ High to very high density residential and senior citizen housing should also be located closest to the commercial and office uses that are intended along Anderson Street. Medium high density residential should be placed towards the eastern portion of the area to be compatible with the medium to high density residential uses ~~density land use designation~~ to the east.

e. Permit a maximum of 525 dwelling units within this area (1,280 residents, assuming 2.44 persons per dwelling unit).

f. Site all residential uses to facilitate pedestrian access to the park from the residential areas.

g. Provide the main access to the commercial center along Anderson Street so that it is off of Orange Grove Street (or its replacement street).

h. Provide a new road or improve the existing Orange Grove Street alignment to provide better access into the heart of the Special Planning Area and improve circulation from Van Leuven Street to the Anderson Street/Academy Street intersection, with an opportunity for a second access road connecting to Anderson Street.

i. Appropriate non-residential development intensity ~~densities~~ for this Special Planning Area shall be 0.5 FAR for Commercial, Office development, and for religious assembly uses. ~~Medium density residential shall be 0 to 9 dwelling units per acre, high density residential shall be 0 to 13 dwelling units per acre, and very high density residential shall be 0 to 20 dwelling units per acre.~~

j. Design residential uses at the eastern edge of the Special Planning Area (adjacent to residences along/near Poplar Street) as one story dwellings of an appropriate height and scale to avoid visual conflicts with existing residences.

k. Implement development of Special Planning Area B through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area.

(See also the text, policies, and photo examples of Auto Oriented Commercial/Small Office buildings that are contained in the Community Design Element of this General Plan. General site layout and design policies for religious assembly uses are addressed in the Institutional section of the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)

2.2.7.3 Special Planning Area C ("University Center")

This area generally lies south of Mound Street and Shepardson Drive , north of Barton Road, with a portion straddling Prospect Avenue. The western boundary is Anderson Street and the eastern boundary varies with the outer edge extending to Richardson Street. Vehicular access is provided by a number of streets primarily located at the area's perimeter, including Anderson Street, Mound Street, Prospect Avenue, Taylor Court, Taylor Street, La Mar Road, Shepardson Drive, and Richmont Road. This area is walking distance from LLU, LLUMC, and the surrounding residential area to the east and southeast.

Current uses include retail and service commercial, a federal post office, university offices, and single and multifamily residential. Service and retail uses (e.g., travel services and watch shop), as well as LLU department offices are currently located to the west of Anderson Street. A post office, bank, and

market are located on or near the eastern frontage of Anderson Street. The eastern half of this Special Planning Area currently consists of single and multifamily residences.

Guiding Policy for University Center Special Planning Area C

The University Center Special Planning Area is intended to be a vertical mixed-use[3] area that is the center of activity within the neighborhood, especially serving the students, faculty, workers, and visitors of the nearby LLU and LLUMC. Retail and service commercial uses should be increased in the area (especially along the frontage of Anderson Street and Taylor Street), adding to and strengthening the small number of existing retail and service uses. These expanded retail and service uses should consist of pedestrian-oriented development with residential uses on the upper floors, to build a denser and varied "downtown" character.

The small University Center offers future potential as a "village"

Within this Special Planning Area, it is intended that a parking structure be developed to provide parking for many users, including new upper floor residential units, commercial customers who arrive via car, and University students since the existing University parking lots (which require a parking permit) may be lost due to the new mixed-use development. The residences that are anticipated to be lost due to the development of the parking structure are intended to be replaced by upper floor residential units constructed in association with the new mixed-use development.

Implementing Policies for University Center Special Planning Area C

a. Allow retail and service commercial uses on the ground floor of buildings. Permit office and residential uses on upper floors.

b. Orient development to existing primary circulation routes such as Anderson Street, Mound Street, and Prospect Avenue, or at least provide detailed, pedestrian friendly architecture on all street frontages. (See the section on Pedestrian-Oriented Development within the Community Design Element for descriptions and photo examples of pedestrian oriented development.)

c. Place buildings that are located within the interior of the Special Planning Area (i.e., those that do not front directly on a street) so that they front onto pedestrian-only internal "streets" or streets designed so that pedestrian use takes precedence over vehicular traffic.

d. Integrate large commercial uses such as the existing market, bank, and post office with new, smaller sized tenant spaces. Existing University department offices within this "downtown" area should be moved elsewhere on campus or relocated to the second floor of new mixed-use

[3] "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

development, if at all possible, since the buildings in which they are contained are not pedestrian-friendly (e.g., they lack interesting/detailed architecture, large display windows, pedestrian pathways along the perimeter, amenities such as landscaping or seating near the buildings, etc.). At a minimum, new retail and service tenant spaces that are designed to be pedestrian-friendly should be developed immediately adjacent to the perimeter of the existing department offices to help integrate them into the pedestrian environment (e.g., by obscuring the blank exterior walls of the offices with a series of small pedestrian-oriented tenant spaces).

e. Retain and integrate existing historic buildings with new development, wherever possible.

f. Design parking structure(s) to have shared walls with mixed-use development so that secured access to upper floor residential units can be provided from within the structure. In addition, the parking structure should be designed so that retail and service uses are located along the perimeter of the ground floor of the structure to provide a pedestrian-friendly and visually attractive method for camouflaging the parking structure.

g. Explore the feasibility of angled on-street parking in order to provide additional short-term parking for commercial uses.

h. The appropriate density for this Special Planning Area shall be 1.0 FAR for commercial, office, and residential uses in a mixed-use building.

i. Implement development of Special Planning Area C through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area.

j. Provide for an increase of 83 dwelling units over 2006 conditions (202 residents, assuming 2.44 persons per dwelling unit).

(See also the text, policies, and photo examples for Pedestrian-Oriented Development that are contained in the Community Design Element of this General Plan. Parking structures are discussed and illustrated in the “Convenience” Development section of the Community Design Element.)

2.2.7.4 Special Planning Area D (Redlands Boulevard/California Street)

The Redlands Boulevard, California Street Special Planning Area is bordered by Redlands Boulevard on the north, California Street on the east, ~~the proposed new alignment of~~ Mission Road on the south, and the Edison transmission towers to the west. Access to this area is currently feasible from Redlands Boulevard, California Street, and Mission Road, which diagonally forms the southern boundary of this area. This area currently consists of scattered residential uses, primarily along Mission Road and Redlands Boulevard. A school facility is located at the corner of Redlands Boulevard and California Street. This building is currently being used by the San Bernardino County Superintendent of Schools for special education and alternative education purposes, but its current attendance is well below the school’s physical capacity. There are also large parcels that are currently vacant. The visual prominence, large size (296.5 acres), and multiple ownerships of this area requires a comprehensive to its planning in order to accomplish a rational land use pattern. It has therefore been designated as a Special Planning Area.

Guiding Policy for the Redlands Boulevard/California Street Special Planning Area D

This area is intended to be characterized by a ~~variety of~~ horizontal ~~and vertical~~ mixe~~d~~ of uses[4], including commercial, office, ~~institutional,~~ and business ~~and/or industrial~~ park~~s~~ development, as well

[4] ~~“Mixed-use” development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a~~

as recreational, institutional, ~~and~~ single-family and, where appropriate, multi-family residential, and senior housing uses.

The street frontage on California Street is intended to be developed with commercial, ~~and~~ office, and business park uses that are organized into shopping centers and multiple building developments. ~~Vertical mixed-use development with multifamily development above the ground floor would also be appropriate for the California Street frontage. Ground-floor residential development, although it is not the preferred use, may be determined to be appropriate along the frontage of California Street should commercial, office and institutional development prove not to be feasible through 2015.~~[5]

~~It is anticipated that this street will experience increased traffic flow in the future. As a result, higher intensity uses would be appropriate along California Street.~~

The frontage of Redlands Boulevard is intended for retail, office, and other commercial and business park uses within multi-building complexes. Residential uses may also extend up to the frontage of Redlands Boulevard, adjacent to existing park and residential development, in the western portion of Special Planning Area D. Religious assembly uses are also anticipated along Redlands Boulevard and California Street. ~~The General Plan proposes that existing residential uses along Redlands Boulevard and California Street be phased out as the opportunity arises, replacing them with commercial and office uses that are more appropriate considering anticipated future traffic volumes along these arterials. Upper floor residential uses may be appropriate as part of new development in a vertical mixed-use setting.~~ (Also see the discussion regarding adaptive reuse of historic homes associated with the orange groves in the Community Design Element.)

If the existing school at the corner of Redlands Boulevard and California Street should cease to be used as an educational facility, then the possibility of adaptive reuse of the buildings for professional and medical offices, as well as low intensity commercial and restaurant use, should be explored (also see adaptive reuse section in the Community Design Element).

~~Detached s~~Single-family residential uses should be placed towards the central, western, and southern portions of the Redlands Boulevard/California Street Special Planning Area, with multi-family development permitted toward the interior of the area~~, as well as within vertical mixed-use buildings along California Street~~. New residential uses in proximity to existing, historical residential uses along Mission Road should be compatible in density and scale to the historic residential uses (although not necessarily the same), since the General Plan intends for these existing residences to remain. Overall, the pattern of land use should reflect the pattern and mix of uses identified below. ~~a gradation in residential density should be provided, starting with a low density, rural character along the western and central portions of the Mission Road frontage, with increasing density moving to the north and east~~. New school uses are appropriate in proximity to low density residential areas. Public open space should also be provided in proximity to residential uses, either in concert with (and in

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~~visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed-use) or on adjoining buildings on the same site (horizontal mixed-use).~~

5 The determination of "feasibility" needs to extend beyond analysis of current market conditions and straight-line projections of existing conditions, and take into account the potential for attracting desirable uses, such as office-based employment, business park, and commercial development that is not dependent upon the adjacent neighborhood. The determination of "feasibility" should also address the anticipated success of private and public efforts to attract the desired uses described in the General Plan to the California Street corridor.

addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate, distinct location within Special Planning Area D.

The General Plan envisions establishment of a heritage park within the Redlands Boulevard/California Street Special Planning Area, providing passive recreational uses within an historic setting, consisting of examples of local historic architecture. This vision includes relocating historic homes into the park, and establishing a local heritage/cultural museum, as well as adapting the structures for use for civic and cultural events, as well as for use by local civic and cultural organizations.

The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. Residential uses within the village would include vertical mixed-use development, with residential dwelling units located above retail spaces, as well as multifamily development at the perimeter of the village. Multifamily development should be conveniently linked to the center of the village through appropriate site planning and the provision of walking and bicycle paths.

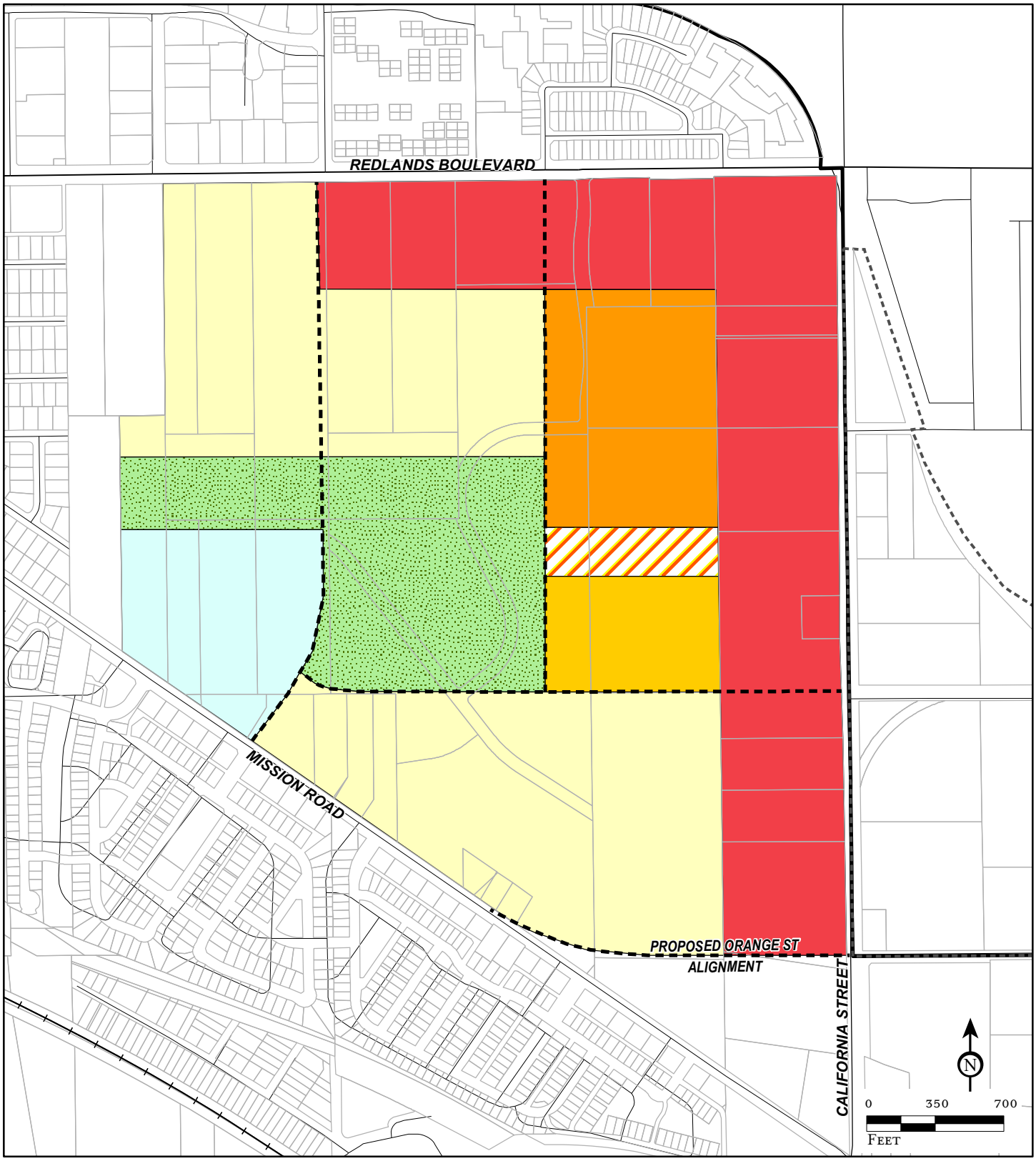
Implementing Policies for the Redlands Boulevard/California Street Special Planning Area D

a. Allow retail and service commercial, office, institutional, single-family residential, multi-family residential, senior housing, and public open space uses in Special Planning Area D consistent with Table 2.B and Figure 2.3.

Table 2.B: Special Planning Area D Proposed Development Scenario

Land Use	Acres	Maximum Density (du/ac)	Maximum Dwelling Units
Residential			
Low Density	100.5	4.0	402
High Density	12	13.0	156
Very High Density	24	20.0	480
Senior Housing	5	25.0	125
Commercial/Business Park	95		
Institutional	20		
Parks/Open Space	40		
TOTAL	**296.5**		**1,163**

b. Provide anchors within centers having multiple large buildings (e.g., shopping centers) that are set back from the street, but that are entirely or partially screened with "pad" buildings that create a strong street edge and obscure the interior parking area. "Convenience" commercial uses such as service stations should be designed as pad buildings so that they are easily accessible from the street. Shopping areas need not be "traditional" supermarket/drug store centers, but can also be made up of low-intensity, specialty shopping facilities featuring cafes, boutiques and small shops. Boutiques are small, "in-line" shops that are also encouraged within more traditional shopping centers.



LSA

FIGURE 2.3

LAND USE

- Low Density Residential (0 to 4 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)
- Commercial / Business Park
- Institutional
- Parks / Open Space

JURISDICTIONAL AND INFRASTRUCTURE

- Proposed Road
- City Sphere of Influence
- City Boundary

City of Loma Linda General Plan

CONCEPTUAL DEVELOPMENT SCENARIO SPECIAL PLANNING AREA D

SOURCE: Thomas Bros., 2009, City of Loma Linda

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c. Design multiple building developments that might not include "pad" buildings, such as an office building or business park complex to feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.

d. Pursue adaptive reuse of the large residences associated with the citrus groves to the greatest extent feasible in order to maintain elements from the community's history; potential new uses for these historic structures may include restaurants, offices, and bed and breakfast establishments. New adjacent uses/buildings should be sensitively sited and designed in order to preserve historic buildings, allow for viable access to them, and create a cohesive architectural character that reflects, and is compatible with, the historic buildings. New development shall be consistent with the City's Historic Mission Overlay District.

~~e. Provide access to the new residential uses via new east-west collector roads that intersect with California Street in a manner that avoids creating through routes that would place a traffic burden on Mission Road.~~

~~f. Align east-west collector roads with existing streets located to the east of California Street (e.g., Park Avenue, Citrus Avenue) whenever feasible. In order to avoid traffic conflicts, Mission Road should be realigned at the eastern end to align with Orange Avenue.~~

e. Align north-south collector roads with existing streets located to the north of Redlands Boulevard.

f. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Redlands Boulevard and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Redlands Boulevard or California Street to access the commercial and service uses.

g. Provide residential uses with easy access to the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), such as by placing trail connections at the end of cul-de-sacs.

h. Provide public open space in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate area.

i. Limit non-residential buildings to a maximum of three stories in height, with taller "signature buildings" conditionally permitted at key intersections and locations within the Special Planning Area.

j. Under no circumstances shall a residential structure be permitted to exceed 35 feet in height.

k. The maximum allowable number of residential units within Special Planning Area D shall be 1,115 ~~2,575~~.

l. ~~Where residential products (other than vertical mixed use) are developed with higher densities than 4.05 dwelling units per acre,~~ Multi-family and senior housing products shall be provided with sufficient usable open space ~~shall be provided~~ within the development. The internal open space provided within such ~~medium and higher density~~ developments may not be counted toward meeting minimum requirements for public park area, but shall be considered to be an added amenity pursuant to General Plan policy "o~~q~~," below.

m. New residential uses in proximity to existing residential uses that will remain along Mission Road shall be compatible in density (generally, low density residential 0 to 4 ~~2.1 to 5~~ dwelling units per

acre) and scale. A gradation of lot sizes shall be provided from large lots along Mission Road to the north and east.

n. ~~Except for the village areas described in Policy "r," below, t~~The appropriate density for ~~the~~ shopping centers, business parks, and office buildings shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall also be 0.5 FAR.

o. Implementation of development within Special Planning Area D shall be through ~~the adoption of one or more specific plans or planned developments,~~ a master plan prepared by the City so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Such specific plans shall provide development standards and guidelines to:

- Maintain a feeling of "openness" within the area;
- Provide for varying front yard setbacks and a mix of one- and two-story residential dwelling units;
- Development of an area of lots larger than those found in a typical suburban subdivision; and
- Preserve existing oak trees and provide for replacement at an appropriate ratio of those trees than cannot feasibly be preserved.

p. The design of development within Special Planning Area D must encompass a variety of amenities to serve the project. Development of residential product types other than single family detached dwelling units on minimum 7,200 square foot lots[6] shall require the provision of a strong package of project amenities within the overall Specific Plan or planned development, including, but not limited to:

- 25 percent usable open space;
- Trails and paseos;
- Child care facilities;
- Neighborhood/satellite community libraries;
- Fountains and water features;
- Public art;
- Amphitheaters and public gathering places;
- Homeowner-owned parks and recreational facilities, such as sports fields, ball courts, tot lots, putting greens, pools, lakes, and community center buildings;
- Public facilities/parks substantially in excess of that required by Quimby Act provisions;
- Provision of up to 10 percent of the project's dwelling units affordable to low and moderate income households;
- Provision of one or more high density, walkable village areas and/or
- Public facilities with a recognizable connection to the project that are substantially in excess of the city's minimum requirements.

[6] Per the provisions of Measure V and Implementing Policy 2.2.2.1g, single-family detached dwelling units are not permitted on lots smaller than 7,200 s.f.

q. Development of commercial, office, and business park ~~and mix-use~~ development within the Redlands Boulevard/ California Street Special Planning Area shall comply with the following.

~~(1) Allow commercial uses (e.g., theaters, retail, and restaurant uses) to be located on the ground floor, with office and residential uses permitted on the upper floors.~~

~~(2) Create a pedestrian-scaled area by developing a network of narrow streets that take access off an arterial street(s) (e.g., California Street and/or Redlands Boulevard). Front buildings and tenant spaces onto these narrow streets.~~

(1) Provide plazas, pocket parks, public art, and similar amenities to create gathering places with a high level of visual interest.

(2) Provide a strong mix of commercial uses including neighborhood retail, specialty retail, restaurant, entertainment, office-based employment and/or professional services.

~~(3) Provide a parking structure near the entrance to the village in order to promote pedestrian use may be permitted in lieu of requiring parking for each individual use, to allow site planning to favor pedestrian users instead of cars, and to facilitate a higher density (since open parking lots can lower densities and cause buildings to be too far apart for comfortable pedestrian use).~~

(3) Encourage a pedestrian-oriented character through ~~the use of narrow streets with on-street parking;~~ detailed, pedestrian oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas to encourage gathering.

(4) Limit buildings to a maximum of three stories in height, with taller "signature buildings" conditionally permitted at key intersections and locations within the Special Planning Area.

(5) Under no circumstances shall a residential structure be permitted to exceed 35 feet in height.

~~r. Implement development of the Redlands Boulevard/California Street Special Planning Area D through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Each Specific Plan shall meet the density requirements of policies l and m, above.~~

~~s. Permit ground floor residential development along the frontage of California Street only upon a demonstration that commercial, office and institutional development are not feasible through 2015.~~

r. Pursue establishment of a heritage park to preserve the existing reminders of Loma Linda's history; establish a location to which historic structures can be relocated, restored, and protected; and provide a location for the operation of historical preservation organizations and passive recreation in an historic setting.

s. Within planned open space and park areas, provide active sports facilities.

(See also the text descriptions, policies, and photo examples of appropriate commercial design and Pedestrian Oriented Development for Loma Linda, which are contained in the Community Design Element of this General Plan. For religious assembly buildings and schools, refer to the description and policies provided under Institutional uses in the Community Design Element. See the Community Design Element for text and policies related to design involving adaptive reuse. For residential uses, also see the design policies within the Community Design Element. Design of parking structures is discussed and illustrated in the "Convenience" Development section of the Community Design

Element. For the multifamily and townhouse development, also see the applicable residential design policies within the Community Design Element.)

2.2.7.5 Special Planning Area E (Mission Road)

This area is located south of the proposed Mission Road alignment to San Timoteo Creek. The Edison easement provides the western boundary and California Street is the eastern boundary. The area currently consists of vacant and agricultural land interspersed with single-family residential units.

Guiding Policy for Special Planning Area E (Mission Road)

The intent for this portion of the Special Planning Area is to promote both single-family residential as well as the potential for a work/live or artisans' studio environment through a horizontal mixed-use pattern. This area is within the Historic Mission Overlay District and all new development will comply with the standards of this district. Single-family residential uses are intended along the street frontage and generally in the northern half of Special Planning Area E. In the southern half and bordering San Timoteo Creek, a work/live environment is intended. This will be accomplished by modifying zoning requirements to permit a broader range of home occupation activities than in other portions of the City, including permitting a limited number employees who do not live at the residence and uses that would attract a small number of patrons to the home occupation. This could also feature single-family residences on larger lots with detached studio/workshop buildings at the rear of the lot. Such detached studio/workshops would consist of accessory structures (up to 1,000 square feet) for conducting studio activities such as painting, sculpting, ceramics, jewelry making, weaving, metal working, woodworking, glass blowing, and similar activities. Professional services, such as accounting/bookkeeping, doctor's offices, architectural/engineering consulting, and similar activities would also be permitted either within the main residential structure or within a detached structure on-site.

Implementing Policies for the Mission Road Special Planning Area E

a. Locate single-family residences along street frontages. Detached accessory structures up to 1,000 square feet are allowed at the rear of the lot for studio and home occupation activities.

b. Define appropriate studio and home occupation uses to include painting, sculpting, ceramics, jewelry making, weaving, metal working, woodworking, glass blowing, and similar activities, as well as professional services, such as accounting/bookkeeping, doctor's offices, architectural/engineering consulting, and similar uses that do not create impacts on or due to air quality, electrical or electronic interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality beyond those normally associated with residential use, as measured at the property line. The conduct of such home occupation and studio uses may involve a limited number of employees who do not reside on-site, and may involve also small number of patrons coming to the site.

c. Conduct all activities associated with the artisan studio use within an enclosed studio building, except for professional activities, which may also be conducted within the main structure.

d. Limit residential buildings to a maximum of two stories and 35 feet in height.

e. Limit detached studio buildings to one story and 75 percent of the maximum height associated with low-density (0-4 du/acre) residential uses.

f. Design all dwelling units to have a typical residential appearance. Dwellings facing on Mission Road or adjacent to existing residential development on or near Mission Road should be consistent in scale and height with the predominant character of the existing dwellings.

g. Design detached studio buildings to have the appearance of typical residential accessory structures, such as garages.

h. The appropriate density for single-family residential development shall be low density (0 to 4.0~~2.1 to 5~~ dwelling units per acre), ~~or~~ medium density (0 to 9 dwelling units per acre), or medium high density (0~~9.1~~ to 13 dwelling units per acre). Live/work areas may also be at medium high density (0~~9.1~~ to 13 units per acre). Medium and high density development shall provide amenities within the project that are substantially in excess of the City's minimum requirements. Such amenities may include, but are not limited to public parks, open space, and/or trails and paseos; community recreational facilities such as sports fields, courts, tot lots, putting greens, pools, and recreation/community complexes; public art; and/or community facilities exceeding minimum City requirements.

i. The appropriate density for the area south of Barton Road and north of San Timoteo Creek shall be 0.5 FAR for commercial uses, industrial uses, and for religious assembly uses.

j. Implement development of the Mission Road Special Planning Area E through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area.

(See also the text descriptions, policies, and photo examples of appropriate Auto Oriented Commercial development and Industrial development, and the description and policies for religious assembly uses provided under the Institutional category, which are contained in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)

2.2.7.6 Special Planning Area F (San Timoteo Creek at Barton Road)

This area is located between Barton Road and San Timoteo Creek, west of California Avenue. Within this area is a storage facility that is accessible from Barton Road. The majority of the remaining land area is currently characterized by orange groves.

Guiding Policy for the San Timoteo Creek at Barton Road Special Planning Area F

To provide flexibility, future land uses are intended to include commercial, religious assembly, and/or industrial uses. Access should continue to be from Barton Road.

Implementing Policies for the San Timoteo Creek at Barton Road Special Planning Area F

a. Allow retail and service commercial, office, institutional, and public open space uses throughout the Special Planning Area.

b. Feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.

c. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Barton Road and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Barton Road or California Street to access the commercial and service uses.

d. The appropriate density shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall be 0.5 FAR.

e. Implement development of Special Planning Area F through the adoption of a specific planned development, so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive manner.

f. Permit ground floor residential development along the frontage of California Street only upon a demonstration that commercial, office and institutional development are not feasible through 2015.

(See also the text descriptions, policies, and photo examples of appropriate Auto-Oriented Commercial development and Industrial development, and the description and policies for religious assembly uses provided under the Institutional category, which are contained in the Community Design Element.)

2.2.7.7 Special Planning Area G

(Reserved)

2.2.7.8 Special Planning Area H ~~(East Barton Road)~~

(Reserved)

~~This area is located east of California Street, south of Barton Road to the Union Pacific Railroad. The eastern boundary is the limit of the City of Loma Linda sphere of influence.~~

~~The planning area consists primarily of vacant land and orange groves. A single commercial use is located near the City of Redlands boundary facing Barton Road, although it is set back from the street. To the west of this commercial site are a few single-family residences that are obscured from Barton Road by the surrounding orange grove. In a clearing that is accessible from San Timoteo Canyon Road by a dirt road through the orange groves, approximately a half dozen residences are also hidden from view from the adjacent streets. On the east side of San Timoteo Canyon Road in the City of Redlands, single-family residences are scattered in an abruptly sloping hillside, while a horse stable lies at the intersection of San Timoteo Canyon Road and Nevada Street (south).~~

~~Access to this Special Planning Area is limited to Barton Road and San Timoteo Canyon Road/Nevada Street. San Timoteo Canyon Road provides only one traffic lane in each direction, while Nevada Street is a dirt road without improvements. Although some map resources show that New Jersey Street extends south of Barton Road, this street currently consists of a dirt road that is virtually impassable. The road that provides access to the half dozen residences located within the clearing in the orange grove, mentioned above, is also shown on some map resources but is not currently suitable to provide public access due to the fact that it is unpaved and lacks normal street design/improvements.~~

~~Guiding Policy for the East Barton Road Special Planning Area H~~

~~The intended land uses for this area include commercial, office, institutional, and residential uses in a horizontal mixed-use[7] pattern. The frontage along Barton Road is intended for commercial and small~~

[7] "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

~~office uses developed within shopping or business centers. Properties located immediately adjacent to street intersections are appropriate for "convenience" development such as service stations, to serve the motorists traveling along these arterials. Religious assembly uses are also appropriate along Barton Road. Low density residential uses are intended to be located in the area south of Barton Road (excluding the street frontage). School uses are appropriate south of Barton Road in proximity to the low density residential areas. Public open space should be provided in the area south of Barton Road in proximity to residential uses in order to provide for the recreational and aesthetic needs of the neighborhood and community. Applicable new development shall adhere to the Historic Mission Overlay District.~~

~~Implementing Policies for the East Barton Road Special Planning Area H~~

a. ~~Provide access to uses along Barton Road through a limited number of public streets, as opposed to private driveways serving individual uses, in order to limit impacts on the flow of traffic.~~

b. ~~Design vehicular and pedestrian circulation patterns within all residential areas to facilitate access to the uses fronting on Barton Road. Provide this access via the residential collector streets located behind the commercial uses so that nearby residents do not need to drive on Barton Road and California Street to access the commercial and service uses located along the frontages.~~

c. ~~Design a collector road to provide appropriate access to the low density residential uses in the interior of the area south of Barton Road in a manner that limits the impact on Barton Road and San Timoteo Canyon Road/Nevada Street.~~

d. ~~The appropriate density for the commercial and office uses shall be 0.5 FAR. The maximum density for institutional development shall also be 0.5 FAR.~~

e. ~~Low and medium density residential located south of Barton Road shall be between 2.1 to 5.0 dwelling units per acre and 5.1 to 9 dwelling units per acre, respectively. Development of medium-density residential uses shall provide for a feeling of "openness", and require the provision of a strong package of recreational and pedestrian amenities for project residents, including, but not limited to:~~

   - ~~25 percent usable open space;~~
   - ~~Trails and paseos;~~
   - ~~Homeowner-owned parks and recreational facilities, such as sports fields, ball courts, tot lots, putting greens, pools, lakes, and community center buildings; and/or~~
   - ~~Public facilities/parks substantially in excess of that required by Quimby Act provisions.~~

f. ~~Permit ground floor residential development along the frontage of California Street only upon demonstration that commercial, office and institutional development are not feasible through 2015.~~

g. ~~Implement development of the East Barton Road Special Planning Area H through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Such specific plan(s) shall, in addition to implementing the above provisions, provide for:~~

   - ~~Maintaining a feeling of openness within the community;~~
   - ~~Buffering to address rail and road noise issues;~~
   - ~~Preservation of citrus trees as part of site development;~~

- ~~Providing varying front yard setbacks along with a mix of one- and two-story dwelling units; and~~
- ~~Minimizing of eliminating the need for walls along collector and arterials roadways.~~

~~(See also the text descriptions, policies, and photo examples of appropriate commercial design for Loma Linda, which are contained in the Community Design Element of this General Plan. Appropriate design of religious assembly buildings and schools are described in the Institutional uses section in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)~~

2.2.7.9 Special Planning Area I ~~(Town Center)~~

(Reserved)

~~This area centers on the intersection of Mountain View Avenue and Barton Road with the eastern limit being the Edison easement. Existing uses include the civic center complex and an office park along the south side of Barton Road, along with two commercial centers along the north side of Barton Road. Vacant parcels also exist along both sides of Barton Road east of Mountain view Avenue, west of the Southern California Edison power line easement. The location of the civic center complex, the key Mountain View Avenue/Barton Road intersection, and a concentration of shopping near the physical center of the City provides the opportunity to establish a town center for Loma Linda.~~

~~Guiding Policy for the Town Center Special Planning Area I~~

~~The intended land uses for this Special Planning Area include commercial including hotels, office, and residential uses in both horizontal and vertical mixed-use[8] patterns. Establishment of a unified design theme for this area is desired. It is assumed that such a mixed-use concept would retain the existing religious assembly use along Mountain View Avenue north of Barton Road, and that the revitalized center would be developed in a two or three story configuration, with office uses on the upper floors.~~

~~The existing vacant properties along Barton Road east of Mountain View Avenue have the opportunity for vertical mixed-use development with commercial and office uses on the ground floor and residential uses on the upper floors[9]. The development of community gathering places, such as plazas and an outdoor amphitheater would be appropriate for this area. Development within this Special Planning Area shall provide for transit facilities (e.g., bus turnouts and shelters) to facilitate the use of transit by residents.~~

~~Implementing Policies for the Town Center Special Planning Area I~~

~~a. Establish and implement a cohesive design theme for the Town Center Special Planning Area (see Community Design Element).~~

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8 "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

9 Three-story buildings might be appropriate along the north side of Barton Road, west of the SCE easement due to the site's relative isolation from other development.

~~b. Pursue redevelopment of the existing commercial center at the northeast corner of Mountain View Avenue and Barton Road into a mixed-use center with retail and commercial services on the ground floor, and office uses on the upper floor.~~

~~c. Provide for connections between the proposed trail along the SCE easement and the civic center complex, including a grade-separated trail crossing of Barton Road.~~

~~d. Provide for a mix of complementary uses to the south of the existing civic center, such as office, public/civic, and medium (0–9 du/ac) to very high (0–20 du/acre) density residential uses. Development of this property should provide for a transition from the low intensity single family residential neighborhoods to the south to the civic center and commercial/office uses to the north. Generally, any non-residential use of the area south of the civic center should be clustered adjacent to City Hall, and provide a buffer adjacent to surrounding residential neighborhoods. Residential development within this site is to be limited to high density.~~

~~e. Provide for a maximum of 152 dwelling units (371 people, assuming 2.44 persons per dwelling unit).~~

~~f. Encourage a pedestrian-oriented character through the use of narrow drives and separation of pedestrian and vehicular access; detailed, pedestrian-oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas and an amphitheater to encourage community gathering.~~

~~g. Cluster parking areas away from the street frontage to the extent feasible to emphasize the pedestrian-oriented nature of development.~~

~~h. Limit non-residential buildings to a maximum of three stories, and all buildings containing residential dwelling units to a maximum height of 35 feet.~~

~~g. Implement development of the Town Center Special Planning Area through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area.~~

~~(See also the text descriptions, policies, and photo examples of appropriate commercial design for Loma Linda, which are contained in the Community Design Element of this General Plan. Appropriate design of religious assembly buildings and schools are described in the Institutional uses section in the Community Design Element. For residential uses, also see the design policies within the Community Design Element.)~~

2.2.7.10 Special Planning Area J

(Reserved)

2.3 ESTIMATED POPULATION, HOUSEHOLDS, AND EMPLOYMENT AT FUTURE BUILD OUT DATE

Table 2.~~B~~ C shows SCAG's ~~the~~ estimated total population, households, and employment numbers for the City portion of the planning area~~, according to the land uses and densities outlined in this Element~~. These estimates are provided in five year increments through the year 2035~~incremental years up to the end of the planning period covered by this General Plan, which is 2030~~. Tables 2.~~C~~ D through 2.~~E~~ F show detailed estimated numbers for acreage, dwelling units, and jobs at the future build out date based on the land uses and allowable densities outlined in this Element ~~according to each land use type~~. As shown in these tables, SCAG projections indicate that Loma Linda will reach

buildout of its residentially designated land uses about 2020, while non-residential land uses will achieve buildout sometime beyond the year 2035.

Table 2.~~B~~ C: ~~City's~~ SCAG Projection of Population, Households, and Employment ~~at Build Out of General Plan~~ (Within Existing City Limits Only)

	~~2000~~ 2005	2010	2015	2020	2025	2030	~~Build Out~~ 2035
Total Population	~~18,837~~ 21,777	~~23,648~~ 25,481	~~25,900~~ 28,997	~~26,703~~ 32,259	~~27,797~~ 35,426	~~28,111~~ 38,470	~~31,697~~ 41,385
Total Households	~~7,595~~ 8,140	~~9,772~~ 9,586	~~10,837~~ 11,458	~~11,315~~ 13,050	~~11,930~~ 14,554	~~12,238~~ 15,960	~~13,799~~ 17,286
Total Employment	~~14,896~~ 16,128	~~19,055~~ 19,343	~~21,024~~ 22,170	~~22,609~~ 24,376	~~24,173~~ 26,915	~~25,256~~ 29,767	~~25,442~~ 33,086

Source: 2008 SCAG RTP Growth Forecast by City

Table 2.~~C~~ D: General Plan Build Out Land Uses (Acres)

Land Use	City	Sphere of Influence	Total Acres
South Hills	~~876.48~~ 445.38	~~1502.81~~ 0.00	~~2379.35~~445.38
Rural Residential	34.19	0.00	34.19
Low-Density Residential	~~782.35~~ 776.86	~~22.20~~ 18.73	~~804.55~~ 795.59
Medium-Density Residential	~~238.60~~ 257.36	~~23.29~~ 0.00	~~261.89~~ 257.36
~~Medium-High Density Residential~~	~~72.91~~	~~21.47~~	~~94.37~~
High-Density Residential	~~184.67~~ 70.17	0.00	~~184.67~~ 70.17
Very High-Density Residential	179.03	0.00	179.03
Senior Citizen Housing	19.79	0.00	19.79
South Hills Preserve (Open Space)	773.00	663.28	1,436.28
Expanded Hillside Area	12.96	0.00	12.96
Hillside Conservation Area	279.57	0.00	279.57
Low Density Hillside Preservation	0.00	733.78	733.78
Medium Density Hillside Preservation	0.00	157.75	157.75
San Timoteo Creek Area	6.74	90.32	97.06
Commercial	~~197.22~~ 288.83	~~2.60~~ 28.22	~~199.82~~ 317.05
Office	~~4.02~~ 10.70	0.00	~~4.02~~ 10.70
Business Park	67.02	~~64.77~~ 86.23	~~131.79~~153.25
Health Care	~~98.91~~ 106.21	0.00	~~98.91~~ 106.21

Table 2.~~C~~ D: General Plan Build Out Land Uses (Acres)

Land Use	City	Sphere of Influence	Total Acres
Industrial	~~3.85~~ 4.71	0.00	~~3.85~~ 4.71
Institutional	~~180.91~~ 181.18	0.00	~~180.91~~ 181.18
City Facilities	~~9.08~~ 12.78	0.00	~~9.08~~ 12.78
Park	42.32	0.00	42.32
Recreational (Public Open Space)	~~772.86~~ 34.79	~~58.67~~ 0.00	~~831.54~~ 34.79
Special Planning Areas			
A Loma Linda Academy	77.07		7.07
B Anderson Ave/Van Lueven St	47.63		47.63
C University Center	36.31		36.31
D Redlands Blvd/California St	~~296.18~~ 296.48		~~296.82~~ 296.48
E Mission Rd	~~100.51~~ 69.17		~~100.51~~ 69.17
F San Timoteo Creek/Barton Rd	~~3.20~~ 3.06	~~2.09~~	~~5.29~~ 3.06
~~H East Barton Rd~~	~~29.22~~	~~133.93~~	~~163.15~~
~~I Town Center~~	~~82.17~~		~~82.17~~
Total	*~~672.33~~ 529.72*	*~~136.02~~ 0.00*	*~~808.36~~ 529.72*
Rights of Way[1]	~~84.71~~ 96.97	~~15.03~~ 3.20	~~99.74~~ 100.17
Total Acres	**~~4,245.94~~ 4,230.26**	**~~1,846.87~~ 1,781.51**	**~~6,092.81~~ 6.011.77**

[1] The City's GIS data includes "rights of way" that are considered "parcels" and therefore are included in this table. Traditional rights of way for roadways are not included in the acreage calculations for the Planning Area.

Table 2.~~D~~ E: General Plan Build Out Housing

Land Use	City	Sphere of Influence	Total Dwelling Units
South Hills			
Single-Family dwelling units	~~400~~ 203	~~785~~ 0	**~~1,185~~ 203**
Multifamily dwelling units	0	0	**0**
Hillside Conservation Area			
Single-Family dwelling units	27	0	**27**
Multifamily dwelling units	0	0	**0**
Expanded Hillside Area			
Single-Family dwelling units	5	0	**5**
Multifamily dwelling units	0	0	**0**
Low Density Hillside Preservation			
Single-Family dwelling units	0	73	**73**
Multifamily dwelling units	0	0	**0**
Medium Density Hillside Preservation			
Single-Family dwelling units	0	31	**31**
Multifamily dwelling units	0	0	**0**

Table 2.~~D~~ E: General Plan Build Out Housing

Land Use	City	Sphere of Influence	Total Dwelling Units
San Timoteo Creek Area			
Single-Family dwelling units	12	180	**192**
Multifamily dwelling units	0	0	**0**
Rural Residential			
Single-Family dwelling units	34	0	**34**
Multifamily dwelling units	0	0	**0**
Low-Density Residential			
Single-Family dwelling units	~~3,168~~ 3,107	~~90~~ 75	**~~3,258~~ 3,182** [1]
Multifamily dwelling units	0	0	**0**
Medium-Density Residential			
Single-Family dwelling units	~~1,546~~ 801	~~151~~ 0	**~~1,697~~ 801**
Multifamily dwelling units	~~387~~ 1,135	~~38~~ 0	**~~425~~ 1,135**
~~**Medium-High Density Residential**~~			
~~Single-Family dwelling units~~	~~341~~	~~100~~	**~~441~~**
~~Multifamily dwelling units~~	~~512~~	~~151~~	**~~663~~**
High-Density Residential			
Single-Family dwelling units	0	0	**0**
Multifamily dwelling units	~~3,693~~898	~~0~~ 56	**~~3,693~~ 954**
Very High-Density Residential			
Single-Family dwelling units	0	0	**0**
Multifamily dwelling units	~~402~~ 3,581	0	**~~402~~ 3,581**
Senior Citizen Housing			
Single-Family dwelling units	0	0	**0**
Multifamily dwelling units	494	0	**494**
Special Planning Areas			
Single-Family dwelling units	~~1,880~~ 2,106	~~535~~	**~~2,415~~ 2,106**
Multifamily dwelling units	~~1,275~~ 1,140	~~0~~	**~~1,275~~1,140**
Total Dwelling Units	**~~13,202~~ 13,543**	**~~1,661~~1,850 415**	**~~15,051~~15,199 13,958**
Total Households	**~~12,542~~ 12,866**	**~~1,578~~ 394**	**~~14,300~~ 13,260**
Total Population	**32,504**	**996**	**33,500**

Table 2.~~E~~ F: General Plan Build Out Employment

Land Use	City	Sphere of Influence	Total Number of Employees
Commercial			
Retail Employment	~~4,704~~ 4,363	~~53~~ 426	**~~4,757~~** 4,789
Other Employment	~~1,023~~ 1,213	~~12~~ 119	**~~1,035~~** 1,332
Office			
Retail Employment	0	0	**0**
Other Employment	~~140~~ 180	0	**~~140~~ 180**
Business Park			
Retail Employment	~~262~~ 405	~~222~~ 495	**~~484~~ 900**
Other Employment	~~672~~ 788	~~568~~ 963	**~~1,241~~ 1,751**
Health Care			
Retail Employment	~~249~~ 428	0	**~~249~~ 428**
Other Employment	~~4,933~~ 11,104	0	**~~4,933~~ 11,104**
Industrial			
Retail Employment	0	0	**0**
Other Employment	~~54~~ 33	0	**~~54~~ 33**
Institutional			
Retail Employment	~~122~~ 1,095	0	**~~122~~ 1,095**
Other Employment	~~3,968~~ 9,944	0	**~~3,968~~ 9,944**
City Facilities			
Retail Employment	0	0	**0**
Other Employment	~~509~~ 626	0	**~~509~~ 626**
Special Planning Areas			
Retail Employment	~~4,309~~ 1,162	~~138~~ 0	**~~4,447~~ 2,344**
Other Employment	~~4,590~~ 4,539	~~148~~ 0	**~~4,738~~ 4,539**
Total Retail Employment	~~10,155~~ 8,635	~~413~~ 921	**~~10,668~~ 9,556**
Total Other Employment	~~15,381~~ 28,427	~~728~~ 1,082	**~~16,059~~ 29,509**
Total Employment	**~~25,536~~ 37,062**	**~~1,141~~ 2,003**	**~~26,167~~ 39,065**

2A GROWTH MANAGEMENT ELEMENT

In order to achieve the goal of maintaining the unique quality of life in the City of Loma Linda and to assure the protection of natural hillsides, the preservation of open space, the reduction of traffic congestion, and the maintenance of safe, quiet residential areas, the following principles of managed growth shall apply to all new development:

SECTION I: SIX PRINCIPLES OF MANAGED GROWTH

A. PRINCIPLE ONE—New development within the planning area and sphere of influence of the City of Loma Linda shall conform to City development standards that promote environmentally sensitive development designed to preserve and enhance the quality of life now experienced in the City.

In order to assure that future development within the City of Loma Linda is limited so that it promotes the environmental, social and economic well-being of the entire community, the following standards shall apply to new development in all areas within the City and its sphere of influence:

1. Definitions

(a) Definition of Gross Land Area. *Gross Land Area of developable land in any residential project is defined as the area remaining after deducting the area of any floodway easement, utility easement, and the area of the right-of-way of any bordering street.*

(b) Residential Land Use Designations and Standards Defined. *The following maximum allowable densities apply with regard to Gross Land Areas within the residential land use designations set forth below:*

Land Use Designation	Maximum Allowable Density
Hillside Conservation	0–1 du/10 acres*
Low Density Hillside Preservation	0–1 du/10 acres**
Medium Density Hillside Preservation	0–1 du/5 acres**
Rural Estates	0–1 du/acre

Land Use Designation	Maximum Allowable Density
Very Low Density	0–2 dus/acre
Low Density	0–4 dus/acre
Medium Density	0–9 dus/acre
High Density	0–13 dus/acre
Very High Density	0–20 dus/acre
Senior Citizen Housing	0–25 dus/acre

Du=dwelling unit
* With potential bonus when the specified criteria of the Hillside Conservation Amendments are met.
** With potential bonus when the specified criteria of this Chapter 2A are met.

(c) Minimum Residential Lot Size. The minimum lot size for a single family residence, regardless of density bonuses, shall not be less than seven thousand, two hundred (7,200) square feet in any planning area or zone.

(d) Maximum Residential Building Height. The maximum residential building height shall not exceed thirty-five (35) feet.

(e) Avoidance of Environmentally Sensitive Areas. New development shall be sited so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.

(f) Development to Respect Wildlife Habitats. Development projects are to be designed to protect habitat values and to preserve significant habitat areas and habitat connections in their natural condition:

i. Within habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.

ii. Development shall avoid "canyon bottoms," which are defined as the land occurring within 200 feet of either side of a line referred to as a "blue line stream" as designated on a U.S. Geological Survey (USGS) map. Within riparian and wetland areas, the vegetative resources that contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) shall be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources. Development shall not result in a net loss of wetlands.

iii. Buffer zones adjacent to areas of preserved biological resources shall be provided. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species that could negatively impact the value of the preserved resource.

g) Animal Uses Preserved. Within single family residential areas, existing entitlements for recreational, equestrian and animal uses shall be preserved.

(h) Alternative Infrastructure. Use of alternative infrastructure (e.g., septic systems, water systems, etc.) may be permitted in areas where municipal systems feasibly cannot be extended in an economically feasible manner. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.

(i) San Timoteo Creek Area Designation. *The San Timoteo Creek Area is depicted on Exhibit A to this Chapter 2A. Land area in the San Timoteo Creek Area shall not be re-designated for any use other than single family residential use and the maximum allowable density shall not exceed more than two (2) dwelling units per acre. Land in this area may only be re-designated for single family residential use at a maximum allowable density which shall not exceed two (2) dwelling units per acre upon approval by a four-fifths (4/5) vote of the total authorized membership of the City Council following a noticed public hearing. The boundaries of the San Timoteo Creek Area are described in Exhibit A1 to this Chapter 2A.*

2. Development in the City's Planning Area and Sphere of Influence

Development within the planning area and within the sphere of influence of the City, and within all other areas outside the City for which City services are requested to be provided, shall conform to development standards within the City and shall be subject to the following policies:

(a) Residential Density Standards Shall be Retained. *Neither the number of residential land use designations nor the maximum residential density standards set forth in this Chapter 2A shall be increased without a vote of the people.*

(b) Development Agreements. *All development agreements entered into by the City and any developer pursuant to California Government Code Sections 65864, et seq. shall conform to the policies contained in the Loma Linda General Plan, including without limitation this Chapter 2A and the Loma Linda zoning ordinance.*

(c) Annexation. *No pre-annexation agreement shall be entered into by the City that conflicts with the Loma Linda General Plan and/or this Chapter 2A. Any property subject to a pre-annexation agreement or otherwise annexed to the City shall be designated and zoned to conform to the Loma Linda General Plan including this Chapter 2A, and any previous designation and zoning imposed by any other jurisdiction shall be null and void.*

(d) Extension of Public Utilities Outside the City Limits. *Extension of utility services shall mean the provision of any utility or public service to any parcel of land not subject to City metering, billing, taxation or other fee for service arrangement for such services. No extension, connection, or provision, either directly or indirectly through any other entity, of City-provided utility services to areas or parcels outside the City limits shall occur until such areas or parcels are properly annexed to the City, except that utility services may be extended, connected, or provided to areas or parcels outside the City limits without prior annexation if, and only if, all of the following conditions are met:*

i. The area or parcel to be served is not contiguous to the City;

ii. The City and the landowner have entered into a properly recorded and binding pre-annexation agreement establishing covenants running with the land that assure full compliance with all development standards of the City, payment of all capital improvement and other development fees which would be applicable to the property if it were within the City limits at the time of extension, connection, or provision of such services, and immediate processing of annexation to the City at the City's request; and

iii. The landowner agrees as a condition of extension, connection, or provision of utility services or facilities to serve the proposed development to pay the full cost of such extension, connection, or provision of such utility services or facilities, including without limitation its proportionate share of the cost of developed infrastructure necessary for the extension, connection, or provision of such utility services.

3. Development Fee Policy

In accord with the provisions of California Government Code Sections 66000 et seq. all development projects as defined therein shall be required to pay development fees to cover 100% of their pro rata share of the cost of any public infrastructure, facilities, or services, including without limitation roads, sewer, utility, police and fire services, necessitated as a result of the approval of such development. The City Council shall set and determine development fees sufficient to cover 100% of their pro rata share of the estimated cost of such public infrastructure, facilities, and services based on appropriate cost-benefit analyses, as required by the provisions of California law.

B. PRINCIPLE TWO—The hillside areas of the City of Loma Linda, its planning area and its sphere of influence are important to the community and shall be preserved in as natural a state as possible consistent with the Hillside Conservation Amendments and the standards set forth in this Chapter 2A.

1. Hillside Preservation Area Defined

The Hillside Preservation Area is depicted on Exhibit A to this Chapter 2A. The boundaries of the Hillside Preservation Area are described in Exhibit A1 to this Chapter 2A.

2. Hillside Conservation Area Defined

The Hillside Conservation Area is described in the Hillside Conservation Ordinance (Ordinance 495) as amended by Ordinance 541, which is codified as Chapter 20.12 of the Loma Linda Municipal Code, and is described in Exhibit B of that Ordinance. The boundaries of the Hillside Conservation Area as depicted on Exhibit A to this Chapter 2A are intended to be consistent with Ordinance 541. In the event that any inconsistency should be found, the map set forth as Exhibit A to this Chapter 2A shall control over the map attached to Ordinance 541 as Exhibit A and the legal description attached to Ordinance 541 as Exhibit B.

3. Expanded Hillside Area Defined

The Expanded Hillside Area is depicted on Exhibit A to this Chapter 2A. The boundaries of the Expanded Hillside Area are described in Exhibit A1 to this Chapter 2A.

4. Hillside Preservation Area, Hillside Conservation Area and Expanded Hillside Area Development

(a) Permitted Development. *The City shall only allow future development within the Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Area which:*

i. Protects the area's natural environment and sensitive environmental features, as well as public health and safety, maximizing the preservation of land in permanent public open space;

ii. Ensures that the design and layout of future hillside development adapts to the natural hillside topography; and

iii. Minimizes the need for and costs of providing infrastructure, utilities, and public services to all hillside areas.

(b) Ridgeline Setbacks. *Development shall be set back from Primary Ridgelines 100 feet horizontally and 100 feet vertically. "Primary Ridgelines" include ridgelines having any of the following characteristics:*

i. Ridges that have a difference in elevation of at least 200 feet from the toe of slope of the valley floor or the toe of slope of any canyon floor;

ii. Ridges which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Road, Interstate 10, or east of San Timoteo Canyon Road;

iii. Ridges that form a prominent landform in the foreground, a major skyline ridge in the background, or one of the layers of ridges that may be visible in between, or which would be visible but for man-made obstructions such as buildings or houses; or

iv. Ridges that frame major visual access when a person is traveling through the Hillside Preservation Area, the Hillside Conservation Area or the Expanded Hillside Area and will provide the first view of valley and canyon areas as a traveler emerges from the other side of the ridge.

(c) Commercial Uses Generally Prohibited. *No commercial uses such as, but not limited to, retail stores, professional or medical buildings, offices, warehouses, construction or manufacturing businesses, and hotels, shall be allowed in the Hillside Preservation Area, the Expanded Hillside Area or the Hillside Conservation Area except that commercial animal and agricultural uses such as ranches, stables, grazing, citrus and avocado groves that existed as of the Effective Date of enactment of this Chapter 2A shall be allowed. Commercial recreational uses and associated uses may be allowed consistent with the protection of environmental values.*

(d) Trails Master Plan Policies. *The City shall develop a Trails Master Plan that identifies existing usable trails and potential future trails and open space areas in the Hillside Preservation Area, the Expanded Hillside Area, and the Hillside Conservation Area. Once a Trails Master Plan is adopted, the City shall encourage new development to be consistent with the Trails Master Plan. New development in the Hillside Preservation Area, the Expanded Hillside Area and the Hillside Conservation Area shall provide a trail system that will link with future dedicated trails. Sidewalks in development projects are not considered trails unless such sidewalks are suitably broad and equipped for equestrian use.*

5. Clustering Policies for Hillside Preservation Area

(a) Clustering. *Clustering requires development to be grouped in the more level and less environmentally sensitive portions of the Hillside Preservation Area, while steeper or more environmentally sensitive areas are preserved in a natural state. Clustering should facilitate the permanent protection of key natural features, such as, without limitation, steep slopes, biological habitats, recreational roads and trails, ridgelines, and scenic areas.*

(b) Only Single Family Residences Permitted. *Only single family residences shall be permitted in the Hillside Preservation Area.*

(c) Dedication of Open Space. *Where clustering is allowed, the remaining open space shall be preserved and deeded to the City and dedicated as permanent open space and/or conservation area or subject to a permanent conservation easement and shall be open to the public for noncommercial recreational uses consistent with environmental values. The City is*

prohibited from permitting any development inconsistent with non-commercial recreational uses or open space on such dedicated land without a vote of the people.

(d) No Clustering on Northerly Facing Slopes. *In no event shall clustering be permitted on the northerly facing slopes which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Road, Interstate 10, or east of San Timoteo Canyon Road (the "Northerly Facing Slopes").*

(e) No Commercial Recreational Development on Northernmost Northerly Facing Slopes. *In no event shall commercial recreational development or associated development be permitted on the northernmost Northerly Facing Slopes.*

(f) Urban Slope Line. *The Urban Slope Line is depicted on Exhibit A to this Chapter 2A. This line is intended to correspond to the toe of slope of the hillside. If there is a discrepancy between the Urban Slope Line as depicted oh Exhibit A and the toe of a slope for a particular parcel as determined by a registered civil engineer or surveyor, the line which is farther north is the line which shall be used for purposes of determining the Cluster Area boundary line for that particular parcel.*

(g) Cluster Areas. *The following are general descriptions of the only areas where clustered housing is allowed:*

i. Cluster Area A, with 2½-acre minimum lot size: south of Beaumont Avenue and the southern boundary of the railroad, north of the Urban Slope Line, east of Bryn Mawr Avenue, and west of Nevada Street.

ii. Cluster Area B, with 1-acre minimum lot size: south of the eastern boundary of Loma Linda's Sphere of Influence, north of the Urban Slope Line, east of Nevada Street, and west of the eastern boundary of Loma Linda's Sphere of Influence.

iii. Cluster Area C, with ½-acre minimum lot size: with the exception of the Northerly Facing Slopes, south of the ridgelines of the northernmost Northerly Facing Slopes.

6. Density Bonus Policies for Developments in Hillside Preservation Area

A density bonus is allowed only where clustering of dwelling units and additional public benefits, such as preservation of open space, are provided. In no event shall more than one density bonus be allowed for any particular project.

(a) Criteria for Allowing a Density Bonus. *Where all of the following criteria are met, a density bonus as provided in Section 6(b) may be permitted:*

i. No dwelling unit or related structure or commercial recreational development or associated development is located on the northernmost Northerly Facing Slopes;

ii. The project is clustered except for in no event shall clustering be permitted on any Northerly Facing Slopes;

iii. In no event shall a lot size less than 2½ acres be permitted in Cluster Area A;

iv. In no event shall a lot size less than 1 acre be permitted in Cluster Area B;

v. In no event shall a lot size less than ½ acre be permitted in Cluster Area C;

vi. In no event shall densities or density bonuses be transferred from parcels south of the northernmost ridgelines to land north of the northernmost ridgelines;

vii. All development infrastructure, including roads and utility and service extensions, is kept off of the Northerly Facing Slopes to the fullest extent possible;

viii. The need for extensions of streets and other utilities and services is minimized;

ix. The remaining open space created through clustering, including without limitation, significant natural areas, view areas, and habitats, is preserved and deeded to the City and dedicated as permanent open space and/or conservation area;

x. Provision is made for riding and hiking trails; and

xi. The land is not located within the area depicted as Rural Estates on Exhibit A to this Chapter 2A.

(b) Extent of Density Bonus Allowed Where All Criteria Are Met. *Where all of the criteria set forth in Section 6(a) above are met, the City may grant a density bonus as follows:*

i. In the Low Density Hillside Preservation Area, one unit per 10 acres is allowed, subject to a density bonus of up to one dwelling unit per 5 acres; and

ii. In the Medium Density Hillside Preservation Area, one unit per 5 acres is allowed, subject to a density bonus of up to one dwelling unit per 2.5 acres.

(c) Alternative Density Bonus Standard. *In lieu of the above density bonuses, the City may grant a density bonus of up to 1.5 dwelling units per 5 acres in the Low Density Hillside Preservation Area, and a density bonus of up to 1.5 dwelling units per 2.5 acres in the Medium Density Hillside Preservation Area, where all of the following criteria are met:*

i. All of the criteria set forth in Section 6(a) above; and

ii. The densities and resulting density bonuses are transferred to land south of the northernmost ridgelines from parcels any portion of which is north of the northernmost ridgelines.

(d) Transfer of Densities. *Transferring densities from land north of the northernmost ridgelines to south of those ridgelines shall be encouraged.*

(e) The City May Refuse to Allow a Density Bonus. *The City may refuse to allow a density bonus for reasons that include, but are not limited to the public health, safety, and welfare, environmental concerns, protection of view sheds, habitat preservation, maintenance of recreational trails, or any other rational basis consistent with the goals of the Loma Linda General Plan, the Trails Master Plan, and this Chapter 2A.*

7. Grading Policies for Hillside Preservation Area

(a) Focused Grading Allowed. *Focused Grading is defined as the minimum grading required for access roads, the grading necessary for the extension of City services, and/or the grading of no more than the size of the footprint of the house and ancillary structures on each individual lot, with each such footprint and ancillary structures separated from each adjacent lot by ungraded, natural terrain. Mass Grading is defined as any grading that does not meet the definition of Focused Grading.*

(b) Mass Grading Prohibited. *Mass Grading on any Primary Ridgeline or any Northerly Facing Slope is prohibited.*

(c) Slope Conforming Foundations Required. *Development shall preserve natural scenic vistas where the natural slope is fifteen (15) percent or greater by requiring building foundations for structures to conform to the natural slope to minimize grading and other environmental impacts and to ensure that roof lines do not eliminate or obstruct ridgelines.*

8. Limitation of Traffic Impacts

Roads through the Hillside Conservation Area and/or the Hillside Preservation Area and/or the Expanded Hillside Area from Reche Canyon Road or San Timoteo Canyon Road to roads north of the Hillside Conservation Area or the Hillside Preservation Area or the Expanded Hillside Area shall be restricted to use by emergency vehicles only. Otherwise, no existing or future roads shall be connected to Reche Canyon Road or San Timoteo Canyon Road, or to each other by roads through the Hillside Conservation Area or the Hillside Preservation Area or the Expanded Hillside Area. Examples of existing roads which these restrictions apply to, include, but are not limited to, Anderson Way, Allen Way, Carrol Court, Loma Linda Drive, Welebir Street, Almond Court, Pecan Way, Crestview Drive, Richardson Street, Sierra Vista Drive, Oakwood Drive, Bryn Mawr Avenue, Whittier Avenue, Wellesley Avenue, Beaumont Avenue and roads extending to the south of Beaumont Avenue, Lawton Avenue and roads extending to the south of Lawton Avenue, and Mountain View Avenue. A road which connects to Beaumont Avenue in two different locations may be allowed, so long as it does not connect to other existing roads.

9. Roads in Hillside Conservation Area, Expanded Hillside Area, and Hillside Preservation Area

Construction of roads in the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area must minimize grading and be consistent with environmental concerns, view sheds, habitat preservation, wildlife corridor preservation, recreational trails, landslide avoidance, and other factors related to the public health, safety, and welfare. The Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Area shall be developed with the minimum number of roads possible, with clustering of development strongly encouraged to minimize the need for access roads. The purpose of limitations on through roads is to minimize the adverse impacts of through traffic and the environmental damage that is often caused by road construction. All roads in the Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Area should be designed to fit the hilly terrain by following contour lines, using minimum pavement widths, relaxed curve and other standards, and slow speeds.

C. PRINCIPLE THREE—New developments shall be planned and constructed in a manner that preserves natural scenic vistas and protects against intrusion on the view shed areas.

1. Preservation of Vistas

New development shall only be approved if it preserves scenic vistas of natural hillside areas and ridgelines, which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Road, Interstate 10, or east of San Timoteo Canyon Road.

2. Minimization of View Shed Intrusion

New development shall only be approved if it minimizes wall surfaces facing towards view shed areas through the use of split pads, varying setbacks, low roof pitches, and landscaping.

3. Architectural Compatibility

New development shall only be approved if it uses architectural style which is compatible with the natural setting. The use of colors, textures, materials, and forms which will attract attention shall be avoided.

4. Massing and Scale

The overall scale and massing of structures shall respect the natural surroundings by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape. Structures shall be sited to best fit with a hillside's natural contours in hillside areas.

D. PRINCIPLE FOUR—Preservation of open space and agricultural land areas is a priority in the City of Loma Linda, its planning area and its sphere of influence, and dedication of open space in perpetuity shall be a requirement for certain development as well as for the City.

1. City-owned Land

The City-owned land in the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area (approximately 850 acres) is designated open space with no development of any type allowable except as provided in this Chapter 2A. The City shall not sell, rent, lease, or otherwise confer any right or title to land in, the Hillside Conservation Area, the Expanded Hillside Area or the Hillside Preservation Area to which the City holds title without a vote of the people. The sole exception to this restriction is that the City-owned land southwest of the San Jacinto Fault Line (approximately 350 acres) may be traded for other land inside the Hillside Conservation Area and/or the Hillside Preservation Area and/or the Expanded Hillside Area so long as the land received is preserved and deeded to the City and dedicated as permanent open space and/or conservation area. Land southwest of the San Jacinto Fault Line that is traded by the City may be re-designated for use other than open space after it is traded. Land may be traded only to preserve open space and to reduce densities in other, more highly valued hillside areas, and for no other purposes The City shall not approve a trade of land unless all of the following conditions are met: (1) Mountain View Avenue shall not connect to future development in the traded land, (2) All roads connecting to future development in the traded land shall not extend farther east than Mountain View Avenue, and (3) the only roads which may connect to future development in the traded land are Oakwood Drive or roads connecting to Reche Canyon Road.

City-owned land in the Hillside Conservation Area, the Hillside Preservation Area, and the Expanded Hillside Area shall be open to public non-commercial recreational uses consistent with the protection of environmental values. Public non-commercial recreational amenities, such as, but not limited to, parks, trails, and tennis courts may be allowed on City-owned land.

2. Planned Residential Developments and Planned Communities

Planned Residential Developments and Planned Communities shall meet one of the following open space standards as described below:

(a) Properties under Fifteen Percent Slope. *Not less than twenty percent of the gross land area shall be held in common as landscaped, recreational open space. Such open space shall contain a minimum dimension of fifty square feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational leisure facilities, as well as landscaped areas or areas with native vegetation. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.*

(b) Properties with an Average Slope of Fifteen Percent or More. *Not less than twenty-five percent of the gross land area shall be held in common open space. Such open space shall contain a minimum dimension of twenty-five square feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include natural undeveloped areas of land, swimming pools, putting greens, court games, and other recreational leisure facilities, as well as landscaped areas or areas with native vegetation. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.*

(c) Preservation of Citrus Groves. *The City recognizes the desire to maintain citrus and avocado groves and other agricultural uses as a means to provide open space, to provide and maintain a balanced economy, and to maintain green space and vegetation that will consume carbon dioxide and improve air quality. The open space requirement of paragraphs (a) and (b) of this section may be met by preserving citrus and/or avocado groves or other agricultural uses determined appropriate by the City Council, and assuring ongoing maintenance through a conservation easement or other legal mechanism, provided that the minimum percentage open space requirement of (a) and (b) are met.*

(d) Common Open Space. *Common open space may include areas held in common by associations where the perpetual open space is guaranteed by acceptable legal mechanisms including public and private easements and conservation easements and other open space conditions, restrictions and covenants guaranteed in perpetuity by similar mechanisms. If an applicant proposes to dedicate a portion of a site as public park lands, this area may be considered as common open space by the affirmative vote of a majority of the City Council.*

(e) Maintenance of Common Open Space. *Maintenance of common open space areas within Planned Residential Developments and Planned Communities shall be the responsibility of the developer and the residents. In no event shall the City be responsible for such maintenance.*

E. PRINCIPLE FIVE—Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City.

No development project shall be approved which would cause the quality of water delivered to Loma Linda households to fail to meet State and/or Federal water quality standards, or which would cause an increase in residential rates, or which would result in a restriction of water usage, except for those projects exempt under State and/or Federal law.

F. PRINCIPLE SIX—Traffic levels of service throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development.

Limitations on traffic levels of service are essential to managing growth within the City by preventing undue urbanization and its attendant urban blight, the degradation of public services, and the over-intensive development of land.

1. Traffic Levels of Service Defined

Level of service (LOS) is a qualitative measure of traffic service along a roadway or at an intersection. LOS ranges from A to F, with LOS A being best and LOS F being worst. LOS A, B and C indicate conditions where traffic can move relatively freely. LOS D describes conditions where delay is more noticeable and average travel speeds are as low as 40 percent of the free flow speed. LOS E indicates significant delays and average travel speeds of one-third the free flow speed or lower where traffic volumes are generally at or close to capacity. Finally, LOS F characterizes flow at very slow speeds (stop-and-go), and large delays (over a minute) with queuing at signalized intersections; in effect, the traffic demand on the roadway exceeds the roadway's capacity. Levels of Service are defined according to the following table:

Level of Service	Description	Volume to Capacity Ratio:	
		Freeway Segments	Street Segments
LOS A	Conditions of free flow; speed is controlled by driver's desires, speed limits, or physical roadway conditions.	0 to 0.30	0 to 0.60
LOS B	Conditions of stable flow; operating speeds begin to be restricted; little or no restrictions on maneuverability from other vehicles.	0.31 to 0.49	0.61 to 0.70
LOS C	Conditions of stable flow; speeds and maneuverability more closely restricted; occasional backups behind left-turning vehicles at intersections.	0.50 to 0.71	0.71 to 0.80
LOS D	Conditions approach unstable flow; tolerable speeds can be maintained but temporary restrictions may cause extensive delays; little freedom to maneuver; comfort and convenience low; at intersection, some motorists, especially those making left turns, may wait through one or more signal changes.	0.72 to 0.88	0.81 to 0.90
LOS E	Conditions approach capacity; unstable flow with stoppages of momentary duration; maneuverability severely limited.	0.89 to 1.00	0.91 to 1.00
LOS F	Forced flow conditions; stoppages for long periods; low operating speeds.	>1.00	>1.00

Sources: Transportation Research Board, Highway Capacity Manual, 1994. DKS Associates.

2. Levels of Traffic Service Throughout the City Shall Be Maintained

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

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

SECTION II: EXEMPTIONS

The following categories of development shall be exempt from certain restrictions of the Principles of Managed Growth set forth in this Chapter 2A, as specified herein.

A. Vested Projects. *This Chapter 2A shall not apply to or affect any property on which a vested right has been legally perfected and acquired pursuant to state law prior to the Effective Date.*

B. Certain Non-Profit Entities. *Development projects that directly further the primary institutional purposes of Loma Linda University Adventist Health Sciences Center and/or related entities or subsidiaries are exempt from the traffic level of service requirements except as to those related to the Hillside Preservation Area, the Hillside Conservation Area and the Expanded Hillside Area, the building height requirements, and the maximum allowable residential densities except for those set forth for the Hillside Conservation Area and the Hillside Preservation Area, so long as such development projects are either 1) non-residential in character, or 2) provide only student and/or staff housing for those exempt entities. In no event shall such entities be exempt from the standards established in Principle Two of this Chapter 2A.*

C. Infill Construction. *New infill construction of individual single-family homes on existing lots of record that are smaller than 5 acres, and bounded on three sides by developed property as of the Effective Date of this Chapter 2A, are exempt from the traffic level of service requirements.*

D. Remodeling, Rehabilitation and Additions. *Rehabilitation, remodeling or additions to existing single-family residential structures are exempt from the traffic level of service requirements.*

E. Reconstruction and Replacement. *Reconstruction or replacement of any uses to the same density, intensity and classification of use as existed on the Effective Date of this Chapter 2A, including legal non-conforming uses, are exempt from the traffic level of service requirements.*

F. Temporary Uses. *Special, temporary, or occasional uses of public streets, including parades, local sporting and cultural events, graduation ceremonies, approved school activities, religious gatherings, and other occasional public gatherings, are exempt from the traffic level of service requirements."*

EXHIBIT A1

(a) San Timoteo Creek Area Boundaries

Beginning at the point where the western boundary of the Sphere of Influence intersects with the northern boundary of Beaumont Avenue, thence northerly along the western boundary of the Sphere of Influence to the point which is as far north as the southern boundary of Lawton Avenue, thence easterly along a line that is as far north as the southern boundary of Lawton Avenue to the eastern boundary of the Sphere of Influence, thence southerly along the easterly boundary of the Sphere of Influence to the northern boundary of Beaumont Avenue, thence westerly along the northern boundary of Beaumont Avenue to the beginning point.

(b) Hillside Preservation Area Boundaries

i. Low Density Hillside Preservation:

Area 1. *Beginning at the point where the southern boundary of EL/RL-5 in the Sphere of Influence (depicted on the San Bernardino County Official Land Use Map dated January 5, 2004 and attached as Exhibit B to Chapter 2A) intersects with the eastern boundary of the Hillside Conservation Area, thence easterly along the southern boundary of EL/RL-5 in the Sphere of Influence to the eastern boundary of the Sphere of Influence, thence southerly along the eastern boundary of the Sphere of Influence to the southern boundary of the Sphere of Influence, thence westerly along the southern boundary of the Sphere of Influence to the eastern boundary of the Hillside Conservation Area, thence northerly along the eastern boundary of the Hillside Conservation Area, thence northerly along the eastern boundary of the Hillside Conservation Area to the beginning point.*

Area 2. *Beginning at the point where the San Jacinto Fault Line intersects with the southern boundary of the Sphere of Influence, thence westerly along the southern boundary of the Sphere of Influence to the western boundary of the Sphere of Influence, thence northerly along the western boundary of the Sphere of Influence to the San Jacinto Fault Line, thence easterly along the San Jacinto Fault Line to the beginning point.*

ii. Medium Density Hillside Preservation:

Beginning at the point where the southern boundary of Beaumont Avenue intersects with the western boundary of the Sphere of Influence, thence easterly along the southern boundary of Beaumont Avenue to the southern boundary of the railroad, thence southerly along the southern boundary of the railroad to the eastern boundary of the Sphere of Influence, thence southerly

iii. Rural Estates

(c) Expanded Hillside Area Boundaries

Area 1. Beginning at the point where the San Jacinto Fault Line intersects with the western boundary of the Sphere of Influence, thence southerly along the western boundary of the Sphere of Influence to the Riverside County Line, thence westerly along the Riverside County Line to the western boundary of the land owned by the City of Loma Linda as of September 14, 2005, thence northerly along the western boundary of the land owned by the City of Loma Linda as or September 14, 2005 to the San Jacinto Fault Line, thence easterly along the San Jacinto Fault Line to the beginning point.

Area 2. Beginning at the northern boundary of the Hillside Conservation Area, thence due north to the point where the western boundary of Hulda Crooks Park intersects with the northern boundary of Hulda Crooks Park, thence easterly along the northern boundary of Hilda Crooks Park to Mountain

view Avenue, thence easterly across Mountain view Avenue to the southern boundary of Beaumont Avenue, thence easterly along the southern boundary of Beaumont Avenue to the eastern boundary of the land owned by the city of Loma Linda as of September 14, 2005 to the northern boundary of the Hillside Conservation Area, thence westerly along the northern boundary of the Hillside Conservation Area to the beginning point.

3.0 COMMUNITY DESIGN ELEMENT

The Community Design Element serves several purposes that help to define the visual character desired for Loma Linda. The focus of this Element is to provide policy direction through verbal descriptions of appropriate design to guide future improvements, revitalization projects, and new development by private, non-profit, and City entities. This Element works in concert with the Land Use Element by taking the general design provisions closely related to land use, such as site layout, and providing further detail such as appropriate architectural style to reflect the Loma Linda community. The design policies contained within the text descriptions are further supplemented by photo examples that facilitate an understanding of appropriate development character for Loma Linda, in order to guide developers and design professionals. Another purpose of this Element is to identify opportunities to enhance the City's *existing* built form and make suggestions regarding appropriate options for design improvements.

Design should not be underestimated as merely a visual aesthetic, for community design can have many important implications. Positive design character can have the following benefits:

- Create a pleasant, functional, and organized environment that helps residents, workers, and visitors have a sense of well-being while in the community;
- Encourage residents, workers, and visitors to use businesses *within* the City by making commercial areas more attractive and functional;
- Provide good "wayfinding" to assist visitors in finding facilities and services within the community;
- Attract future development of a high quality by giving developers and new businesses the confidence that their investment in the community will be protected; and
- Visually reflect the quality of the community.

The end result of the Community Design Element is to provide an understanding of the important positive effects that good design can have on a community, recognize the many positive features of Loma Linda's existing development, identify opportunities for making changes to positively influence the Loma Linda's appearance, and to provide clear guidance for future development that reflects the character of Loma Linda and the community's vision for its built environment.

3.1 APPROPRIATE DESIGN OF NEW DEVELOPMENT

New development must do more than just fit in with its surroundings; it needs to make a positive contribution to the community. As vacant land develops and under-utilized land experiences new development in the future, Loma Linda will require a vision and design parameters to serve as a guide for creating attractive and functional new development that reflects the community's unique character. The overall vision for Loma Linda as it relates to the design quality of its built environment is based on the following goals:

- Create an image and sense of place that reflects the community's present, past, and future
  - Traditional values teamed with innovation
  - Excellence and achievement
  - Focus on health and well-being
  - Agricultural heritage
- Ensure high quality and functionality of new development
- Convey a sense of vitality and create more "gathering places" within the community
- Make sound investments in Loma Linda's built environment by promoting a timeless appearance in design so that the need for frequent renovations and remodels is alleviated.

Appropriate site planning, building orientation, building scale, and architectural character depend on the type of development (e.g., pedestrian-oriented or "big box") or the nature of the use (e.g., commercial, business complex, industrial). The following categories address appropriate design of new development according to its type or nature of use (using the same name for the type/nature of use as used in the Land Use Element). For design of mixed-use developments (the appropriate mix of uses and locations are described in the Land Use Element), refer to the description and policies of Pedestrian Oriented Development in the case of "vertical mixed use" (i.e., different uses are mixed within the same multi-story building). For "horizontal mixed-use" (i.e., the different uses occur within separate adjacent buildings), refer to the respective use component of the development (e.g., commercial, office, institutional). The design descriptions and policies within this Element are also supplemented by photo examples to facilitate an understanding of appropriate development character for Loma Linda and to guide developers and design professionals in designing new development. These photo examples are found at the end of the following descriptions and policies (Figure 3.1).

3.1.1 Pedestrian-Oriented Development

Pedestrian-oriented development is designed around the pedestrian, and facilitates walking and bicycling as a primary means of travel for short trips within the development area. The traditional small town "Main Street" is the prototype for modern pedestrian-oriented development, which provides a mix of land uses such as retail, offices, commercial services, and residential in the same building or in nearby buildings. This mix of uses helps to build the synergy that is necessary for successful pedestrian oriented development because it allows buildings to be in use 24 hours a day. Pedestrian-oriented development is typically characterized by the location of buildings close to streets, building architecture that is detailed and scaled to the pedestrian, and a variety of amenities (e.g., benches, fountains, awnings, plazas) in a form that is quite different from that of modern development that is designed around the car and that requires strict separation of different types of uses (e.g., residential, commercial).

These buildings use entry statements and architectural details to avoid a plain "box" look.

Require varied rooflines such as in this example.

This building features a great level of building articulation and breaking up of mass.

"Big Box" Development

Design hotels so that they have similarities to residences.

Hospitality Development

Require hotels and extended-stay hotels to use varied rooflines and "traditional" materials such as these, rather than flat roofs and mirrored glass.

Encourage service stations to use traditional building roofs, such as this hipped roof with decorative cupola, instead of flat canopies.

Design "convenience" development using architectural elements with a traditional character such as these articulated brick walls and verdigris metal roof.

"Convenience" Development

When designing parking structures, use details such as these to make them look like buildings more than parking.

When using mirrored glass, combine it with other materials, such as stucco and brick as shown here.

Large Office/Business Park

Provide amenities for workers such as this decorative water feature.

Use architectural design to break up the building mass, like is done with these linked building components.

On the front elevation, use architectural elements such as varied rooflines and windows.

Industrial

This building uses a traditional stucco facade to screen the metal building behind.

CITY OF LOMA LINDA CALIF

City of Loma Linda General Plan

SAMPLES OF APPROPRIATE DESIGN TO GUIDE NEW DEVELOPMENT

Figure 3.1

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Pedestrian Oriented Development

Provide a pleasing environment for patrons by employing display windows and designing buildings so that they offer shade.

Provide wide sidewalks, places to sit, and landscaping.

Encourage amenities such as public plazas that create pleasant gathering areas.

Encourage outdoor dining that is visible from public areas.

Encourage strong architectural design such as varied rooflines, architectural detail, color, and texture.

Auto Oriented Commercial and Small Office

Use pad buildings to screen a large shopping center parking lot, providing a nice appearance from the street.

This restaurant adjacent to the street has a large parking lot that is accessible from the rear.

This building screens a large shopping center and parking lot, and provides an adjacent landscaped plaza.

Place small office buildings close to the street, and locate parking to the side or rear.

A good example of architectural details and visually interesting materials.

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3.1.1.1 Pedestrian-Oriented Development Guiding Policy

For pedestrian oriented development (located within commercial or mixed-use land use designations as indicated in the Land Use Element) ensure that the features that make for attractive and functional pedestrian-oriented development are provided.

Pedestrian-Oriented Development Implementing Policy

a. Design buildings to be from one to three stories in height.

b. Locate retail uses on the first floor in order to benefit from street activity and to generate activity themselves by providing convenient shopping opportunities and attractive window displays. Service uses, such as hair salons and dry cleaning drop-off/pick-up, should only be placed on the first floor if the interior tenant spaces are designed to present an attractive, active image that adds to the vitality of the street life.

c. Within horizontally mixed-use buildings, provide professional services offered directly to the public on the first floor with other office-based employment reserved office uses for the second floor of pedestrian-oriented buildings. Residential uses are appropriate on the second and third floors.

d. Orient buildings so that they are always the primary element as seen from the street, as opposed to parking areas.

e. Design streets to accommodate slow to moderate moving local traffic (e.g., two lanes maximum each direction) or close streets to provide for pedestrian use only. Thus, through traffic on arterials would be provide on the periphery of pedestrian oriented development.

f. Though pedestrian access is the focus, also provide convenient vehicular parking via nearby parking in an adjacent parking lot located to the side or rear of the building and/or on-street parking (where feasible considering traffic). Permit off-street parking standards to be met with a convenient off-site parking structure or lot that serves the area.

g. Provide wide sidewalks/walkways for pedestrian circulation and bicycle lanes or paths for bicycle travel.

h. Scale buildings to the human user and feature detail that is an appropriate level and scale for close up viewing.

i. Keep private residential areas on the upper floors of mixed-use buildings distinct from public spaces and public uses, providing separate entries where feasible.

j. Feature prominent display windows on the first floor of buildings with commercial and commercial service uses.

k. Employ awnings, covered archways, covered patios, arcades, or trees to provide shade and to offer protection from sun and rain.

l. Use traditional materials such as stucco, brick, stone, wood siding, terra cotta roof tiles, and wood-look shingles.

m. Avoid the use of extremely bright or fluorescent hues (e.g., neon orange).

n. Provide seating areas (e.g., benches, tables and chairs, low walled planters) and trash receptacles. These items should complement the building in style, material, and color.

o. Encourage public open areas such as plazas that are designed for gathering and ancillary outdoor uses such as outdoor dining.

p. Provide abundant landscaping (e.g., street trees, walled planters, window boxes, and/or pots along the building) to add color, fragrance, and soften the appearance of the building. Plant materials and sizes should be appropriate to their placement.

q. Design lighting so that it provides adequate levels of lighting for security and safety, and to create a “comfortable” atmosphere. Use lighting to highlight landscaping.

r. Place signs so pedestrians can easily see them.

s. Encourage the provision of amenities such as water features (e.g., fountains), public art, and enhanced paving (e.g., colored paving, special paving designs).

t. Incorporate appropriate design details, such as street furniture (e.g., benches, trash enclosures and receptacles), fencing, and placement of murals and sculpture in public locations.

u. Utilize streetlights that are pedestrian-oriented, attractively designed, compatible in design with other street furniture, and provide adequate visibility and security.

v. Install “street furniture” (benches, bus shelters, planters, bike racks, trash receptacles, newspaper racks, water fountains, and bollards) within streetscapes to enhance the pedestrian experience and embellish pedestrian gathering places (places for sitting, meeting people, relaxing, people watching, etc.). It should be compatible with the streetscape theme, durable, easily maintained and easily replaced.

w. The design and location of street furniture should avoid conflicts with driver sight lines and utilities.

x. As pedestrian furniture is both in the public right-of-way and on private property, the style and placement of furniture should be coordinated on public and private property, and should avoid blocking travel on the sidewalk.

3.1.2 Auto-Oriented Commercial and Small Office Development

The name of this type of development refers to its vehicular oriented design, not refer to the type of business conducted on the site. Thus, “auto-oriented” development does not refer to auto sales or auto service uses, but to businesses and development that are designed to be primarily accessed via the automobile (e.g., traditional suburban shopping centers, commercial, and office uses). Commercial/small office uses that are not specifically designed as pedestrian oriented development typically focus on the automobile when designing access, circulation patterns, building orientation, and level of architectural detail. The appropriate design of such auto-oriented development depends on whether it consists of small buildings adjacent to the street (e.g., a small building on a small lot or a “pad” building within a shopping center) or a shopping center with a mix of building sizes (up to approximately 60,000 square feet each) surrounding a central parking lot. The following policies address each of these situations.

3.1.2.1 Guiding Policy for Auto-Oriented Commercial and Small Office Development

For auto-oriented commercial and small offices (located within commercial, office, or mixed-use designations as indicated in the Land Use Element) promote designs that facilitate easy auto access and parking and create pleasing buildings that are easily visible from the street.

Implementing Policies for Auto-Oriented Commercial and Small Office Development

a. For commercial or small office development that is immediately adjacent to the street, place parking wherever feasible at the side of the building or at the rear of the building, or provide berms or landscaping around the outside of parking lots to reduce their visual prominence from the adjacent street.

b. For a building immediately adjacent to the street (i.e., no parking area intervening between the building and the street), design the building elevation facing the street so it is the main architectural focus. A building may place its main entrance adjacent to the parking lot; however, the elevation facing the street should still receive the main (or at least equal) architectural focus.

c. Place large-scale buildings that are on large lots so that they are set back from the street with a parking area in front. Place "pad" buildings at the perimeter of the parking area along the street to form a strong edge.

d. When large-scale shopping centers are located on a street corner, angle the buildings placed near the corner to create space for a large landscape treatment facing the street.

e. Avoid a large "sea of asphalt" parking lot that is visible from the street. Screen any areas of the parking lot visible from the street using shrubs, hedges, or low wall treatments.

f. Building elevations visible from the street should feature architectural elements and details of a scale that can be noticed from a passing vehicle.

g. Feature a high level of building articulation and detail on the main entry elevation to make it easily identifiable.

h. Employ detailed rooflines, windows on any street-adjacent building elevation, and architectural detail on all buildings.

i. Avoid the use of "franchise architecture" by requiring that buildings be specifically designed to meet the needs of the subject site, to complement adjacent buildings, and to exhibit an appropriate character for the building's setting within Loma Linda.

j. Limit auto-oriented commercial/small office buildings to a maximum of three stories in height.

k. Avoid the use of extremely bright or fluorescent colors (e.g., neon orange).

l. Feature convenient access driveways for interior parking areas.

m. Design parking lots to ensure safe and convenient circulation for both vehicles and pedestrians.

n. Landscape the required front and side building setbacks using tree and plant palettes that combine materials in a strong design.

o. Use plant materials of appropriate type (i.e., considering height and width of mature plants) and placement to complement the building orientation and architectural elements.

p. Distribute landscape planters throughout the center and the parking lot so that landscaping highlights the building entries, provides shade for pedestrians and cars, and breaks up the visual mass of the asphalt parking lot.

3.1.3 "Big Box" Development

"Big box" development is a popular term used to describe large retail uses such as discount department stores and warehouse stores that typically occupy more than 60,000 square feet and often more than 100,000 square feet in a rectangular, single-story building. These buildings that require so much square footage can present design challenges and create a negative impact on the community's built form if not designed appropriately. Thus, architectural design requires special attention to ensure a high quality appearance. Currently, the primary location of such development is outside of Loma Linda within the cities of San Bernardino and Redlands. However, as the area's population expands, development of new large-scale commercial buildings can be expected. As discussed in the Land Use Element, appropriate locations for such development are within the northeastern portion of the General Plan study area along California Avenue and Redlands Boulevard.

3.1.3.1 "Big Box" Development Guiding Policy

For "big box" development (located within commercial or mixed-use land use designations as indicated in the Land Use Element) ensure that site and building design create a high quality image that avoids a box-like building appearance

"Big Box" Development Implementing Policies

a. Design building placement, parking lot location, access and circulation, and landscaping as indicated for auto-oriented commercial development (excluding those policies applying only to small buildings adjacent to the street).

b. Visually break up the building mass into a series of attached building components to prevent the look of a plain, rectangular building. When this is not feasible because of the interior layout required for the building, at a minimum, big box buildings should provide articulated and detailed roof lines, shallow relief of building walls, architectural elements such as towers or archways above the main building entry, and variation in colors and materials.

c. Place trees and/or vines on trellis structures along, and immediately adjacent to, front or side wall elevations.

d. Generally limit building heights for big box development to one story; however, two story elements may be placed at the main entry of a building.

3.1.4 Hospitality Development

Hospitality development includes uses such as hotels, which may have ancillary services such as restaurants and meeting rooms, and extended stay hotels (which typically feature "suites" that provide kitchen facilities and living areas in addition to sleeping areas).

3.1.4.1 Guiding Policies for Hospitality Development

Design hotels and extended stay hotels (as allowed within commercial or mixed-use areas as indicated in the Land Use Element) to evoke a residential feel (i.e., through roofline forms, choice of materials), in contrast to a hi-tech, high rise look.

Implementing Policies for Hospitality Development

a. Feature enhanced architectural elements (e.g., tower, projecting arch, columns, pilasters) on the main building entry. Special exterior treatments may be provided for restaurant and meeting room entrances.

b. Design roofs to be gabled or hipped styles in order to further convey a residential aspect; flat roofs are not encouraged.

c. Distribute landscape planters throughout the development and the parking lot so that landscaping highlights the building entries, provides shade for pedestrians and cars, and breaks up the visual mass of the asphalt parking lot.

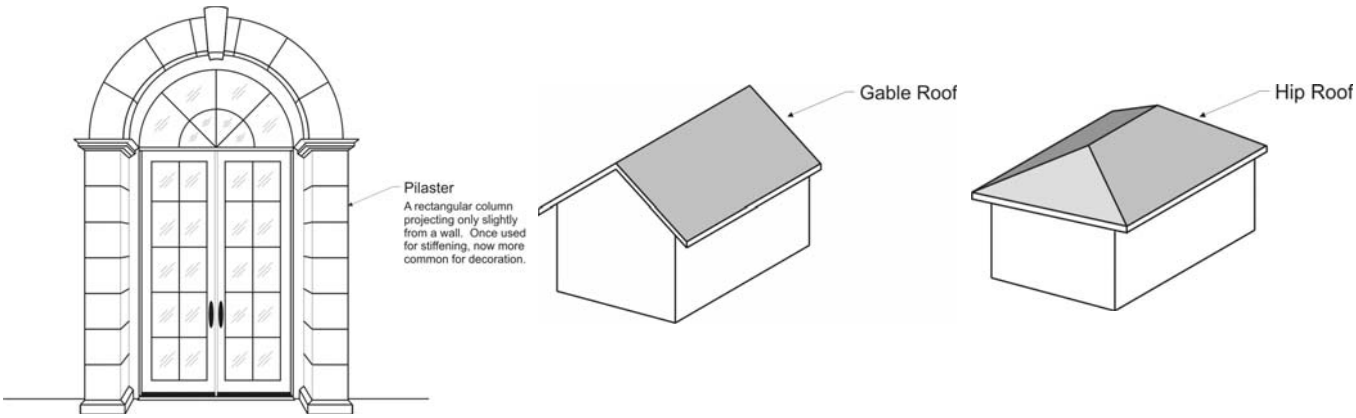
d. Provide permitting requirements within the zoning ordinance that would permit consideration and approval of buildings taller than three stories in height in appropriate locations.

e. Select exterior materials that are typical in traditional residential construction, such as wood siding (or wood-look vinyl siding), brick, stucco, terra cotta roof tiles, and wood-look roof shingles (i.e., fire resistant materials made to look like wood).

f. Avoid the use of extremely bright or fluorescent colors (e.g., neon orange).

3.1.5 "Convenience" Development

There are many types of development today that provide for modern necessities, but that can pose design dilemmas because of their unconventional layouts or building forms; if not properly designed, such "convenience" uses as service stations, car washes, fast food outlets and parking structures could become design eyesores. Such uses are appropriate along Barton Road only under limited circumstances, where they are not the primary use of a site, and visually secondary to a larger, permitted use.



3.1.5.1 Guiding Policies for "Convenience" Development

Design "convenience" development (as allowed within commercial or mixed-use areas as indicated in the Land Use Element) to be of a high quality and visually compatible with traditional types of development (such as those that feature fully enclosed buildings).

Implementing Policies for "Convenience" Development

a. When circulation patterns allow, orient development so that building walls abut the street in a "reverse" layout (i.e., turn their "back" to the street) so that the operations/mechanics of the business are hidden or de-emphasized through placement (i.e., away from the street) or through use of screening techniques (i.e., walls).

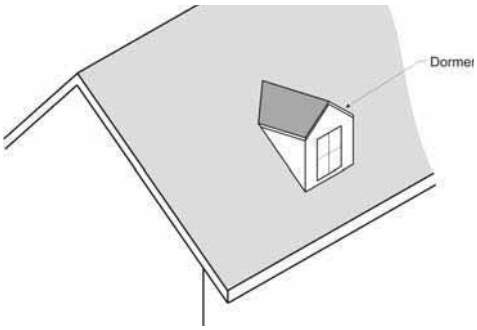
b. Employ architectural details and articulation (e.g., pop-outs, recesses, pilasters) to avoid blank walls.

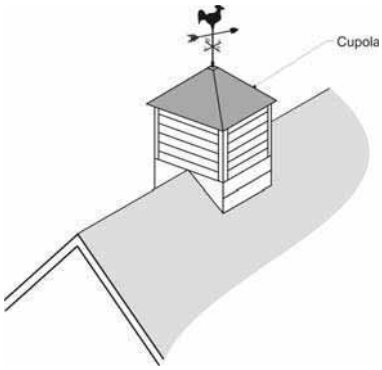
c. In the case of parking structures, install landscaping along and on building walls (e.g., climbing vines) to visually break up the mass of the structure.

d. When landscaped setbacks are required, they should consist of a *mix* of plant materials, which should include species of trees, shrubs, *and* groundcover. The mix of plant types is intended to provide greater visual interest than would result from landscaping consisting of only shrubs or only groundcovers.

e. When landscaping of setbacks is not required, movable landscape planters shall be provided throughout the site wherever feasible in order to visually break up the expanse of impervious materials.

f. Permit neon colors in conjunction with fast food when part of a recognized design theme.





3.1.6 Large Office and Business Park Development

This type of development can consist of a single large building, such as an office or “R & D” building, but can also be characterized by multiple buildings organized into a “campus” facility. This type of development usually has large landscaped setbacks, whether the access is from a major corridor or from a smaller network of streets.

3.1.6.1 Guiding Policies for Large Office and Business Park Development

Design large office and business park buildings (as allowed within the office, business park, health care, and mixed-use designations as indicated in the Land Use Element) to create a unified, professional business image.

Implementing Policies for Large Office and Business Park Development

a. Site the building so that when viewed from the street, the major focus is on landscaping and an attractive building elevation(s) instead of a “sea of asphalt” parking lot.

b. Site individual buildings/developments to acknowledge and contribute to the business park as a whole. Refrain from siting buildings so that they turn their “back” on other buildings.

c. Design a business complex located at the corner of a major street so that it is either anchored with a small building (e.g., an ancillary service use), the building is stepped or embellished with a major landscape entry treatment.

d. Limit buildings within business parks to a maximum of five stories in height, permitting buildings of three or more stories only at major intersections and at the center of development projects to function as visual landmarks within the community.

e. Employ architectural detail and rhythm using patterns (e.g., window design/placement/ repetition) to give a human scale to large buildings by reducing large blank areas on the facade.

f. Visually break up buildings into several components and/or use a mix of materials to further reduce the appearance of bulk.

g. If mirrored glass is used, accent it with more traditional materials such as brick, stone, or stucco. The amount of mirrored glass used should be limited to a maximum of 70 percent of each building elevation.

h. Improve the appearance of parking areas by using landscaping and/or building placement to screen them from the street. Design parking lots as clusters of spaces rather than large parking areas with row upon row of parking stalls.

i. Provide abundant landscaping at street edges, parking lot and building entries, and throughout the parking lot so that it provides shade for pedestrians and cars and breaks up the visual mass of the asphalt parking lot.

3.1.7 Institutional Development

Religious assembly facilities (e.g., churches, temples), schools (e.g., LLU, Loma Linda Academy, and Bryn Mawr Elementary), and hospital facilities (e.g., Veterans Administration Hospital) comprise the institutional category. The City of Loma Linda acknowledges that some uses within the institutional category may be outside of the jurisdictional control of the City and that the corresponding public entities might not be required to follow the City's development standards. In such cases, the following design policies are intended to serve as a guideline for the public agency. It is also recognized that institutional uses are unique, often with special architectural requirements and style preferences that reflect the buildings' users and sometimes their religious beliefs; therefore, photo examples of appropriate building styles for Loma Linda are not specifically provided within the Community Design Element. However, the following policies address general layout and design for institutional uses.

3.1.7.1 Guiding Policies for Institutional Development

For institutional development (located within institutional or mixed use designations as indicated in the Land Use Element) ensure that site and building design reduce traffic and circulation conflicts, minimize disruption to adjacent sensitive uses, and promote high quality architectural design.

Implementing Policies for Institutional Development

a. Provide vehicular access via a collector road, instead of from an arterial, wherever feasible. Vehicular access points should be consolidated and designed with proper width and turning radii to alleviate impacts to traffic flow.

b. When located within or adjacent to residential areas, facilitate pedestrian access from off-site.

c. Avoid impacts to adjacent sensitive uses (e.g., residences, hospitals) through proper design that limits effects from noise and glare (i.e., through site layout, building orientation, circulation/parking layout, noise attenuation, landscape buffering, and lighting design/location).

d. Design the various buildings within an institutional facility so that the architectural style, materials, and colors are complementary.

e. Feature architectural details that relate to the building's scale and acknowledge pedestrian entryways through the use of detailed rooflines, enhanced entry statements for principal buildings, and building ornamentation.

f. Design access to schools with sufficient staging areas such that vehicles waiting to drop off or pick up a student do not block travel lanes on public streets.

g. Encourage the use of architectural elements that define the main entrance of buildings and organize space at the ground plane (e.g., arcades, colonnades, and covered walkways) is encouraged. Such elements help to reinforce the pedestrian scale of the building and contribute to its overall low-rise character. Ensure that the site design of institutional uses distinguishes between primary and secondary uses within the site.

h. Encourage the grouping of buildings or the configuration of a building to create courtyards, plazas, or seating areas where people can gather.

3.1.8 Industrial Development

This category includes facilities encompassing light industrial, manufacturing, assembly, warehousing, and distribution uses.

3.1.8.1 Guiding Policies for Industrial Development

Require that industrial facilities (as allowed within industrial or mixed-use designations as indicated in the Land Use Element) are aesthetically pleasing as well as functional.

Implementing Policies for Industrial Development

a. If pre-engineered metal buildings are used, provide a veneer (e.g., stucco, concrete, brick, or simulated stone) or architectural accent such as windows on at least 80 percent of building elevations that are visible from public streets. The design objective is to provide the visual appearance of traditional construction compatible with the design quality expected of other new buildings in the community.

b. Locate structures that are to be used for ancillary storage at the side or rear of the property where they are not visible from public streets.

c. Design ancillary storage structures that are visible from areas accessible to the public to be consistent with the main building by the use of consistent or complementary architectural massing, rooflines, and materials. Such storage structures must be fully enclosed, and have a fully covered roof.

d. Provide landscaping within all required setbacks. If turf is used, it should be mixed with other plant materials such as trees and/or shrubs in order to create a high quality appearance.

e. Avoid the use of extremely bright or fluorescent colors (e.g., neon orange).

f. Avoid the use of unpainted, bare metal and highly polished metal materials.

3.1.9 Residential Development

Residential development within Loma Linda will feature a variety of built forms, including traditional single-family neighborhoods, upper-end rural hillside residential development, ~~small lot single family development within a planned development setting,~~ attached residential development condominiums, town homes, and multi-level apartments.

3.1.9.1 Guiding Policy for Residential Development

Ensure quality of design for single-family and multifamily residential development in order to create and preserve functional and attractive residential neighborhoods that embody the strengths and accomplishments of the community and to preserve the economic investment of new and existing individual property owners.

Implementing Policies for Residential Development

a. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use.

b. Locate parks and recreational areas as close to the center of the neighborhoods they serve as feasible.

c. Provide individual neighborhoods with pathways and open spaces that connect residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.

d. Create a distinct character for each residential neighborhood through the use of neighborhood signage, streetscapes and landscape buffers, a palette of various complementary architectural styles/materials, a complementary variety of dwelling setbacks and placement on the lot, and lot patterns that reflect the existing topography.

e. Provide quality design and visual interest within a development by alternating the massing, layout, architectural details, accent materials, and colors so that adjacent dwelling units are not nearly identical.

f. To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.

g. Where feasible, orient garages so that garage doors do not directly face the street (e.g., use of alleys, “side-on” garage configuration, and side loaded corner lots). Garage doors should be set back from the front face of the house so that residential tracts are more pedestrian/neighborhood friendly.

h. Within multifamily ~~and small lot single family~~ developments, cluster residential buildings around open space and/or recreational features.

i. Design the common space associated with each cluster of multifamily ~~or small lot~~ dwelling units to provide differences in size, dimensions, grading, amenities, and site furniture in order to create variety.

j. In higher density projects with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units, staggering parking areas, and/or using an interesting variety of landscaping within parking areas.

k. Provide each unit of a multifamily development project with some unique elements to create a sense of place and identity. Individual units within a multifamily development project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.

l. Where residential infill development is proposed, ensure that the scale and massing of dwellings as well as the architectural character of new development is compatible with the existing residential neighborhood.

- Setbacks for new residential units should continue the prevailing setback pattern, unless a different setback standard is required.
- New development should incorporate representative characteristics of the surrounding area when the area exhibits a positive, distinctive site layout and/or established pattern.

m. Structures that are historic or are otherwise distinctive should be preserved and incorporated into the design of new development.

n. Variation in setbacks should be provided within single-family residential neighborhoods. Within multifamily developments, buildings should be oriented to avoid instances where the living spaces of one unit face the living spaces of another and significantly reduce indoor privacy.

o. Ensure that applications for new single-family or multifamily residential projects require the submittal of site plans, elevations, and color and material boards.

m. Residential developments should be oriented toward major streets so as not to give the impression of an enclave/compound.

n. Promote and facilitate the development of custom and semi-custom home projects for move-up housing.

o. Reduced front setbacks should be encouraged with mixed housing types. Density in these developments should not be tiered but integrated throughout.

p. Implement traffic calming on residential streets subject to high speed through travel in order to improve neighborhood livability[1]. Traffic calming techniques such as narrower than standard streets, speed humps, neck-downs and traffic diverters, rough-paved crosswalks, roundabouts, and planted median islands at the entries into neighborhoods can successfully reduce undesirable through traffic within residential neighborhoods.

q. *The maximum residential building height shall not exceed thirty-five (35) feet.*

r. *The minimum lot size for a single-family residence, regardless of density bonuses, shall not be less than seven thousand, two hundred (7,200) square feet in any planning area or zone.*

3.2 DESIGN OF NEW DEVELOPMENT TO PROMOTE ADAPTIVE REUSE AND PRESERVATION OF HISTORIC FEATURES

Loma Linda has a number of structures, features, and other cultural resources that warrant adaptive reuse and/or preservation (or rehabilitation or re-creation, when appropriate) so that they are not "lost" as the community continues to grow. Examples of such elements include the large residences (currently or formerly) associated with the citrus groves and buildings from the early years of the University. Other long-time features within the community that have taken on the character of local landmarks include the rows of palm trees along Citrus Avenue and the many remaining citrus groves.

3.2.1 Guiding Policy for Adaptive Reuse and Preservation with New Development

Employ adaptive reuse of structures that have local historic value because of their scientific, aesthetic, educational, cultural, architectural, or historical significance in order to incorporate them into any new adjacent development and prevent their demolition. Also, preserve other physical elements that are cultural resources by incorporating them (either in their entirety or through a

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[1] "Traffic calming" refers to programs designed to increase the compatibility of roadways with their surrounding environment, as well as increase their carrying capacity, by creating a steady flow of traffic at slower speeds. By calming (slowing) traffic, less space is needed between automobiles to maintain safe stopping distances, thereby allowing more vehicles to use roadways without requiring widening. The effect of traffic calming is to create a safer, quieter environment for adjacent land uses.

Traffic calming techniques that may be incorporated into the City's circulation system include narrower than existing standard streets; speed humps; roundabouts; and neck-downs. Many cities have found that the traditional 40-foot wide residential street provides more pavement than is necessary, and have gone to narrower sections (typically 32 to 36 feet, depending on whether on-street parking is provided along one or both sides of the street.

Speed humps are raised roadway pavement areas running across the entire width of a street that normally have a height of three to four inches and a length of approximately twelve feet. Speed humps represent a lesser risk to vehicles than do traditional speed bumps, and have the advantage of being largely self-enforcing and or creating a visual impression, real or perceived, that a street is not intended for high speeds or "through" traffic.

Neck-downs consist of landscaped islands that are used to either narrow down a roadway, or to define a parking lane on either side of a roadway. They can be used to define entries into local residential neighborhoods, thereby discouraging through traffic. They can also be used to create subtle changes in direction along existing roadways by placing landscaping within existing parking lanes on one side of the street, and providing parking and neck-downs on alternating sides of the street. Neck-downs may also be appropriate within commercial and office areas to enhance the streetscape and slow down traffic. Traffic diverters are physical barriers across a portion of a street, generally constructed in the same manner as raised medians that are designed to prevent through traffic from entering a neighborhood at an intersection, while permitting local traffic to exit the neighborhood at the same intersection.

In some cases, crosswalks constructed of rough paving materials, such as stamped concrete or split face block, can be used to reduce the speed of traffic across an intersection.

A roundabout is an at-grade intersection having a one-way circular roadway around a curbed central island. Sometimes called traffic circles or rotaries, a properly design roundabout provides for the safe and efficient movement of people and goods while preserving, enhancing, or reclaiming the adjacent neighborhood's livability.

representative sample/re-creation if it would carry the same merit) into any future development of the area.

Implementing Policies for Adaptive Reuse and Preservation with New Development

a. Retain the historic and architectural integrity when pursuing adaptive reuse of buildings, while aiming to meet the design policies set forth within the applicable category of the intended new use (i.e., auto-oriented commercial) to the greatest extent feasible.

b. Sensitively site and design new adjacent buildings in order to preserve historic buildings, allow for viable access to them, and create a cohesive architectural character that reflects, and is compatible with, the historic building.

c. Preserve the character of the existing citrus groves by preserving and incorporating strategically located existing trees or rows of existing trees into new development (i.e., in the form of landscaped setbacks and/or landscape treatments). Having accomplished this, the remaining grove may be removed.

d. Include new citrus trees of a hearty variety and/or other species that are similar to resemble citrus trees within appropriate new or re-landscaped City rights-of-way.

e. Encourage private development to use new citrus trees as landscape materials on any private property when feasible.

f. Preserve the rows of palm trees located along Citrus Avenue east of California Street and incorporate the trees into future development of the area.

3.3 STRENGTHENING DESIGN WITHIN THE EXISTING COMMUNITY

There are many opportunities within the community to make design improvements within existing development. Following are specific areas or functions within Loma Linda that could be improved by adding or changing specific design elements to achieve better design. These areas or functions have been selected because they can be improved through minor modifications, and do not require extensive renovation or rebuilding to make a visible improvement. Later in this section, samples of appropriate signage and design elements that can be used to remedy the following needs are discussed and illustrated.

3.3.1 Places to Strengthen Design

The following discussion identifies locations throughout the community where improvements in existing design and appearance could be made with a reasonable, modest level of effort. This discussion is supplemented by the accompanying photos shown in Figure 3.2. The discussion is concluded with policy statements giving direction and assigning responsibility for design improvements.

3.3.1.1 City Entry Signs

There are existing signs placed at the City boundaries identifying the City of Loma Linda. However, these signs should be re-oriented to be perpendicular to the vehicles traveling on the street so that they can be more easily read. The message on the back side of the signs needs to be deleted or altered, because it is confusing since it actually announces the City of Loma Linda as drivers are leaving the city limits. The appearance of the entry signs should be made more attractive by adding landscaping. Plant materials are needed to “soften” the hard surfaces created by the asphalt pavement, stamped concrete island, and hard edged stucco sign.

Landscaping of City entry signs would create a "softer" image. Sign text should be deleted on the back side or changed to an appropriate farewell message.

A landscaped median should replace the plastic delineator cones on the roadway bridge over the creek and aesthetically pleasing bridge railings should be installed.

An enhanced entry sign for the VA Medical Center would not only better mark its location for visitors, but would also add a pleasant visual element along Barton Road.

Improved visual elements are needed at this intersection to better identify the route to the University facilities on the mound and the direction of the Medical Center and Childrens Hospital.

The Campus Plaza needs more noticeable visual elements and/or signage; its services can easily be missed by visitors.

The edges of the University, such as the intersection of Stewart and Anderson Streets, should be defined using signage and visual elements to enhance the campus image and help orient drivers and visitors.

The junction of University Avenue and Campus Street creates an opportunity to identify the west edge of the University, such as through the use of signage and/or other visual elements.

Some large centers need improved methods for directing customers, including readable vehicular directional signs.

Much of the signage associated with the University's Medical Center and Children's Hospital could be improved in appearance.

Street edges, especially at the perimeter of commercial centers, should convey a pleasant image through the use of landscaping.

CITY OF LOMA LINDA CALIF

City of Loma Linda General Plan

PLACES TO STRENGTHEN COMMUNITY DESIGN

Figure 3.2

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3.3.1.2 Anderson Street at San Timoteo Creek

The overpass on Anderson Street at San Timoteo Creek provides an opportunity to make a positive design statement. The existing white delineator cones in the center of the bridge need to be replaced with a decorative median. The guardrails adjacent to the sidewalk require redesign to be a decorative feature that is attractive to passing motorists. Besides creating a pleasant visual statement, such improvements would help visitors assess their location on the street (i.e., at the creek) and establish a recognizable visual landmark that could be used in wayfinding.

3.3.1.3 Loma Linda University and Surrounding Area

Loma Linda University (LLU) is an important entity in the community and should be easily recognizable to create a strong sense of place within the community and to help visitors with wayfinding. There are several key locations within LLU that need to be made more visually prominent. Also, the routes to major destinations should be more clearly identified.

The intersection of Anderson and Stewart Streets should feature design elements to make an entry statement that identifies LLU. Appropriate types of design elements could include a vertically oriented pillar type sign on one or both sides of Anderson Street or an archway sign that spans the street. The design element should be large in size since this location forms a main entry into LLU and should avoid a horizontally oriented ground monument that might be obscured by auto traffic. Although design, materials, and colors should be somewhat traditional in keeping with the character of LLU, the design element should be easily noticeable by passing motorists. This location would also be appropriate for a “reader board” type of sign that could convey changeable messages. Landscaping should be designed to form a visual foundation at the base of the element and to complement the design element by further adding visual appeal.

The intersection of Anderson and Mound Streets is in need of new design elements and signage to assist in wayfinding, clearly indicating the route to Loma Linda University Medical Center (LLUMC) as well as the direction to the University facilities on the mound. The current sign at this location contains too much information and consists of small lettering, which together make it very difficult for motorists to read. Signs should be more prominent in scale and color and should keep text simple. Appropriate design elements do not have to be limited to signs; for example, public art or colorful, pole-mounted flags/banners placed on a corner could give needed visual character to this location. And such elements, even though they may lack written messages, can serve as visual landmarks that can be referenced when directing visitors within the community.

The entryway into the Campus Plaza commercial center from Anderson Street should be made more easily identifiable using new design elements and/or signage. The size and color of the current sign make it extremely difficult for visitors to identify the commercial area, which could meet their shopping and service needs, especially while visiting the nearby medical uses. Re-design of the parking lot layout and on-site circulation would also visually and functionally improve the shopping area. Careful placement of walls or other screening such as trees along the rear of buildings visible from the interior of the parking area would also make this small center more pleasing. (The long-term goal for major renovation/new development of this area is discussed within the Mixed Use section of the Land Use Element.)

The edges of the University, such as the west boundary along Campus Street, should be clearly marked through the use of design elements in order to create an identifiable LLU district. Appropriate design elements include banners that can be mounted on existing light poles or new flag poles featuring flags with a theme or LLU emblem. Monument signs can also be placed at prominent corners, as long their placement insures good visibility, considering that traffic may serve as an obstruction. Themed bollards or small pylon elements can also be used in a series at key LLU

boundaries to create a visual identity. Where buildings are clearly visible from the LLU edges, building mounted signs or flags can portray a logo or identifiable theme. A wide variety of design elements and materials (e.g., stone, brick, stucco, painted wood, fabric) would be appropriate and provide latitude for meeting budget and logistical constraints. The ultimate design of style, materials, and colors should generally be traditional to reflect the existing University character and provide a longer life span from a style perspective. Care should be taken to also avoid design combinations that would be so conservative and bland that the design elements would fail to be noticed.

Better wayfinding for the University's facilities is needed, as most of the current signs are difficult to read because of poor placement, obstruction from foliage, sign size and orientation, text size, and/or fading. Replacement signs should be part of a new comprehensive sign program that studies sign location and design to improve readability, especially from a distance to better guide motorists. Inclusion of pedestrian directional signage should also be considered for the LLU campus. New wayfinding signs should be complementary to the design of other new elements such as LLU entry signs and boundary markers.

3.3.1.4 Jerry L. Pettis Memorial Veterans Medical Center (VA Medical Center)

Because the VA Medical Center is a significant facility within the Loma Linda community and the region, the City should work with the medical center to encourage the installation of a strong design element and improved signage to identify the facility from Barton Road. The existing signage is utilitarian in its design and is difficult to read because of its size and placement. The city street sign hanging from the traffic signal arm currently provides the only clear signage for the Medical Center. This important community landmark deserves more attractive signage to provide good wayfinding and to create a pleasant visual landmark along Barton Road that symbolizes the Medical Center. The landscaping surrounding the medical center makes for a beautiful setting, which could serve as an impetus for equally attractive signage that coordinates with this landscaping.

3.3.1.5 Commercial Centers

Existing commercial centers within the community need to ensure that they present an attractive landscaped perimeter. This will serve many purposes: attract positive attention from motorists, portray an image of quality and forecast a pleasant shopping experience, and create a positive impression of the community as viewed from major roadways. Landscaping should create a consistent image that extends around the entire edge of the commercial center and is complemented by related landscaping patterns and materials placed throughout the parking area to soften the hard image of asphalt and provide shade.

Also, signage within the centers needs to help patrons find the services that they seek. This should be done with clear, attractive building mounted signs. If existing centers are large and contain many uses that are not visible from the main vehicular entries, free standing monument signs should be used to identify tenants, ensuring that text is large enough to read from a vehicle and that arrows are clear.

In well-designed centers, patrons are guided by many visual cues, although they may not even be consciously aware of them. Appropriate use of building colors/materials and landscaping can help to create a more organized pattern that can guide customers to where they want to go and create a pleasant appearance from the street. For example, retail and office areas within a larger center should use different complementary building colors or materials to distinguish these functions. Patrons should be guided to building entries that can not easily be seen from the main parking areas by using colorful landscaping to lead them to distinct walkways. Proper location of landscaping and selection of plant materials to serve specific functions can guide patrons by identifying primary circulation routes and highlighting and delineating specific areas (e.g., anchor tenants, clusters of

boutique shops, office suites) within a center. For example, rows of tall palms can delineate main drive aisles through parking lots and trees can be used to frame buildings or groups of buildings.

3.3.1.6 Guiding Policy regarding Places to Strengthen Design

Make design improvements, replace older design elements that have become unattractive or non-functional, and add new design elements where possible to help improve the appearance and function of existing development.

Implementing Policies regarding Places to Strengthen Design

a. Make revisions to the existing City entry signs by adding landscaping, deleting or changing the message that is visible on the back of the sign (e.g., “thanks for visiting Loma Linda”), and re-orienting the sign placement when the latter is feasible.

b. Enhance the bridge on Anderson Street over the San Timoteo Creek by adding a decorative median (e.g., stamped concrete, monument sign, landscaping that meets the technical requirements since the location is part of a bridge) in place of the plastic cones. Also, make the bridge a decorative visual feature.

c. Work with LLU to encourage the addition of entry signage elements, better identification of the commercial center on University property, visually define the edges of the campus, and improve wayfinding.

d. Work with the VA Medical Center to replace the existing signage with a visually attractive signage element that creates a landmark that is visible from Barton Road.

e. Develop a design renovation program to encourage private property owners to implement design improvements. Provide financial incentives (funded by grant money) to participants. Streamline the City approval and permit process and/or designate a single point of contact for program participants to serve as a liaison between relevant city departments.

f. Develop a priority task list for design improvements that fall within the responsibilities of the City. Identify the relevant department(s) and the budget source for design improvements.

g. Encourage landscaping along Barton Road that is cohesive and compatible with the community theme (Loma Linda University Medical Center, Veterans Medical Center, City of Loma Linda).

3.3.2 Design Elements to Improve Community Design

Loma Linda has many design options to improve the visual identity of the community, build a stronger sense of place, improve functionality, and aid visitors in easily finding services that they seek within the city. The following section describes some of these design elements and design tools. Figure 3.3 graphically illustrates design options that have the potential to be customized to enhance the community of Loma Linda. The policies regarding these design tools are stated at the end of the section. As evident in the policies, it is the intent of this General Plan that the City encourage private property owners and non-profit institutions to employ such design elements. It is also the intent that the City pursue such improvements when they are within its jurisdictional responsibility.

3.3.2.1 Monument Signs

New or enhanced monument signs could be used to identify locations and to make an attractive visual statement in existing institutional uses, public street right-of-ways, public facilities, and other non-commercial uses (this discussion is not intended to address commercial signage that serves primarily as advertisement). Entry monument signs can identify a single key building or can be used as a series of consistent signs to identify related areas. Traditionally styled signs would be the most

Monument Signs

Large-Scale Signs

Elements to Identify Boundaries

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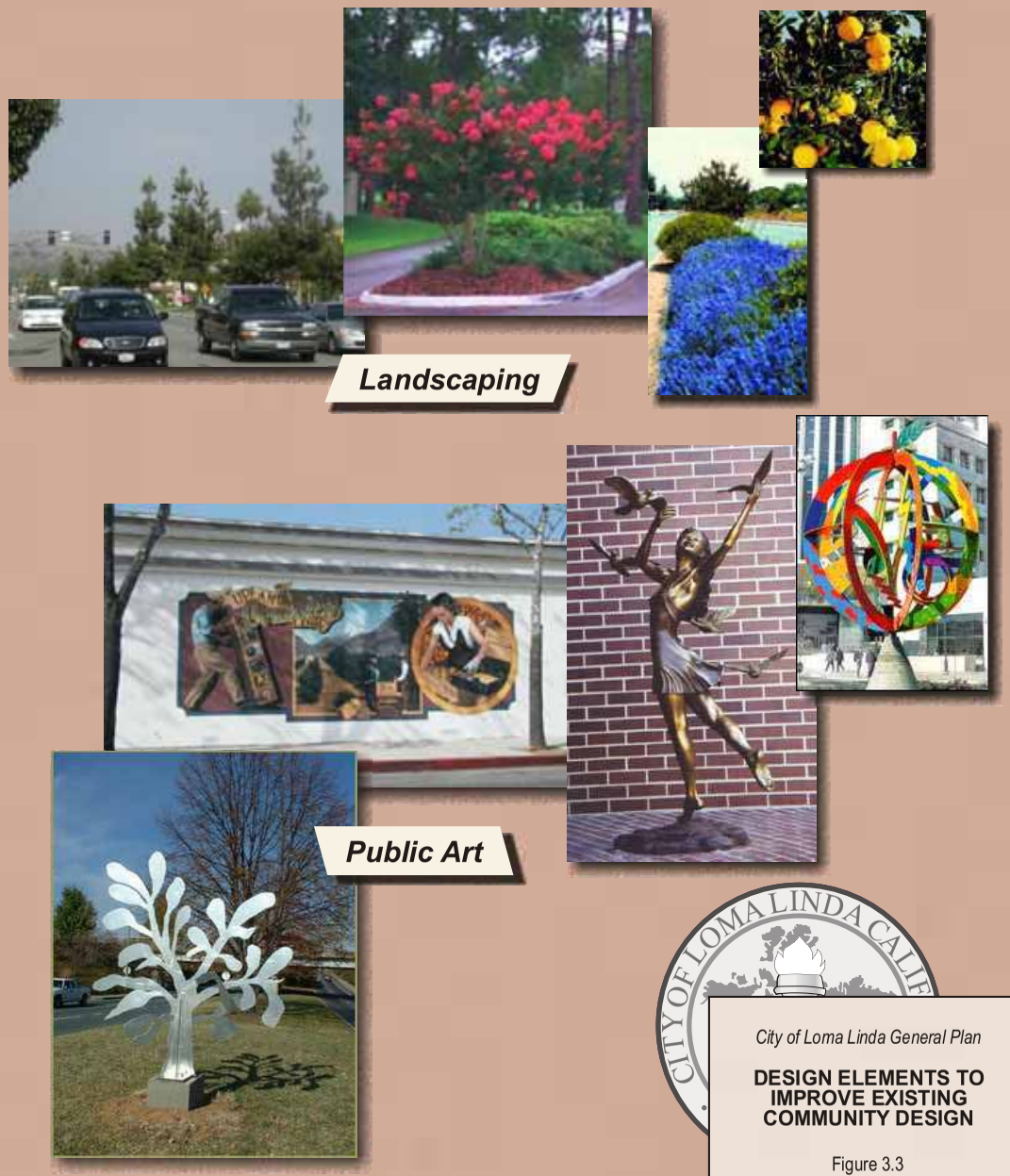
Directional Signage



Landscaping

Public Art

City of Loma Linda General Plan

DESIGN ELEMENTS TO IMPROVE EXISTING COMMUNITY DESIGN

Figure 3.3

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consistent with the character of the community. There is a range of appropriate materials, including stone, brick, stucco, and wood. Monument signs are enhanced when accompanied by landscaping, especially bright colored flowering plants at the base or taller species with interesting shapes placed behind the sign in order to attract attention.

3.3.2.2 Large-Scale Signs

Large-scale signs/design elements are appropriate for large institutional and large medical uses (e.g., LLU, LLUMC/CH, Veterans Medical Center), when used at one or two key locations per use, such as at the corner of Anderson and Stewart Streets and/or at the corner of Anderson Street and Barton Road. Large-scale signage that includes a “reader board” or changeable copy could not only identify the University, but could convey major announcements in a timely manner. The placement of large-scale signs should ensure that they are easily visible from passing vehicles. If a reader board or changeable copy is used, locations where vehicles are often stopped, such as at a traffic signal, are most appropriate so that persons in vehicles have the opportunity to safely read the messages. Appropriate materials for large-scale signs are similar to those for monument signs, as discussed above. Reader boards or changeable copy signs typically require the use of plastic materials, which would be appropriate if the overall design of the sign maintains a high quality, conservative look.

3.3.2.3 Elements to Identify Boundaries

Small, repeating design elements can be used to identify boundaries and establish districts, such as LLU or pedestrian oriented districts. Appropriate design elements include pole-mounted flags, street light-mounted banners, building mounted signs, and bollards. Such elements could feature a logo or create a color scheme. A high quality look should be created by taking into account the height and scale of adjacent development when selecting the size of new flags/banners in order to ensure that they do not end up being too small to be readily visible or so massive that they look awkward. Materials, colors, and style of flags/banners and associated poles or light fixtures should also be consistent with the location and character where they will be used. Placement of these design elements should avoid blocking vehicular lines of sight, yet should be highly visible.

3.3.2.4 Directional Signage

Appropriately placed off-site directional signage is important for providing good wayfinding to key locations within the community, including LLU, medical centers/hospitals, public facilities, or locations such as downtown districts. (Such off-site signs are not appropriate for other types of land uses, such as individual commercial uses.) On-site directional signs can be useful for locating individual business tenants in large commercial, office, or business park uses. This type of design element can also create an image through its design style, materials, and colors. Vehicular directional signage that uses large lettering and reduces the amount of text is the most readable. Design characteristics can also help to make a sign easily readable, such as using separate color blocks or horizontal lines to differentiate lines of text, employing a consistent pattern for the layout of text and arrows, and placing adequate space between lines of text. Pedestrian directional signage can contain more detailed information and maps, since readers can easily stop to gather the information that they need. Directional signage should be placed in prominent locations, especially where decisions need to be made at divergent routes.

3.3.2.5 Landscaping

Landscaping can be associated with community design because it can make an environment more visually attractive, help to define and organize the city’s built form, and convey a sense of character.

Landscaping can visually soften and break up large expanses of hard materials such as streets and parking lots. It can add visual interest to blank walls and reduce the appearance of bulk in large buildings.

A consistent landscape palette can unify disparate architectural styles and materials. Landscaping can also provide visual interest by creating color contrasts to enliven monochromatic building colors.

Well organized plant palettes that create different themes can help to differentiate major city streets and provide visual transitions between different areas of the community, such as commercial and residential areas, through the landscaping of street medians and parkways. Appropriate selection and placement of plant materials can help visitors find their way by defining an individual site by highlighting parking and building entries, delineating vehicular and pedestrian circulation routes, and identifying property boundaries.

Plant materials that are well suited to the Loma Linda climate are preferable, and help to create a character that is reflective of the community and its natural environment. Landscaping can also reflect and help preserve the City's heritage by including plants typically grown for agricultural purposes, such as orange trees, within landscaped medians, parkways, and development whenever feasible.

3.3.2.6 Public Art

Public art can enhance the aesthetics of an area or serve as a landmark to facilitate wayfinding through the community and should be encouraged and promoted. Public art is appropriate for use in institutional, commercial, office, business park, and public facilities. The theme and style of public artwork, which includes murals among other art forms, should be meaningful to the community and related to themes such as health, the citrus industry, religion, and family.

3.3.2.7 Guiding Policy regarding Design Elements to Improve Community Design

Encourage private property owners and non-profit facilities, and make a definitive City commitment to take action to improve existing design within the community by employing the use of monument signs, large-scale signs, boundary markers, directional signage, landscaping, and public art to enhance the community's sense of place, aid in wayfinding, and convey a positive visual image within the community.

Implementing Policies regarding Design Elements to Improve Community Design

a. Promote monument signs that effectively identify key institutional uses, public facilities, and special districts and characterize the theme of the area. Signs should be designed so that they feature styles and materials with a traditional nature and are accompanied by landscaping at the base.

b. Encourage attractive, large-scale signs/design elements be used to identify LLU, LLUMC, and Veterans Medical Center. Signs should be placed so that they are easily visible but do not pose a traffic safety concern. Signs should be designed so that they feature styles and materials with a traditional nature, and limit the use of plastic or highly reflective materials. They should be accompanied by landscaping at the base.

c. Encourage the installation of repeating design elements (e.g., pole-mounted flags, street light-mounted banners, building mounted signs, bollards) to identify the boundaries of LLU and special pedestrian districts.

d. Promote the addition or revision of directional signage to provide good wayfinding to key locations within the community, including LLU, medical centers/hospitals, public facilities, or special districts. (Such off-site signs are not appropriate for other types of land uses, such as individual commercial uses.)

e. Encourage existing commercial, office, business park, health care, institutional, and industrial uses to ensure that their site landscaping creates a strong design character (i.e., delineates

property perimeters, emphasizes circulation patterns, accents building entries, provides visual relief in parking areas, and screens where necessary) and is properly maintained.

f. Install landscaped medians along Redlands Boulevard to beautify the street and to add continuity to the variety of development and vacant parcels that currently line the street.

g. Whenever feasible, improve City streetscapes by adding landscaped medians and/or parkways along major street corridors.

h. Encourage and promote public art that embodies physical health and wellbeing and that reflects the community's past, including its historic roots, culture, and agricultural base.

i. Develop a design renovation program to encourage property owners and tenants to implement design and wayfinding improvements. Provide financial incentives (funded by grant money) to participants. Streamline the City approval and permit process and/or designate a single point of contact for program participants to serve as a liaison between relevant city departments.

j. Develop a priority task list for design improvements that fall within the jurisdiction of the City. Identify the responsible department(s) and the budget source for design improvements.

4.0 ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element seeks to promote economic and fiscal stability in Loma Linda in order to maintain a vibrant and healthy community. The City recognizes the economic contributions of Loma Linda University and associated medical facilities and seeks to expand upon these economic assets while also diversifying the local economy. The Economic Development Element provides guidance to City decision-makers, developers, businesses, and the public when considering specific projects and other municipal decisions affecting the community economic development and fiscal health.

4.1 ECONOMIC DEVELOPMENT AND FISCAL CONDITION CONCEPTS

Economic conditions consist of circumstances of the *private sector economy* in an area, typically measured by jobs and incomes. Fiscal conditions, in the General Plan context, consist of *public sector revenues and cost;* that is; the City's net cost/revenue balance. These two sets of conditions are distinct but related. Conditions in the overall economy (local, regional, national) affect local government substantially through direct impacts on jobs and incomes, while local fiscal conditions influence the local economy by affecting the mix of advantages and disadvantages that businesses consider in choosing where to establish operations.

A city's fiscal outlook tends to rise and fall with economic conditions. When economic conditions are favorable, employment levels are robust and higher individual and household incomes support expanded discretionary spending. Retail sales increase, property values may rise, and all of the activities that relate to local government charges, such as fees and taxes, tend to increase. Therefore, city revenues are likely to grow. While new development may add to a city's service delivery responsibilities, it will also at the same time contribute to increased local revenues.

When economic conditions are adverse, the opposite tends to occur. Lower employment and income levels translate into reduced consumer spending, resulting in decreased local tax revenues from retail sales as well as lower levels of activity of other kinds that are typically subject to local fees, permits, and other revenue sources. In a prolonged recession, property values will decline to a point at which the valuations of real property will be adjusted downward.

Long-term economic stability strengthens the stability and predictability of municipal costs and revenues. The effects of a marked change in economic direction, whether it is expansion or contraction, take time to show up in revenue increases or reductions of city fiscal conditions. The influences of an economic cycle on the public sector normally lags behind the private sector.

Local communities are affected by the health of the overall economy. City fiscal conditions, in turn, can affect city economic vitality. A solid fiscal base is among the influences that can prompt employers to retain or establish operations locally; a weak economic base, in contrast, will discourage establishment of new economic operations and may even prompt existing employers to relocate elsewhere. City fiscal management – tax and fee levels, availability and quality of services, efficiency and responsiveness of city staff – will also influence the perception of a city as "a good place to do business."

Often a business seeking a site for a new operation will look critically at the mix of local government costs and benefits associated with sites in different cities, balancing costs against the benefits that various cities offer. If a city's operating revenues are insufficient to support an adequate level of services, some new development may be discouraged from locating there. A high level of services, in contrast, can attract prospective employers and residents. If a city charges higher development fees than its neighbors because the cost of providing infrastructure is high, however, then development may gravitate toward other, lower-cost locations.

4.2 LOCAL ECONOMIC PROFILE

A useful indicator of economic activity in an area is the pattern of existing and projected employment. The City of Loma Linda's economy is centered on Healthcare and Education. As shown in Table 4.A, Loma Linda University and related medical facilities are the four largest employers in the community. In addition, these same medical facilities are included in the list of top 15 major employers in the San Bernardino County. A mobile home manufacturer rounds out the top five employers in the City.

Table 4.A: Major Employers in Loma Linda

Company	Employees
Loma Linda University Medical Center	6,392
Loma Linda University	3,700
Jerry L. Pettis Memorial Veterans Medical Center	1,395
Loma Linda Community Medical Center	560
Hallmark Southwest	270

Source: Loma Linda Chamber of Commerce, November 2002.

The 2000 Census confirmed that a high proportion of the residents of the City rely on educational and medical institutions for employment. The 2000 Census reports a total of 8,679 employed persons over the age of 16 living in Loma Linda. Of this number, a little over half works in the fields of education, health, and social services. According to the 2000 Census, a total of 4,445 residents in Loma Linda were employed in these fields and accounted for 54.2 percent of the workforce. Table 4.B shows the top industry areas of employment of the workforce in Loma Linda.

Table 4.B: Loma Linda Residents Top Five Employment Industries

Industry	Number	Percent of Total Industries[1]
Education, health, and social services	4,445	54.2
Retail trade	604	7.4
Professional, scientific, management, administrative, and waste management services	485	5.9
Arts, entertainment, recreation, accommodation and food services	478	5.8
Other services (except public administration)	367	4.5

[1]Number reflects percentage of all industry categories, not just top five industries and therefore does not total 100%.
Source: U.S. Census Bureau, http://factfinder.census.gov.

As shown by the number of jobs and the number of City residents employed in education, health, and social services, the economy of the City of Loma Linda is affected by the economic well-being of the University and related medical facilities and the Veterans Medical Center. Major reductions or expansions in employment at these facilities would affect the fiscal condition of the City, as there would be less discretionary spending on retail items and thus less sales tax revenue to the City. However, the forecast for employment in the region indicates growth will continue to occur in the service industry. It is forecast that the service industry will comprise 41.5 percent of the total jobs in the five Counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura by the year 2020. Table 4.C shows the forecast five-county employment by industry.

Table 4.C: Five-County[1] Employment Forecast by Industry (Jobs Listed in Thousands)

Industry	2000	2005	2010	2015	2020	Share of Total Jobs in 2020
Agriculture	55.2	50.8	50.5	49.0	47.6	0.5%
Construction	244.8	261.6	273.8	280.3	286.5	2.7%
Financial, Insurance, and Real Estate	399.1	430.9	455.3	470.6	485.9	4.6%
Government	925.5	985.1	1,053.6	1,103.6	1,156.1	11.0%
Manufacturing	977.3	952.5	953.2	937.8	915.5	8.8%
Mining	7.3	5.6	3.6	2.3	1.5	0.0%
Self-Employed	689.3	761.8	807.3	836.5	865.5	8.3%
Services	2,249.0	2,695.8	3,203.1	3,729.7	4,345.8	41.5%
Trade	1,522.8	1,668.8	1,799.1	1,896.4	1,996.1	19.0%
Transportation, Communications, Public Utility	308.9	323.7	343.9	358.1	373.5	3.6%
Total Jobs	7,739.0	8,136.6	8,943.4	9,664.4	10,483.9	100.0%

[1]Includes Counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura.
Source: SCAG, 1998 RTP Adopted Forecast.

4.2.1 Jobs/Housing Balance Concepts

In the ideal world, jobs/housing balance helps a community achieve important goals. For example, if employed residents can work locally, commute times and distances will be reduced; air quality will be

improved; transportation infrastructure needs will be minimized; and each jurisdiction will have a mix of housing types that accommodates the workers in the entire range of income groups created by the local jobs. In the real world, achieving a numeric balance between jobs and housing (measured by the number of employed local residents) is an often cited but rarely accomplished objective. Although some cities require that new or expanding companies they provide with financial assistance grant local hiring preference, cities cannot ultimately dictate who works at local jobs. The existence of a certain number of local jobs does not guarantee that employed residents will choose to work locally or that newly hired employees at a company will choose to move to the city they work in. Even if the number of housing units in a community is sufficient to accommodate the number of local residents who work, some workers at local jobs who live elsewhere may not be able to afford the prices (or rents) of new or even existing housing in the community. Most cities have a limited ability to reduce the price of market-rate housing to bring it in line with the earnings of local workers. For these and other reasons, a city in which there is parity between jobs and housing may still have substantial cross-commuting: employed local residents working elsewhere and local job-holders living elsewhere.

A ratio greater than 1.0 indicates a net in-commute due to the fact there are more jobs than workers in the community and a ratio of less than 1.0 indicates a net out-commute of workers. Although the term “jobs/housing” is used, a more precise relationship is between local employment and the number of employed residents. The primary reason is that some households have no workers, while others have multiple workers. Generally, 1.3 jobs per household is often cited as representing a balance between jobs and housing, depending on the demographics of a community (e.g., number of retirees and resident labor force).

4.2.2 Jobs/Housing Balance in City of Loma Linda

As shown in Table 4.D SANBAG projects that Loma Linda will continue to be one of the few jobs-rich communities in the Inland Empire; the number of jobs in Loma Linda will continue to be greater than the workforce living within the City. Unlike many communities with substantial local employment, a large percentage of Loma Linda residents in the workforce are already employed locally. As was discussed earlier in this Section, over half of Loma Linda’s workforce is employed in education, health fields, or social services, the same fields as the largest employers in the City. Therefore, even though the jobs/housing balance is weighted towards jobs, the City actually provides both homes and jobs to a majority of its citizens. It is the objective of the General Plan to continue to provide housing for local employees and students of the University.

Table 4.D: SANBAG Jobs/Housing Balance Projections

	2000	2010	2015	2020	2025
Population	18,837	23,225	24,746	26,293	27,613
Total Jobs	14,896	21,018	22,418	23,722	25,046
Total Civilian Workers	9,163	12,305	13,630	14,677	15,967
(Total Jobs/Civilian Workers)	1.63	1.71	1.64	1.62	1.57

4.2.3 The Retail Sector

Another economic indicator for a local area is the amount of taxable retail sales a city provides. According to the *Inland Empire Quarterly Economic Report,* the City of Loma Linda ranked 23rd out of the 48 communities in the Inland Empire in per capita sales in 2002, largely due to automobile sales. Even with this relatively positive per capita sales ranking, a retail market analysis prepared for the City of Loma Linda found the City to have a very large deficiency in taxable retail sales. According to the market analysis, Loma Linda residents spend more than Loma Linda businesses sell (net leakage

of retail sales) in the retail markets of general merchandise, apparel, eating establishments, hardware and building materials, home furnishings, and food store categories. Leakage of taxable sales exists in all these areas, which means that Loma Linda residents are making substantial retail purchases of what they need in these retail categories in other cities, primarily San Bernardino and Redlands. The report further indicated Loma Linda residents have the purchasing power to easily support expanded retail stores in these areas. However, San Bernardino and Redlands have successfully developed large-scale commercial developments near Loma Linda's borders, contributing to significant sales tax leakage from the City. Thus, although the Loma Linda maintains a relatively high per capita sales tax ranking, it is not retaining taxable sales by City residents within the community.

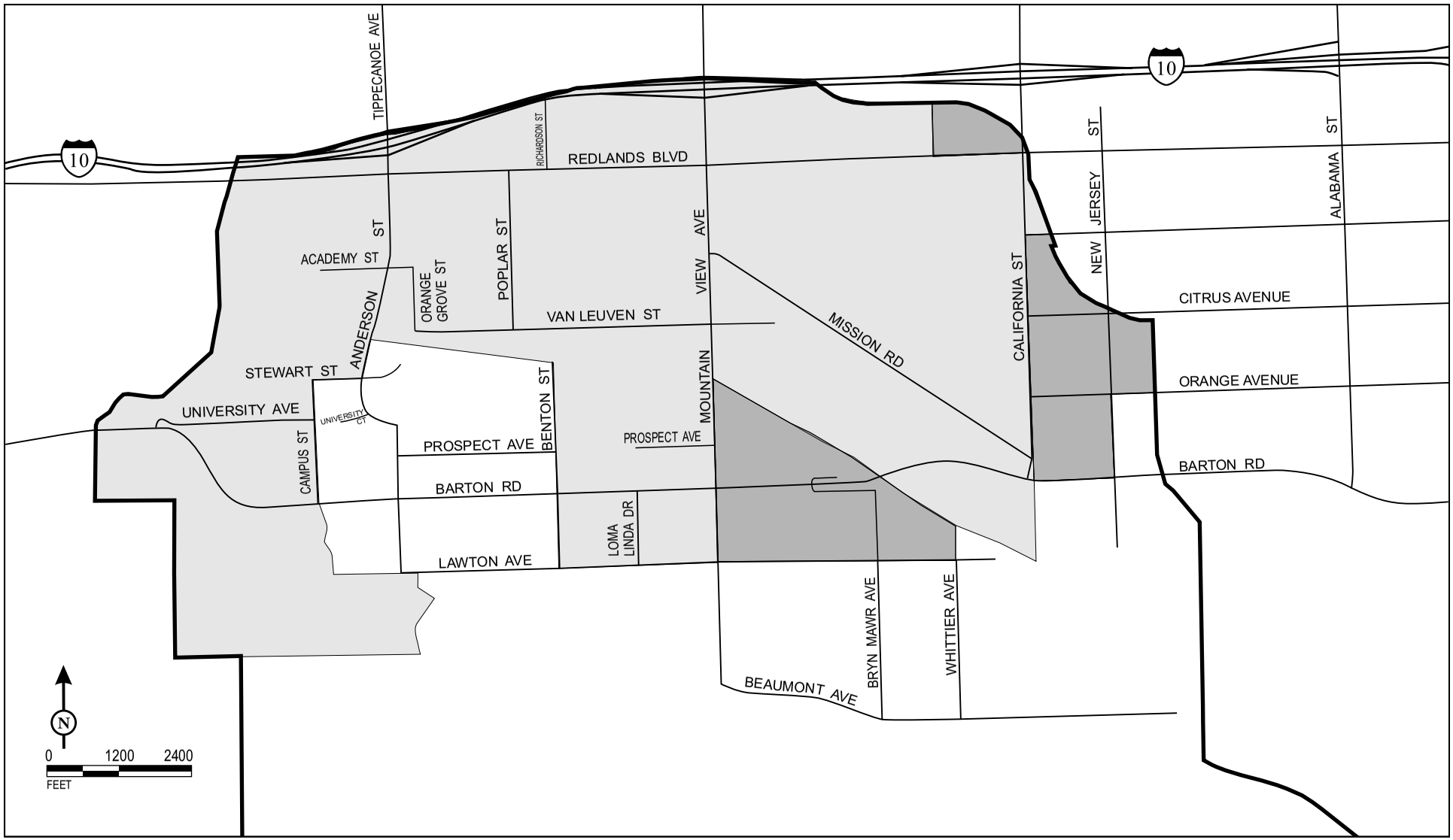
Retail center on Barton Road

4.3 REDEVELOPMENT AND INLAND VALLEY DEVELOPMENT AGENCIES

The Loma Linda Redevelopment Agency (RDA) is a vital component of the fiscal performance of the City. RDA tax revenues have provided the City with a substantive, stable, and long-term alternative revenue stream. These revenues, which are derived mainly from tax increment financed bonds, have provided the resources that enable the City to provide quality public facilities, while the RDA helps fund low- and moderate-income housing, as well as capital improvements.

The RDA has one Merged Project Area in the City (a combination of two project areas), which generally covers the entire City north of Barton Road, excluding the University of Loma Linda and immediately surrounding areas (see Figure 4.1). The RDA has focused on funding infrastructure improvements in the Merged Project Area. Specifically, the RDA has concentrated on sewer system rehabilitation/upgrade, water replacements/upgrades, and storm drain improvements. The RDA's annual projects and programs for the next five years continue to include sewer and water pipeline replacements, economic development, historic and archaeological preservation, and open space/recreational park facilities in addition to affordable housing programs. The RDA's programs for affordable housing will continue to include substantial rehabilitation, new construction, senior housing programs, first-time buyer programs, purchase of covenants, and directly related infrastructure to support affordable units.

The Inland Valley Development Agency (IVDA) of which Loma Linda is a member, is a regional Joint Powers Authority whose goal is to redevelop the Norton Air Force Base properties and an additional 14,000 acres within a three-mile radius of surrounding property outside the base. The goal of IVDA is to replace the 10,000 jobs that were lost with the closure of the Base. IVDA uses income from bonds to encourage the development of businesses that generate employment on the properties under their influence. Property in the City of Loma Linda planning areas included in IVDA is shown on Figure 4.1.



L S A

Figure 4.1

CITY OF LOMA LINDA AND SPHERE OF INFLUENCE

MERGED PROJECT AREA

"IVDA" PROJECT AREA

City of Loma Linda General Plan

MERGED PROJECT AND "IVDA" PROJECT AREAS

R:\LLD130\GIS\Reports\GenPlan_2008_Oct\fig4-1_Merged Project and IVDA areas.cdr (06/21/04)

4.4 CITY FISCAL CONDITION

A city's operating revenues and expenditures determine its fiscal condition. A fiscal sustainability report prepared for the General Plan Update by Agajanian & Associates (2001) revealed the City of Loma Linda is fiscally sustainable into the future, but only at a "maintenance" level. This means that any development with significant negative fiscal impacts will strain the ability of the operating budget to provide needed services at current service levels. Similarly, any significant increase in new capital expenditures for public facilities could reduce the amount of revenue available for operations. The fiscal analysis found that the City is over-dependent on retail sales tax and motor vehicle in-lieu revenue sources. A significant decrease in either of these revenue streams could limit the amount of resources available to maintain the City's high level of public services and facilities. The City currently enjoys a favorable general sense of municipal service satisfaction as reflected in the Community-Wide Survey 2000. The few concerns indicated in this survey were largely focused on the need to maintain roadways, street lighting, and traffic light regulation.

4.5 IDENTIFIED ISSUES AND OPPORTUNITIES

A broad assessment of future fiscal conditions in the City of Loma Linda was projected in the *Fiscal Sustainability Report* (Agajanian 2001). According to this report, future municipal operating costs will likely increase for a number of reasons. A growing population will increase the amount of demand for municipal services. Operating costs will also increase as new services are added and existing municipal service levels are upgraded. Given that the City is not yet built out, Loma Linda is likely to face operating cost increases from both sources for some time to come. Depending on the type, location and timing of development, the pressure for increasing the operations budget in the future will be great.

Capital improvement expenditures for the City will also increase as the City/RDA budget expands to fund both new infrastructure and facility-building programs. Many future capital improvements will be paid for by new development in the form of dedicated facilities, in-lieu fees, and/or impact fees. The City/RDA budget will continue to fund citywide capital projects, as needed, including the city water wells/reservoirs, senior housing, arterial road and bridge projects, freeway interchange improvements, storm drain extensions, a senior center facility, a water treatment facility, and related future capital improvements.

Loma Linda can also expect to experience increasing pressure on facility maintenance costs due to development. Street maintenance in particular will continue to require additional resources as new roadways are built and added to the inventory. Facility maintenance will also increase as parks, public buildings, and recreational trails are expanded and added. Additionally, specific capital projects to accommodate site reuse, revitalization, and rehabilitation will continue to play an ever-increasing role in future capital improvement programs.

City/RDA budget revenues in the future will be influenced by many factors, including General Plan land use, circulation, and public facility choices, and the type and rate of development. The proportion of residential, commercial, industrial, and institutional land in the General Plan affects the amount of revenue that will be generated for municipal use, and is intended to help the City to continue providing services needed by residents. The retail, hotel, R&D, and high-end residential uses proposed in the General Plan will all generate municipal revenue in excess of related costs.

Another factor influencing revenue is the number of property tax-exempt parcels in the City. More than half of the parcels of land in the City are tax-exempt and include the Loma Linda University and the J.L. Pettis Veterans Memorial Hospital and all public facilities. This high concentration of property tax-exempt parcels limits the amount of property tax the City can expect to receive in the future. Additionally, any further development of tax-exempt uses on these parcels may add service costs to

the City without generating property tax revenues to help pay for them. The General Plan has been designed to facilitate the development of property tax-generating and sales tax-generating uses on many parcels that are now property tax-exempt.

An analysis of the retail market opportunities in Loma Linda by Marketing for Professionals, Inc. (September 1999) revealed that almost every retail store merchandise category is not well represented in the City. The one area that is well represented is auto dealers and auto supplies. The potential for adding retail stores exists as present vacant retail spaces are available and more commercial land is designated in the General Plan. The retail market analysis found the City can support more retail stores with the purchases coming from local residents and in some areas, such as food establishments, from individuals working in the City even though, within a 15-mile radius of the center of Loma Linda, customers have a variety of choices from a giant complex such as Ontario Mills to smaller, less diverse shopping centers such as Redlands Mall, and large commercial centers in San Bernardino. In order to attract new retail businesses, including hotels and restaurants, the study recommended that the City develop a more business-friendly image and foster a perception on the part of retailers and developers in and outside the area that Loma Linda will not make it difficult to start a new retail business.

One retail opportunity is to create a downtown area or city center, which could provide a focal point for the community. A vibrant downtown area could confer a sense of place that would strengthen the community's image and encourage residents as well as visitors and workers to shop, dine, and pursue leisure activities locally. As the roots of the community are associated with Loma Linda University, the downtown could be located near the University at Anderson Street and Prospect Street. Creating a downtown would entail, among other actions, expanding the services and businesses presently in the area, providing public parking and improving access to the area for both students and the general community of Loma Linda.

4.6 POLICIES

The following policies address business attraction and expansion, commercial and industrial lands, Loma Linda's economic base, ~~and~~ its fiscal health, and ways to reduce greenhouse gas emissions.

4.6.1 Guiding Policy for Business Attraction and Expansion

Foster a climate in which businesses in Loma Linda can prosper, enhancing Loma Linda's image as a good community in which to operate a business.

Implementing Policies for Business Attraction and Expansion

a. Maintain a development review process that is conducive to establishing new businesses and expanding existing businesses within Loma Linda.

- Provide excellent customer service to retail business and developers of employment-generating projects by focusing on solving problems and providing certainty in the development review process.
- Streamline the development review process so that it works effectively and efficiently for the applicant and the public through:
  - Explicit statements of City expectations;
  - Early identification of issues;
  - Consistent application of community policy;
  - An emphasis on expedited problem-solving; and

- Ensuring that detailed regulations facilitate and do not hinder the achievement of community objectives.

b. Attract and assist the relocation and expansion of firms in high-tech, biotech, research and development, and retail trade and services. Capitalize on Loma Linda's identity in the healing arts by working with the Loma Linda University Medical Center and the Veterans Hospital Administration to identify health services-related firms and trade organizations that could benefit from locating in Loma Linda. These might include those involved in medical research and clinical trials, and research, development and testing of medical equipment, as well as vendors to these and other medical facilities. Provide focused marketing materials to those firms and trade organizations.

c. Undertake a coordinated effort to "sell" Loma Linda as an ideal community in which to do business, stressing its advantages (e.g., highly educated workforce, excellent schools, high-quality residential areas, available land for development of employment- and sales tax-generating uses).

- Publicize positive images of Loma Linda through placement of articles in the local and regional media and business and trade journals.

d. Maintain an Economic Development Advisory Committee to advise the City Council regarding economic development, redevelopment, and employment- and sales tax-generation issues and activities.

e. Maintain financial and development review incentives to attract regional and local-serving retail and employment-generating businesses to Loma Linda, ensuring appropriate location of such businesses along Redlands Boulevard, California Avenue, and Barton Road.

- Focus business attraction and expansion efforts on sales tax-generating uses, community and regional serving retail, high technology, and research and development industries that will enhance the local economy.
- Actively seek larger retail businesses the City lacks, such has Home Furnishing and Appliance Stores, Hardware and Building Materials, expanded Auto Dealerships, and Supermarkets to locate on Redlands Boulevard.
- Focus on attracting and maintaining businesses in or serving the medical professions on Barton Avenue to continue the existing pattern.
- Service industries with restaurants as ancillary uses should be encouraged to locate on California Avenue.
- Conduct outreach to City vendors or suppliers to attract new businesses to Loma Linda.

g. Continue to participate in economic development partnerships such as IVDA, recognizing that job creation, both within Loma Linda and surrounding communities will assist in reducing peak hour congestion along the I-10 freeway.

h. Recognize the economic development benefits of, and place emphasis on beautification of major arterials and community entries, street cleaning, and consistent enforcement of City regulations.

- Undertake urban design improvements described in urban design section of this element.

i. Periodically survey the business community for evaluation of City services and improvement suggestions.

j. Work with private sector entities to identify and implement advanced infrastructure technologies that will facilitate the relocation of technology-related businesses to Loma Linda, as well as the expansion of existing businesses.

k. Work with the private sector to maintain an adequate supply of skilled workers and the capital needed to attract and maintain business in Loma Linda.

- Work with the area schools and the University to establish and maintain education and continuing education programs to meet the existing and foreseeable needs of local employers.
- Work with the Redlands Unified School District, Loma Linda Academy, and Loma Linda University to identify local educational resources applicable to the labor force needs of emerging industries (e.g., telecommunications, fiber optics, and biotechnology) in relevant occupational specialties.
- Facilitate the entry of lower income Loma Linda residents into job training programs, enabling them to hold meaningful, well-paying jobs.

l. Provide priority for access to economic development resources to (1) existing businesses seeking to expand within Loma Linda, (2) businesses seeking to relocate to Loma Linda from outside of the east San Bernardino Valley area, (3) retention of existing businesses, and (4) businesses seeking to relocate to Loma Linda from within the east San Bernardino Valley area to help them to access:

- Capital markets through the use of tax-exempt industrial development bonds and taxable bonds;
- Below-market rate interest rate business loans through revolving loan programs (e.g., CDBG, SBA, CDIF);
- Tax increment financing;
- County economic development programs aimed at lowering labor costs; and
- Programs available through the County's Small Business Development Center (e.g., business consulting, movie production sites, government procurement, and international trade).

m. Consider implementation of lease agreements as an incentive for the development of new office and multi-tenant business park development. Such agreements could include subsidies of rental rates to enhance the economic feasibility of financing development of office and multi-tenant business park projects, while increasing the economic attractiveness of the projects for new and expanding businesses.

4.6.2 Guiding Policy for Commercial and Industrial Land

Provide sufficient land to accommodate planned development, with office, business park, and commercial areas complementing residential and public development in location, access, mix of uses, attractiveness, and design quality.

Implementing Policies for Commercial and Industrial Land

a. Maintain a mix of uses on the General Plan land use map providing a variety of housing types, commercial development, and employment generating uses.

b. Promote the establishment of workplace alternatives, including home occupations and telecommuting to reduce peak hour congestion. Continue to allow home occupations in all residential districts.

c. Maintain an inventory of "ready-to-go" sites for commercial and targeted employment-generating development, complete with appropriate zoning and in-place infrastructure.

d. Seek innovative ways to reduce the cost burden of infrastructure provision on new industrial and commercial development, without transferring the burden to the residential sector.

e. Development of commercial/industrial uses with "point of sale: retail sales tax revenues should be located in mixed-use areas such as along California Avenue and in the business park on Redlands Boulevard.

f. Encourage the earliest development of a hotel as demand becomes available.

g. Identify potential sites to develop new overnight accommodation facilities, especially at non-retail sites near the freeway on-ramps and off-ramps.

h. Promote the development of new retail stores at vacant sites, such as the IVDA property, the Pacific Theater property, vacant parcels along Redlands Boulevard, and vacant East Side parcels.

i. Collaborate with Loma Linda University in developing a downtown area that includes small retail and service business. Consider creating a Design Overlay Zone for the Area.

j. Explore the creation of a multi-modal transportation center to serve the downtown area and nearby medical and educational facilities.

k. Look for participation opportunities with potential transit center development.

4.6.3 Guiding Policy for Maintaining and Improving Fiscal Health

Protect fiscal and financial health of the City of Loma Linda.

Implementing Policies for Maintaining and Improving Fiscal Health

a. Require new development to pay for its fair share of new infrastructure, public and community facilities, and the incremental operating costs it imposes on the City.

   - Unless the City provides specific economic development incentives, new development shall construct and/or pay for new on-site capital improvements required by their projects consistent with City standards.
   - New development shall incorporate such features as to ensure that it will not increase the cost of public services provided to existing development.

b. Create an Economic Development Corporation as a means to acquire property, develop property, and issue use rights for the purpose of generating land rent revenue streams to the City's General Fund.

c. Create other institutions to promote the generation of new land rent revenues to the General Fund including a housing authority, business improvement district, or improvement district.

d. Coordinate RDA activities with the City or future Economic Development Corporation to link land rent or lease opportunities.

e. Encourage the establishment and expansion of local businesses and development of commercial and other properties producing retail sales taxes, transient occupancy taxes, and high assessed valuation by providing assistance with financing, local processing, and environmental permitting.

f. As a part of the development review of office, business park, and industrial development within Loma Linda, seek opportunities for the designation of these uses as "point of sale."

g. Encourage and assist the development of hotels, motels, and long-term stay facilities along Redlands Boulevard.

h. Determine the need for a fiscal impact analysis to be conducted as part of the development review process to provide input into assessment of the overall fiscal impact of development within the City, and to determine what costs to the City, if any, should be mitigated.

i. Continue to promote development of the IVDA property with uses that maximize retail sales tax revenues and increase assessed valuation.

j. Continue to promote development of high value housing in the RDA project areas to increase assessed evaluation.

k. Limit the residential build out of Loma Linda to that which is needed to meet Housing Element objectives, develop infill lots, and establish upper-end housing within the southern portion of the City.

4.6.4 Greenhouse Gas

Local agencies, such as the City of Loma Linda, have an important role to play in California's fight against global warming, which has been identified as one of the most serious environmental effects facing the State today. Cities are being encouraged by the State to incorporate sustainable design into projects from the start, addressing global climate change considerations at the earliest feasible time. Through its General Plan, the City of Loma Linda intends to encourage well-designed, sustainable development projects to help move the State away from "business as usual" and toward a low-carbon future.

Assembly Bill (AB) 1493 of 2002 required the California Air Resources Board (CARB) to develop and adopt the nation's first greenhouse gas standards for automobiles. On June 1, 2005, Governor Schwarzenegger signed Executive Order S-3-2005, which calls for a reduction in greenhouse gas emissions to 1990 levels by 2020, and for an 80 percent reduction in GHG emissions by 2050. In addition, Governor Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006 (Health & Safety Code Section 38500 et seq.), in September 2006. AB 32 codified the State's greenhouse gas emissions target by requiring that California's greenhouse gas emissions be reduced to 1990 levels by 2020. In addition, AB 32 directs CARB to make available a list of early action GHG emission reduction measures by June 30, 2007. These measures were updated in October 2007 (CARB, 2007). Regulations to implement these measures are to be adopted before January 1, 2010, and the finalized emissions reduction measures will become operative and enforceable January 1, 2012.

To address the issue of global climate change and reducing carbon emissions requires a brad range of policies and actions. By providing a balance between local employment and housing, the General Plan provides the opportunity for Loma Linda residents and workers to reduce their daily commute, with consequent reductions in air pollutant and carbon emissions. Providing for compact, walkable communities and infill development in areas served by existing infrastructure, utilizes the resources that existing neighborhoods offer, and conserves open space and natural resources.

Building "green" will reduce energy consumption, reduce carbon emissions, and is a sound financial choice. Investments in green buildings pay for themselves, according to a new study for 40 California agencies. This study, drawing on national data for 33 green buildings and an in-depth review of several hundred existing studies, found that sustainable buildings are a cost-effective investment. The report concluded that financial benefits of green design are between $50 and $70 per square foot in an LEED building, over 10 times the additional cost associated with building green.

Much of our built environment is now powered by fossil fuels, which create the greenhouse gases that contribute to global warming. Thus, reducing energy consumption and increasing the use of renewable energy sources is a key component of addressing global climate change concerns.

Guiding Policy

Minimize greenhouse gas emissions that are reasonably attributable to the City's discretionary land use decisions and internal government operations, with the goal of reducing Loma Linda's greenhouse gas emissions to 1990 levels by 2020.

Implementing Policies

Compact Community Measures

a. Encourage the development of vacant and underutilized parcels consistent with neighborhood character in a way that best adds value to the surrounding area.

b. Facilitate employment opportunities that offer low vehicle use and minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, and home occupations, in addition to implementation of mixed-use development strategies.

c. Encourage patterns of commercial development that support use of public transit, including modifying development regulations to facilitate commercial and/or mixed-use projects at sites near transit stops.

Energy Conservation and Air Quality Measures

d. Encourage energy efficient landscaping for resource conservation by developing guidelines that emphasize proper irrigation techniques and sustainable landscaping (organic fertilizers and pesticides).

e. Consider light-colored surfacing on pavements and rooftops where feasible to reduce heat absorption.

f. As part of the development review process, work with builders to maximize energy conservation benefits in the placement of buildings on a site with regard to sun and natural breezes.

g. Actively support provision of infrastructure needed for alternative fuel vehicles, including fueling and charging stations. Review and consider revising applicable codes applying to refueling and recharging infrastructure to facilitate their inclusion in new development where appropriate.

h. Prohibit the installation of wood-burning fireplaces and other devices in new or renovated homes.

i. Facilitate implementation of renewable technologies through streamlined planning and development rules, codes, processing, and other incentives.

j. Incorporate measures to protect solar access from shading by neighboring structures and trees, thereby facilitating the use of passive or active solar systems.

k. Provide incentives such as expedited processing for facilities that use renewable energy sources. Work with State and Federal agencies to secure tax exemptions, tax rebates, or other financial incentives for such facilities.

l. Preserve and encourage planting trees in neighborhoods to provide shade in summer and reduce heat loss in winter. Successful methods include placing trees to the west and northwest of houses to shade from the hot summer sun and grouping trees to protect them from harsh elements and support their longevity. Trees can reduce air temperatures 5–10° F from shading and evapo-transpiration (water in leaves converting into vapor, cooling the air).

Transportation Measures

m. Promote transit routes and link neighborhoods with transit.

n. Encourage businesses and public agencies to offer telecommuting as a work alternative, and allow corporate satellite work centers near housing concentrations to enable residents who are employees of out-of-city businesses to reduce their commutes.

o. Require new development to incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, and access to transit (where available).

p. Include recycled and energy-conserving materials for road construction and repair, as well as resource-efficient materials, such as rubberized asphalt concrete and pervious pavement, in road repair and construction where it is cost-effective and feasible.

q. Work with Omnitrans to provide turnouts for transit stops.

r. Pursue traffic signal timing coordination as a means of improving traffic and reducing vehicle idling times.

s. As appropriate, require new development and redevelopment projects to address the following: bicycle and pedestrian access internally and to other areas; safe access to public transportation and construction of paths that connect with other non-motorized routes; safe road crossings at major intersections for schoolchildren and seniors; and secure, weatherproof bicycle storage facilities. Ensure that such facilities will have ongoing maintenance.

t. Support and participate in the development of intermodal transit hubs that expand alternative transportation use.

u. Encourage the use of public transit and alternative modes of transportation through land use designations and zoning which cluster employment centers with a mix of other uses, and project design that incorporates car pool areas, “park and ride” facilities and similar incentives.

v. Ensure that transit systems provide for the storage of bicycles on transit as well as at transit centers.

w. Work with Omnitrans to post current schedules and maps at all transit stops and other key locations, to make real-time arrival information available to riders, and to provide shelters that adequately protect riders from inclement weather.

City Operations Measures

x. Minimize Loma Linda’s contributions to greenhouse gas emissions by shifting to low-carbon and renewable fuels, and employing zero-emission technologies, where feasible in City purchasing and ongoing operations and maintenance activities.

y. Provide incentives for City employees to carpool to work.

z. Incorporate energy efficiency as a key criterion in the City’s procurement process.

5.0 HOUSING ELEMENT

Housing has been and will continue to be one of the basic needs that must be accommodated within the City of Loma Linda. The Housing Element describes the existing housing available and the goals and supporting policies the City will follow to ensure that adequate provisions are made for meeting the housing needs of all segments of the community.

5.1 INTRODUCTION

5.1.1 Regional Location

The City of Loma Linda is located within western San Bernardino County approximately 60 miles east of the City of Los Angeles, California. Jurisdictions that border the City of Loma Linda include the Cities of Redlands and San Bernardino to the north; the City of Redlands and unincorporated San Bernardino County to the east; unincorporated Riverside and San Bernardino Counties to the south; and unincorporated San Bernardino County and the Cities of Colton and San Bernardino to the west.

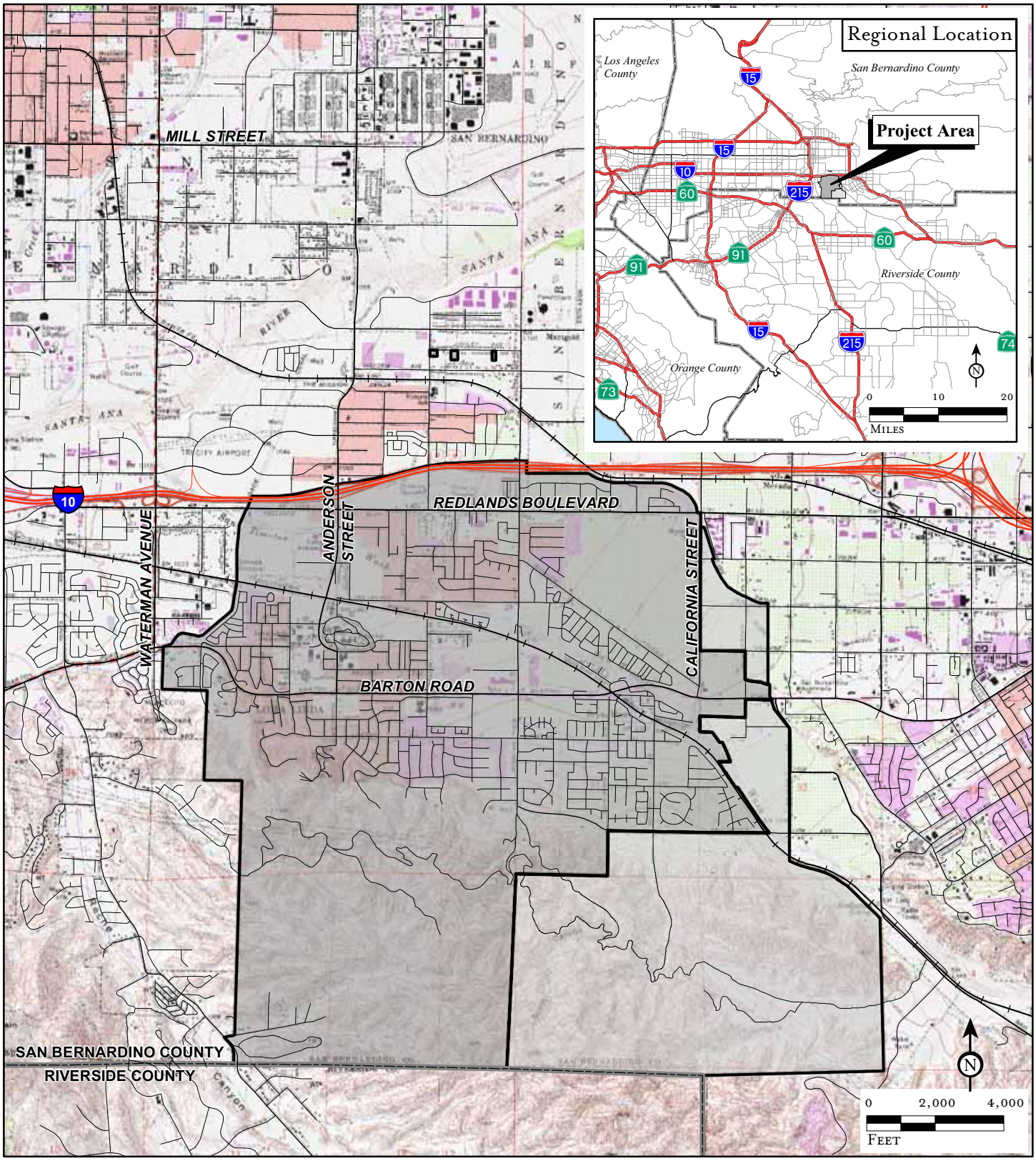
The Planning Area for the Housing Element includes the existing City limits and the City's current sphere-of-influence. The total Planning Area covers approximately 9.45 square miles. Of this area, 8 square miles are currently within the City limits. The City is approximately 40 percent developed, the remainder comprising agricultural areas, open space, and vacant lands. Much of the remaining land is located in hillside areas that provide an important scenic backdrop to the City. According to the California Department of Finance[1], the January 2007 population of the City of Loma Linda was 22,451.

Loma Linda's location within the Southern California region and the City's sub-regional location within San Bernardino County are shown in Figure 5.1.

5.1.2 Background and Purpose of the Housing Element

Many Californians with average or less than average incomes can find it difficult to secure adequate housing that they can afford. Since the early 1980s, the problem of finding adequate housing for

[1] State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2006 and 2007. Sacramento, California, May 2007.*



LSA

FIGURE 5.1

CITY OF LOMA LINDA

CITY OF LOMA LINDA SPHERE OF INFLUENCE

City of Loma Linda General Plan

REGIONAL AND PLANNING AREA LOCATION MAP

SOURCE: USGS 7.5' Quads: Redlands (1988), San Bernardino South (1980), CA; Thomas Bros., 2009

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lower income groups has been compounded by high housing costs, lack of readily developable land in many communities, and the decreased participation of the State and federal governments in the funding of housing programs.

Although General Plan housing elements were mandated by state legislation enacted in 1967, the State has subsequently undertaken major revisions of Housing Element law in response to rapidly increasing housing prices. As a result, each city and county must analyze local housing needs, and provide a realistic set of programs to meet those needs. State of California housing policy (*Government Code Section 65580)* includes the following:

a. *"…The availability of housing is of vital Statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order." (Section 65580, State of California Government Code.)*

b. *".. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels." (Ibid.)*

c. *"…The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government." (Ibid.)*

d. *"... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community." (Ibid.)*

e. *"...In carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs." (Ibid.)*

Thus, the City of Loma Linda is required to:

- Identify and analyze the current and projected housing needs of "all economic segments of the community, based on a regional housing needs analysis to be prepared by the applicable regional planning agency[2];"
- Evaluate current and potential constraints to meeting those needs, due both to marketplace and government operations;
- Assess the availability of land suitable for residential use and opportunities for energy conservation in residential development;
- Set forth objectives, policies, and programs that set forth a 5-year schedule of actions to meet identified housing needs,[3] and to remove governmental and non-governmental constraints on the production of housing, the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state

[2] Loma Linda is within the Southern California Association of Governments (SCAG) region. SCAG is responsible for preparing a Regional Housing Needs Analysis that defines objectives for the development of new housing for very low, low, moderate, and above moderate income households for all cities and counties within its planning area.

[3] "Identified housing needs" includes production of new housing to meet the needs of new households of all economic segments of the community, conservation of existing sound housing, improvement of existing substandard housing, protection of existing housing affordability, promotion of equal housing opportunities, and meeting the needs of identified "Special needs" groups (e.g., elderly, homeless, large families, farm workers, one parent households, handicapped). The needs of the homeless are also required to be addressed in municipal housing elements.

financing and subsidy programs and, when available, funds in a low and moderate income housing fund of a redevelopment agency; and

- Address needs for emergency shelter for the homeless.

The purpose of the Housing Element is to ensure that adequate provisions are made for meeting the housing needs of all economic segments of the community. The Loma Linda Housing Element has been prepared in accordance with the requirements of State law (Article 10.6 of the Government Code, Sections 65580 through 65589.8, and Section 65588), and requires that housing elements be updated not less frequently than every five years. Each revision must describe the progress made on achieving the goals and objectives of the previous housing element.

As noted above, unlike other portions of the General Plan that are long-term in nature, the Housing Element is required to set forth a short-term program for the provision of housing for all economic segments of the community. Current State law establishes a 2006-2014 time period for Housing Elements within Southern California, including the City of Loma Linda.

5.1.3 Citizen Participation

The legislature requires that local housing elements be prepared with the participation of all economic segments of the community. The preparation of the Housing Element included the following citizen participation activities:

- A workshop with local affordable housing providers and housing/farm worker interests;
- Public notices and announcements; and
- Public hearings, including the Planning Commission and City Council.

The City of Loma Linda conducted a public participation Housing Element workshop at City Hall on December 10, 2007. The workshop addressed the City's Draft Housing Element and elicited comments from attendees regarding housing issues as they affect the provision of temporary housing and related services and the production of affordable housing within the City. The focus of the workshop was to identify potential issues and topics for inclusion into the Housing Element. After the workshop, the Housing Element was modified to include policies and issues brought up at the workshop. The City of Loma Linda sent out invitations to the workshop, and the following people attended, in addition to City Staff and consultants. The notes from that workshop, as well as minutes from the subsequent public hearings that were held regarding this Housing Element are included as Appendix A.

- Kevin Varner, Mission Development
- Lawrence Herman, Jamboree Housing Corp.
- Luan Yan Hu, Holland Partners
- Tom Rennado, Habitat for Humanity, San Bernardino
- Gil Prestwood, Lewis Operating Corp
- Margaret Rochelle, Inland Behavioral & Health Services

5.1.4 Definition of Terms

Several terms are used throughout the Housing Element that have particular meanings under California law. The following presents definitions of key terms to facilitate understanding of the Housing Element. Words appearing in italics in a definition are defined elsewhere in this section.

At-risk Units	Existing assisted housing developments that are eligible to change from income-restricted low-income housing to market rate housing during the next 10 years due to termination of funding contracts, mortgage prepayment, or expiration of restrictions on use.
Dwelling Unit	A room or group of rooms occupied or intended for occupancy as separate living quarters.
Existing (Housing) Need	The unmet potential demand for affordable housing in a community; assumed to be the number of very low- and low- income households that are *overpaying* for housing (spending more than 30 percent of their gross income on housing costs).
Family	A *household* consisting of two or more persons who are related by blood or marriage or who constitute a single bona fide housekeeping unit.
Future (Housing) Need	New construction needed to provide housing for all income groups that will accommodate new households (growth), replace housing inventory lost to demolition or other causes, and achieve a vacancy rate that will allow the housing market to operate efficiently and provide mobility opportunities.
Goal	A statement describing the desired condition that should exist in the housing environment. A goal is typically not stated in quantitative terms, in contrast to an *objective*.
Household Unit	All the persons who occupy a single dwelling unit, such as a detached house, townhouse, or apartment. A household may consist of one person, unrelated individuals, or a *family*.
Household, Extremely Low Income	A household with an income of less than 35 percent of the San Bernardino County median income ($59,200[4)]. For Loma Linda, a very low income household of four persons is one having an income of less than $20,720
Household, Very Low Income	A household with an income of less than 50 percent of the San Bernardino County median income ($59,200[4)]. For Loma Linda, a very low income household of four persons is one having an income of less than $29,600
Household, Low Income	A household with an income between 50 and 80 percent of the San Bernardino County median income ($59,200[4]). For Loma Linda, a low income household of four persons is one having an income less than 47,350.
Household, Moderate Income	A household with an income between 80 and 120 percent of the San Bernardino County median income ($59,200[4]). For Loma Linda, a moderate income household of four persons is one having an income between $63,901 and $71,000.

[4] California Department of Housing and Community Development, *Income Limits,* February 2007, family of four.

Household, Above Moderate Income — A household with an income more than 120 percent of the County median income ($59,200[4]). For Loma Linda, an above moderate income household of four persons is one having an income more than $71,001.

Housing Production Needs — See *existing need* and *future need*.

Live/Work Housing — Dwelling units that are designed to accommodate both residential and business use.

Manufactured Housing — A home built entirely in the factory under a federal building code administered by the US Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (the HUD Code) went into effect June 15, 1976. Manufactured homes may be single- or multi-section and are transported to the site and installed.

Mobile Home — A home built entirely in the factory and are transported to the site and installed. Manufactured homes may be single- or multi-section. Mobile Home is the term used for homes built prior to June 15, 1976, which is when The Federal Manufactured Home Construction and Safety Standards went into effect.

Objective — The numerical target for some measurable outcome to be achieved by the end of the planning period (2005). Objectives must be stated for the rehabilitation, conservation, and development of housing.

Overcrowding — As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment — A household that is paying more for housing than it can reasonably afford, given other life necessities such as food, transportation, health care, and child care. The rate of overpayment is measured by the proportion of households that are spending more than 30 percent of their gross income on housing costs. The problem of overpayment by very low- and low-income is often cited as an indicator of housing assistance needs.

Policy — A broad statement, consistent with a *goal*, that guides and shapes actions in order to achieve an *objective* under that goal.

5.1.5 Consistency with Other General Plan Elements

The California Government Code requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element and Circulation Element. The proposed goals and policies of the Housing Element have been reviewed for consistency with the other elements of the updated General Plan. As a result, the Housing Element is internally consistent with the balance of the General Plan. As

portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

5.2 PROGRESS REPORT

5.2.1 Introduction

Section 65588(a) of the Government Code requires that each city shall review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city in implementation of the housing element.

The City's previous Housing Element was adopted in October 2006. It is the purpose of the following Section to evaluate the effectiveness of Loma Linda's Housing Element, progress in the implementation of the existing Housing Element, and the appropriateness of existing Housing Element goals, objectives, policies, and programs.

5.2.2 Appropriateness and Effectiveness of the Existing Housing Element's Goals, Objectives, and Policies and Its Implementation

This section evaluates the effectiveness of the goals, objectives, policies, and actions of the 2006 Housing Element. Due to an overall update of the General Plan, the adoption of the Housing Element was delayed after the last Housing Needs Assessment was released by SCAG (2001). There are many factors that have affected the City's ability to meet the goals and objectives it established in previous Housing Elements. In addition, Measure V, a growth management initiative measure that was introduced in the midst of a comprehensive update of the City's General Plan and its Housing Element, affected preparation of the 2006 Housing Element. After the adoption of the General Plan and Housing Element update in October 2006, Measure V was formally approved by the voters. To ensure that the City did not make commitments that could not be fulfilled should Measure V be adopted, implementation of a number of housing programs was reviewed in an effort to avoid noncompliance with newly adopted Measure V.

Loma Linda voters approved Measure V in November 2006. Since the Measure was passed, uncertainty about the meaning of various provisions of Measure V and how it is to be implemented has remained. Therefore, until very recently, there has been uncertainty about the viability of some of the programs contained in the City's adopted Housing Element. For this reason, some of the programs have not yet been implemented. However, the City remains committed to providing housing programs for the benefit of its citizens and is committed to implementing the programs set forth in this Housing Element. Despite this uncertainty, several programs and projects were completed since the adoption of the 2006 Housing Element.

Since the 2006 Housing Element, three residential projects have been submitted to the City of Loma Linda for development approvals. All were approved by the City Council at the densities requested. These three projects were for multi-family units, all of which were in the mid-range of the allowable densities.

The following provides a review of each action program defined in the 2006 Housing Element. The review summarizes the success or failure of each program. If a program has been unsuccessful, a summary of the reasons has been provided.

Inventory of Housing to Meet the Needs of all Economic Segments of the Community

The previous housing element had the following quantified objectives:

Table 5.A: Housing Needs by Income Category, 1998–2005

Income Category	Number of Units	Percentage
Very Low	332	21.9%
Low	235	15.6%
Moderate	296	19.6%
Above Moderate	649	42.9%
Total	**1,512**	**100%**

Source: SCAG RHNA 1999.

The previous Housing Element was adopted prior to the passage of Measure V; therefore, at the close of the previous Housing Element period (December 2005), the land inventory used to determine if housing could be accommodated based on the assigned need was found to be adequate, as it used the existing land use. Overall, it found that 4,213 units were available for development. This inventory is included in Appendix B.

Programs to Provide Adequate Residential Sites for the Production of New For-sale and Rental Residential Units for Existing and Future Residents

Biennial Evaluation: The Community Development Department committed to conducting a biennial update of the City's inventory of available sites, and taking appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs. This program was to begin in June 2007, and continue every two years thereafter. The result of the evaluation is to be a maintained inventory of available sites for use in discussions with potential developers. This program was to be funded by the General Fund/Redevelopment Agency.

> **Evaluation of Program Success:** Loma Linda Voters' approved Measure V in November 2006. As a result, the City began incorporation of the provisions of Measure V into the General Plan shortly thereafter. The first evaluation conducted under this program was conducted in September 2007, and was used as the basis for land use recommendations included in this Housing Element. The listing of vacant and available sites is included in Appendices B and C of this Housing Element.
>
> **Recommendation:** Continue the program, with the next evaluation to be conducted in September 2009.

Second Unit/Accessory Units: Loma Linda committed to actively encouraging the use of second units in single-family residential areas in meeting the City's low- and moderate-income housing objectives where such second units would neither adversely affect nor alter the character of the surrounding single-family neighborhood. The City encouraged the use of second units by including them as Permitted Uses in Section 17.34.020 of the Municipal Code, providing information and forms that will inform the community of requirements for second units and help to facilitate the approval

process, and hoped that the program would facilitate the development of ten second units. This program required no funding.

Evaluation of Program Success: Although the development and use of second units was encouraged by the Community Development Department, no requests for second units were received by the Community Development Department, and none were developed during the last housing period.

Recommendation: Continue the program with modified goals.

Revise Requirements For Second Dwelling Units: The City agreed to revise the requirements for the approval of second dwelling units to comply with AB 1866. This legislation provides that after July 1, 2003, the permit process for second units is to be ministerial. AB 1866 states the following: "This bill would require, when a local agency receives its first application on or after July 1, 2003, that the application shall be considered ministerially without discretionary review or hearing, notwithstanding other laws that regulate the issuance of variances or special use permits. The bill would authorize a local agency to charge a fee to reimburse the agency for costs it incurs as a result of these provisions." The requirements for Second Dwelling Units were to be revised within three months of the adoption of the Housing Element. This program was to be funded by the General Fund.

Evaluation of Program Success: The City hoped to include the Second Dwelling Unit revisions in a comprehensive update to the Development Code, which was to follow Loma Linda's comprehensive General Plan update that was approved in 2006. As a result of the Loma Linda voters' approval of Measure V, the City must incorporate the provision of Measure V into the General Plan, and the Development Code Update Project was placed on hold until after that effort. Following incorporation of Measure V into the General Plan, this program will be implemented.

Recommendation: Continue the program, with completion by the end of 2009 ~~2008~~.

Programs to Ensure the Supply of Safe, Decent, and Sound Housing for All Residents

Monitor At-Risk Projects: Loma Linda agreed that one year prior to each required Housing Element update, the status of financial incentives for assisted housing projects would be assessed to determine whether income restrictions on any such projects existing at that time are "at-risk" of being lifted, thereby terminating the "affordability" of the project. Where assisted housing projects are "at-risk," strategies will be developed to preserve their affordability. The assessment will be based on HUD and HCD documents. This program was to be funded by the General Fund.

Evaluation of Program Success: This evaluation occurred as part of the current Housing Element update.

Recommendation: Continue the program, with the next evaluation to be completed in June 2013. Additionally, add a program to inquire about the willingness of owners of multi-family housing projects to sell their projects to the City, including at-risk projects.

Housing Rehabilitation Program: The Community Development Department and Redevelopment Agency committed to assist applicants in accessing home rehabilitation loans for low- and moderate-income housing, and self-help housing projects. The City will continue to assist applicants in accessing rehabilitation loans by creating brochures that identify what loans are available and the processes by which these loans are granted. In addition, City staff will provide technical review of

forms to ensure that applicants have provided all essential information. This program was to be funded by the General Fund, redevelopment funds, and available housing programs.

Evaluation of Program Success: A brochure outlining available loan programs has been made available by the City. In addition, a one to two page flyer is attached to each application, which fully explains the program and qualifications to participate.

Recommendation: Continue the program.

Community Education Regarding the Availability of Rehabilitation Programs: The Redevelopment Agency agreed to provide information to very low- and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media. A brochure of available programs exists and is updated as needed. This program was to be funded by the Redevelopment Agency.

Evaluation of Program Success: The brochure exists and is available to very low- and low-income households and other special needs groups.

Recommendation: Continue the program, updating the brochure as needed.

Housing Condition Survey: The City Building Official is responsible for maintaining a current housing condition survey of all housing units within the City. This program is ongoing with a comprehensive update intended one year prior to the next Housing Element update. This program was to be funded by the General Fund.

Evaluation of Program Success: Because the current Housing Element followed closely after the City 2006 adoption of a comprehensive General Plan update including a Housing Element, this survey will next be completed prior to adoption of the 2014 Housing Element update.

Recommendation: Continue the program, providing a comprehensive housing condition survey by June 2013.

Rental Rehabilitation Program: The Development Department and Redevelopment Agency will provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will provide financial assistance by applying for CDBG funds and the redevelopment agency will allocate funds for rental rehabilitation. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The quantified objective was to provide financial assistance to owners of five rental properties to rehabilitate substandard units. This program was to be funded by the Redevelopment Agency.

Evaluation of Program Success: The Redevelopment Agency (RDA) has a Multi-Family Rental Housing Rehabilitation Loan Program, which allows up to $75,000 but no more than 50 percent of the cost of rehabilitation for units that are rented to very low and low income tenants. The RDA also provides assistance to owners of single-family rentals for very low and low income tenants of up to $15,000. No applications for this program have been received since June. 2002.

Recommendation: Continue the program.

Code Enforcement: The Building Official agreed to provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, and water conservation violations. This program is ongoing, with the objective of elimination of code violations within Loma Linda. This program was to be funded by the General Fund.

Evaluation of Program Success: The City of Loma Linda building official has been providing ongoing inspection services on a complaint basis.

Recommendation: Continue the program.

Housing Replacement: The Redevelopment Agency and the Community Development Department agreed to continue the existing housing replacement program whereby large rehabilitation loan requests are automatically reviewed by the City to determine if replacement, rather than repair, would be more cost-effective. This program is ongoing, with the objective of replacing 15 dwelling units that would have otherwise undergone costly rehabilitation. This program was to be funded by Redevelopment Funds.

Evaluation of Program Success: From 2002 through 2007, 33 deteriorated residential units were determined uninhabitable and were demolished, because they were not decent, safe, and sanitary. The demolished units are:

- 2002 – 5 units on Court Street, Lind Avenue, Poplar Street
- 2003 – 5 units on Poplar Street and Evans Street
- 2005 – 10 units on Poplar Street, Lind Avenue, Poplar Drive, Remsen Drive, and Van Leuven Street
- 2007 – 13 units on Poplar Street and Poplar Drive

The RDA acquired these properties to consolidate sites for development of affordable housing. It is in the process of actively seeking affordable housing providers for infill and development projects to replace these units, since their rehabilitation was determined to be cost prohibitive.

Recommendation: Continue the program, with modified goals.

Programs to Provide Incentives for Energy Conservation Measures in New Housing

Energy Conservation Program: The Community Development Department and City Building Official, in concert with Southern California Edison, the Southern California Gas Company, and other energy advocacy programs such as sustainable (green) architecture, agreed to implement an energy conservation program involving architects, developers, and contractors by providing incentives to participate in the program. This program is ongoing, and has the objective of minimizing costs of space heating and cooling in new and existing dwelling units in addition to saving on water usage and building materials through recycling. This program was to be funded through the General Fund, Southern California Edison, and the Southern California Gas Company.

Evaluation of Program Success: The Loma Linda Energy Action Plan was adopted by the City Council on November 13, 2007. Staff prepared the energy action plan to serve as a guideline and provides the framework, objectives and goals for achieving measurable results in our pursuit of energy efficiency and cost savings.

Recommendation: Continue the program.

Programs to Assist and Cooperate with Nonprofit, Private, and Public Entities to Maximize Opportunities to Develop Affordable Housing

Partnership Program: The Community Development Department and Redevelopment Agency agreed to meet regularly with nonprofit, private, and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing. The first meeting was to be conducted within one year of Housing Element adoption, and annually thereafter. These meetings will be used to familiarize nonprofit, private, and other public entities involved in the production of affordable housing with the City of Loma Linda, and thereby facilitate interest on the part of these entities in developing affordable housing in Loma Linda. The funding was to come from private sources, the Redevelopment Agency, and CDBG.

Evaluation of Program Success: The meeting was conducted in association with the current update of the Housing Element. In addition, City and RDA staff has met with individual providers (nonprofit and private) on several occasions during 2007.

Recommendation: Continue the program.

Facilitate Development of Affordable Housing Projects: The Community Development Department and Redevelopment Agency agreed to designate sites for affordable housing projects and create conceptual plan(s) for neighborhood development activities. The Agency will then distribute Requests for Proposals to housing developers for construction of the affordable housing project, although the Agency may select a developer without an RFP based solely on the developer's qualifications and proposal. The Requests for Proposals were to be distributed within one year of Housing Element adoption. This program was to meet the objective of increasing the production of affordable housing to meet the needs of very-low and low-income households. The funding was to come from Private sources, the Redevelopment Agency, State, federal, and financial institutions. The Agency is willing to act as issuer of multi-family housing bonds.

Evaluation of Program Success: The Redevelopment Agency (RDA) has requested proposals from C & C Development Company, LLC; Orange Housing Development Corporation; Corporation for Better Housing; TriCo Development; Riverside Housing Development Corporation; Jamboree Housing Corporation; Habitat for Humanity-San Bernardino; Family Homes; MODTECH; Nick Tavaglione, and Gayland Hood (local providers); and Eddie Lopez (local provider) for infill, affordable housing projects.

Recommendation: Continue the program, and modify it to include that the Agency is willing to act as the issuer of multi-family bonds.

Programs to Review and Modify all Standards and Application Processes to Ensure that City Standards Do Not Act to Constrain the Production of Affordable Housing Units

Maintain a Streamlined Application and Development Process: Community Development Department, City Engineer, and Building Official agreed to continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications. As part of the updating of the City's zoning ordinance to ensure consistency with the General Plan, ensure that development standards and processing of the R-3 zone clearly spell out City expectations for new development and redevelopment in a manner that does not create constraints on the development of housing needed to meet the quantified

objectives of the Housing Element. Updating the zoning ordinance, including permitting and review procedures and development standards within the R-3 zone was to be completed within one year of the adoption of the Housing Element. The City would then conduct a follow-up review annually thereafter. This program would meet the objective of minimizing the costs of residential development within Loma Linda attributable to the time it takes to review development applications and plans, and ensure that City standards yield quality development and protect the public health and safety without constraining the production of affordable housing units needed to meet the quantified objectives of the Housing Element. The funding was to come from the General Fund and CDBG.

Evaluation of Program Success: The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising its General Plan to incorporate the provisions of Measure V. For this reason, the review and revision of permit processing procedures for residential projects is not intended to be undertaken until after the General Plan amendment incorporating the provisions of Measure V is adopted.

Recommendation: Continue the program to continue efforts to streamline and improve the development review process, including the review and revision of permit processing procedures for residential projects as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Density Bonus Ordinance: The Community Development Department will monitor statutory requirements for municipal density bonus requirements. An evaluation of the current City density bonus provisions against State law was to be conducted by December 2006, and annually thereafter to ensure that City density bonus provisions comply with State requirements. The funding was to come from the General Fund.

Evaluation of Program Success: The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan. Consequently, the Development Code Update Project, which would have included an update to the density bonus provisions, has been placed on hold.

Recommendation: Continue the program, updating the density bonus ordinance as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Use of Density Bonuses: The City will grant density bonuses for the provision of affordable housing units as required and provided for in state law. The City will promote the use of density bonuses by providing information and brochures to developers, which explain the benefits and opportunities to both developers and residents in utilizing the density bonus program. This program will be ongoing as requests are made, and will strive to facilitate the achievement of Housing Element objectives for the provision of new housing for all economic segments of the community. The funding will come from the Redevelopment Agency as well as available housing programs.

Evaluation of Program Success: No density bonuses for the provision of affordable housing have been requested.

Recommendation: Continue the program, and add an additional program to permit the use of extra density bonuses.

Priority Permit, Entitlement Processing and Building Inspections for Lower-Income Housing Projects: The City Building Official will give priority to low-, very low-income, and large family rental unit housing projects for permitting, entitlement processing and for building inspections that are

carried out during various stages of the construction process. This program will be ongoing as applications are filed, and will have the purpose of minimizing the cost of providing affordable housing by reducing time waiting for inspections to be completed. The funding will come from Building Permit Fees, CDBG, and the General Fund.

Evaluation of Program Success: The City's processing procedure is a streamlined procedure, thus providing expedited review as a standard practice.

Recommendation: Continue the program.

Review and Revise Processing and Permit Procedures: The Community Development Department will review and revise processing and permit procedures and the extent of discretionary review for all residential projects. This review and following revisions will ensure that the City procedures are appropriate and provide the appropriate level of discretionary review. The City will determine which policies and ordinances hinder the development of housing. The City will then initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing through a ministerial process. The analysis was to be completed within six months of the adoption of the Housing Element, and any needed policy or ordinance provisions initiated within three months after completion of the analysis. The program was to strive for facilitating and encouraging the development of housing by removing the constraints within the City's current processing and permit procedures. The program was to be funded by CDBG and the General Fund.

Evaluation of Program Success: The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan. For this reason, the review and revision of permit processing and procedures was not undertaken.

Recommendation: Continue the program, providing the review as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Zoning Flexibility: The Community Development Department agreed to modify the zoning ordinance to allow flexibility in development standards to allow for multifamily units on appropriately zoned parcels that may require variances, such as odd shaped, problem parcels where such units are needed to meet the quantified objectives contained in the Housing Element. The modifications may include increased densities on parcels adjacent to community amenities and allowing duplexes on corner lots. Additionally, a reduction of the park requirements may be allowed, if it is demonstrated there is not a need. This program was to be implemented on a case-by-case basis as development applications were made after adoption of the Housing Element. This program would facilitate the development of housing for lower-income households and households that need proximity to community amenities by removing the constraints within the City's current processing and permit procedures. The funding for this program was to come from CDBG and the General Fund.

Evaluation of Program Success: This program was not implemented. The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan to incorporate the provisions of Measure V. The Development Code update has been placed on hold until that is completed.

Recommendation: Continue the program as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

University/Special Planning Area Parking District: The Community Development Department agreed to modify zoning standards to provide for establishment of a facility/parcel within or adjacent to the University or Special Planning Area B to serve as an off-site parking facility for nearby

residences. This parcel would meet the parking needs of the nearby residences and reduce the off-street parking standards within the established area. This modification would reduce the parking constraints on the development of higher-density dwelling units near community amenities. The implementation of this program was to begin by the development of parking facilities and establishment of areas to reduce off-street parking standards within six months of adoption of the Housing Element. Program implementation would facilitate the development of higher density dwelling units to meet the needs of lower-income households and households that need proximity to community amenities by reducing the parking constraints adjacent to community amenities. The program was to be funded by CDBG and the General Fund.

Evaluation of Program Success: This program was not implemented. The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan to incorporate the provisions of Measure V. The Development Code update has been placed on hold until that is completed.

Recommendation: Continue the program as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Review and Revise Parking Standards for Affordable Housing Projects: The Community Development Department agreed to review and revise parking standards for all affordable housing projects, including second units, as part of the zoning ordinance update to implement the provisions of the General Plan. This review and following revisions will ensure that the City parking standards are appropriate and ensure that parking standards do not hinder the development of affordable housing. The City also agreed to initiate actions to address these constraints, including lowering the City's minimum parking standards for affordable housing projects to reflect actual parking needs. A complete analysis to initiate any needed parking standard revisions as part of the City zoning ordinance update was to be completed within one year after adoption of the Housing Element. This program would serve to facilitate and encourage the development of affordable housing by removing any parking standard constraints. The program was to be funded by CDBG and the General Fund.

Evaluation of Program Success: This program was not implemented. The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan to incorporate the provisions of Measure V. The Development Code update has been placed on hold until that is completed.

Recommendation: Continue the program as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Programs to Facilitate the Development of New Housing for All Economic Segments of the Community, Including Lower, Moderate, and Above-Moderate-Income Households

Community Information: The Community Development Department and Redevelopment Agency agreed to undertake a program to provide information to the community about annual incomes for typical occupations and the equivalent "buying power" of these incomes in today's housing market, including the annual income ranges of "very low," "low," and "moderate" incomes, and of the typical occupations that fall into these categories. The materials and education program were to be initiated by December 2006. This program would serve to promote community understanding of "affordable housing" and "low" and "moderate" income, thereby reducing potential community resistance to affordable housing development. The program funding was to come from the Redevelopment Agency.

Evaluation of Program Success: This program has not yet been implemented. As part of the update of the General Plan and Housing Element, issues related to the buying power of lower income households were not raised. As a result, it does not appear that misperceptions regarding the typical occupations and the equivalent "buying power" of lower income households are a significant issue in the community.

Recommendation: Discontinue the program.

Meet with Potential Developers: The Community Development Department and City Manager have agreed to actively seek out and conduct an annual meeting with potential developers of infill sites as a means of generating interest on their part to undertake residential projects within the City needed to meet Loma Linda's identified share of regional housing need. The first meeting was to be held by the end of 2006, and with an annual meeting thereafter. The objective of this program is to create interest on the part of potential developers of infill sites and of above moderate-income housing as a means of facilitating achievement of quantified objectives for the development of housing for these income groups. The funding for this project was to come from the General Fund.

Evaluation of Program Success: The formal meeting was held as part of the update of the current Housing Element. In addition, the Redevelopment Agenda (RDA) met and/or conferred with C & C Development Company, LLC; Orange Housing Development Corporation; Corporation for Better Housing; TriCo Development; Riverside Housing Development Corporation; Jamboree Housing Corporation; Habitat for Humanity-San Bernardino; Family Homes; MODTECH; Nick Tavaglione and Gayland Hood (local providers); and Eddie Lopez (local provider) regarding infill sites. Additionally, Agency staff has engaged in discussions regarding affordable housing production with representatives of Mary Erickson Community Housing, a non-profit corporation that develops and operates affordable housing projects.

Recommendation: Continue the program.

Housing for Existing Very Low and Low-Income Residents: The Community Development Department, Redevelopment Agency agreed to utilize CDBG funds for infrastructure improvements and available federal, State, and local housing development programs to undertake development of housing project for Loma Linda's existing very low and low-income households who are living in dwellings that are in need of replacement. This program is ongoing, and had a goal to provide housing assistance to 150 existing very low or low-income Loma Linda residents. The funding was to come from Redevelopment Funds and Section 8 funds through the County.

Evaluation of Program Success: Since the last Housing Element Update, 282 households have received housing assistance. These programs are income restricted to very low- and low-income households.

Recommendation: Continue the program, and consider altering the requirements so that covenants shorter than 45 years for ownership and 55 years for rental units are considered within redevelopment project areas.

Inclusionary Housing Program: The Community Development Department was to prepare and implement an expansion to the current Inclusionary Housing Program to include areas beyond redevelopment locations. This citywide program was to be prepared to state that prior to meeting the City's housing needs as determined by SCAG's RHNA, not less than 15 percent of all residential units in any master plan, specific plan, or residential subdivision be set aside or acquired/built in another City area for occupancy by and affordable to lower-income households. For those developments that

are required to provide 10 or more units affordable to lower-income households, at least 10 percent of the lower-income units shall have three or more bedrooms. Also, for these developments, zoning standards shall be modified to allow up to 15 units per acre in an R-2 zone and up to 25 units per acre in an R-3 zone. Development standards shall also be modified as follows:

- In an R-2 zone, set backs shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 60 percent.
- In an R-3 zone, set backs shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 70 percent; and the maximum building height shall be increased to 50 feet.

After meeting the City's housing needs pursuant to the RHNA for current housing period, this program was to be discontinued until the next housing period as determined by SCAG. The program was to begin preparing within six months of the adoption of the Housing Element. The objective of this program was to assist the City in reaching its low-income housing goals. The program was to be funded by the General Fund.

Evaluation of Program Success: The Inclusionary housing program area was not expanded beyond the current area due to concerns regarding practicability. However, the City is likely to favorably consider inclusionary housing within redevelopment project areas to formalize the existing program.

Recommendation: Modify the program, to limit inclusionary programs to adopted redevelopment project areas, while retaining modified development standards for income-restricted housing.

Programs to Encourage and Support the Enforcement of Laws and Regulations Prohibiting Discrimination in Lending Practices and in the Sale or Rental of Housing

Cooperative Association: The Community Development Department and Redevelopment Agency agreed to continue to refer cases and questions to the Fair Housing Council of San Bernardino County for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City was to create a brochure in English and Spanish, explaining how complaints can be filed. The brochure will be available at City Hall in the Community Development Department and throughout the community in places such as bus stops, public libraries, community centers, local social centers and other public locations. The brochure will be completed one year from the date of Housing Element approval. The objective of this program is to provide City assistance to eliminate housing discrimination within the community. The funding source of the project was to be the General Fund.

Evaluation of Program Success: The brochure explaining how complaints can be filed was not created. However, whenever the City or Agency staff receives complaints, the contact information for the Fair Housing Council is provided.

Recommendation: Continue the program with modifications.

Programs to Assure the Provision of Housing Opportunities for Those Residents of the City Who Have Special Housing Needs

Housing Opportunities for Special Needs Groups: The Community Development Department committed to providing housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless by giving priority funding to development projects

that include a component for special needs groups in addition to other lower-income households. The City will implement priority based on blight and community needs to ensure adequate housing for all residents within special needs groups. The City will also prioritize redevelopment funds based upon the needs of the community. This program is ongoing, and will serve to maximize opportunities to address the housing needs of special needs groups within the City. The funding sources for this program are State and Federal housing funds, Redevelopment Funds, and CDBG.

Evaluation of Program Success: The prioritization of redevelopment funds was not undertaken, and determined to be unnecessary.

Recommendation: Discontinue the program.

Coordination with Agencies Serving the Homeless and Ensure that Development Standards Facilitate Emergency Shelters and Transitional Housing: The Community Development Department, San Bernardino County Housing Authority, and private assistance agencies agreed to cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless. Additionally, the City was to analyze and determine whether its development policies and processing requirements facilitate emergency shelters and transitional housing. If any constraints are found, the City was to initiate actions to address these constraints, including removing the constraints and providing reasonable means of facilitating accommodations intended for emergency shelters and transitional housing. This program required ongoing coordination with agencies serving the homeless. The City was to complete the analysis within six months of the adoption of the Housing Element, and initiate any needed policy or ordinance provisions within three months after completion of the analysis. This program would assist in the development of housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs and to facilitate emergency shelters and transitional housing within Loma Linda. The program was to be funded by FEMA, HUD, HCD, CDBG, and private funds.

Evaluation of Program Success: The City continues to coordinate efforts with providers of transitional housing and emergency shelters. The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan to incorporate the provisions of Measure V. The Development Code update has been placed on hold until that is completed.

Recommendation: Continue the program as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

Remove Constraints on the Production of Housing for Disabled Residents: The Community Development Department was to analyze and determine whether its development policies and ordinances create any constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, which was enacted January 1, 2002. The analysis should include an evaluation of existing land use controls, permit processing procedures, and building codes. If any constraints are found in these areas, the City was to initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. The analysis was to be completed within six months of the adoption of the Housing Element, and any needed policy or ordinance provisions were to be initiated within three months after completion of the analysis. The objective of the program is to remove constraints on the production of housing for disabled residents. Program funding was expected from CDBG and the General Fund.

Evaluation of Program Success: This program was not implemented. The Loma Linda Voters' approved Measure V in November 2006. As a result, the City is revising the General Plan to incorporate the provisions of Measure V. The Development Code update has been placed on hold until that is completed.

Recommendation: The analysis called for in the previous Housing Element's implementation program was undertaken as part of the Housing Element update. Needed zoning modifications will be completed as part of the comprehensive zoning code update to follow incorporation of Measure V into the General Plan.

5.3 HOUSING NEEDS AND RESOURCES

5.3.1 Introduction

Section 65583(a) of the California Government Code requires the Housing Element to include an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory must include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.

(5) An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of funding contracts, mortgage prepayment, or expiration of restrictions on use.

5.3.2 Employment and Population Characteristics

Total Population

Between 1990 and 2000, the population of Loma Linda increased from 17,400 to 18,582 according to the U.S. Census. During the same period, the number of households within the City increased from

6,021 to 7,458, an average of 144 households per year (2.4%). Table 5.B shows population and household growth in Loma Linda between 1990 and 2007.

Table 5.B: City of Loma Linda Population, 1990, 2000, and 2007

Year	Population	Households	Source
1990	17,400	6,021	Census 1990
2000	18,582	7,458	Census 2000
2007	22,451	8,459	Dept. of Finance

Source: 1990 Census, 2000 Census, Department of Finance 2007

Population Projections

The most recent growth projections adopted by the Southern California Association of Governments (SCAG) in 2004 indicate that population growth in Loma Linda will continue over the next 25 years (Table 5.C).

Table 5.C: City of Loma Linda Projected Population Per SCAG, 2000–2030

Year	Population	Households	Persons per Household
2000	18,836	7,596	2.48
2007	22,451	8,459	2.65
2010	24,632	9,714	2.54
2015	25,858	10,526	2.46
2020	27,067	11,373	2.38
2025	28,225	12,225	2.31
2030	29,338	13,098	2.24

Source: 2004 RTP Amendment Growth Forecast, SCAG
Note: The California Department of Finance estimates Loma Linda's population in 2007 is 22,451, and further estimates that there were 8,459 households in the City, resulting in a population per household of 2.65, significantly higher than the 2000 Census and SCAG estimates for 2010. SCAG household and population projections do not account for non-household residents (e.g., students in dormitories).

Age Distribution

Understanding age distribution in the community is important because it affects the housing market. A declining number of young children can result in a change in the types of housing units being sought within a community. Childless adults tend to have a higher combined income and prefer certain amenities, increasing the demand for condominiums or units in planned unit developments. An elderly population creates a demand for units with common recreation facilities and easy access to commercial, medical, and transportation facilities. Inflationary pressures within the housing market can create disadvantages for the elderly on fixed incomes.

It is typical that small communities, such as Loma Linda, experience a particular demographic cycle. As the community matures, its school age children grow up and begin forming their own households. As can be seen from Table 5.D the City of Loma Linda is currently in this phase. Almost 68 percent of all residents are over the age of 25, compared to 57 percent countywide. Reasons for this include that the City of Loma Linda is a university- and education-oriented community; therefore, there are more college-age and young adult students than would typically reside in suburban communities. Also, there are many seniors that reside in the community in order to be close to the various medical

facilities and many seniors in Loma Linda are living in homes that are paid for. Often, mature communities that emphasized single family housing during their growth phases do not have a sufficient supply of housing that is affordable to these younger, emerging households. Thus, a generation of new adults is sometimes forced to move away from their community in order to seek starter (often rental) housing. In Loma Linda's case, many of the younger residents completing their education do not desire to become permanent residents of the area.

In addition, many small communities find that the types of housing that were well suited to young families are not particularly well suited to seniors and empty nesters (non-senior adults whose children have grown and started their own households). Thus, seniors and empty nesters tend look to sell their homes, and move into housing that is smaller and better suited to their needs. Sometimes suitable housing for such older adults is not available in the community they made their homes in, and they are forced to move to other areas. Typically, a new generation of young families then moves into the community. School age population increases, and the community once again has many young families in residence.

As noted above, not only does a community's demographic makeup change over time, so do its housing needs. If it is important to the community to retain its youth and elderly populations, it is important that a variety of housing types and styles of residential development be provided, including rental and starter housing, as well as housing for young growing families, empty nesters, and the elderly.

In 2000, almost one-quarter of Loma Linda's population was under the age of 20, compared to 35.6 percent countywide, while 15.4 percent of the population was 65 years old or over (Table 5.D). This indicates that Loma Linda is still within its "growth" stage, attracting young families. Population growth projections for the City indicate that this trend toward attracting young families will continue for the next 20 years.

Table 5.D: City of Loma Linda Age Distribution, 2000

Age	City of Loma Linda	San Bernardino County
Under 5 years	6.2%	8.4%
5-19 years	18.0%	27.2%
20-24 years	8.0%	7.1%
25-44 years	33.2%	30.1%
45-64 years	19.2%	18.7%
65 years and over	15.4%	8.6%
Total	**100.0%**	**100%**

Source: 2000 Census

Ethnicity

Table 5.E provides the 1990 and 2000 Census breakdowns of the racial and ethnic distribution of the City of Loma Linda by percentage of the population. As shown in Table 5.E, there are some differences in the way that ethnicity was tabulated in the two censuses, primarily in the tabulation of "Hispanic." In the 1990 Census, "Hispanic" was treated as an ethnic characteristic, separate from the racial characteristics being tabulated. Thus, "Hispanic" residents were also categorized as being a member of the "white," "black," "native American," "Asian," or "other" race. In the 2000 Census, "white," "black," "Native American," "Asian," and "other" are treated as ethnicities. Thus, in the 2000 Census, "Hispanic" residents are not also categorized by race.

Table 5.E: City of Loma Linda Ethnicity, 1990 and 2000

	1990	2000
White	64.1%	54.2%
Hispanic	--	16.3%
Black (African American)	6.4%	7.2%
Native American	0.5%	0.5%
Asian, Pacific Islander	21.4%	24.6%
Other Race	7.6%	7.5%
Two or More Races	--	6.0%
Total	**100.0%**	**100.0%**
Hispanic Origin (any race)	13.6%	--

Source: 1990, 2000 Census

Employment Characteristics

The civilian labor force includes those people who are employed (except in the armed forces), and those people who are unemployed, but considered to be actively looking for work. People who have never held a job, people who have stopped looking for work, and people who have been unemployed for a long period of time are not considered to be in the labor force. In 1990, 59 percent (7,961) of Loma Linda residents that were 16 years and older (13,555 people) were employed. In 2000, 56 percent of residents 16 years and older were employed. This slight decrease may be due to an aging population or an influx of retirees into the community. In 1990, 13.9 percent of the population was 65 years and older, and in 2000, 15.4 percent was 65 years and older.

The 2004 RTP Amendment Growth Forecast estimates that in 2000 there were a total of 14,896 employment opportunities within Loma Linda. Of the 8,679 employed persons over the age of 16 living in Loma Linda in 2000, over 54 percent are employed in the educational, health, and social services industries. This indicates the importance of Loma Linda University and other schools and medical facilities within the city.

By 2030, SCAG projects a total of 29,192 jobs within Loma Linda; an increase of approximately 51 percent over 2000 employment. Additionally, SCAG projects that Loma Linda will have approximately 13,098 households in 2030. Thus, Loma Linda's jobs/household ratio is projected to increase from 1.78 in 2000 to 2.23 in 2030.[5]

5.3.3 Household Characteristics

Average Household Size

The 2000 Census reports that there were 7,458 households in the City of Loma Linda, with an average household size of 2.43. Of these households, the Census reports that 4,513 (60.5%) were family households, while 2,330 households (31.2%) were individuals living alone. The balance of Loma Linda's households were non-family households with more than one occupant. This is

[5] By comparison, the regional jobs/housing balance is approximately 1.35. Communities having a lower jobs/housing balance are referred to as being "housing rich," indicating that there are more workers than jobs in the community. This means that workers within the community are dependent upon jobs in other communities. Communities having a higher jobs/housing balance are referred to as being "jobs rich," indicating that there are more jobs than workers in the community. This means that businesses within the community are dependent upon bringing in workers from other communities.

dramatically different from the County as a whole where 77 percent of households are family households and 18.4 percent of households are individuals living alone, and is indicative of Loma Linda's large student population. It also indicates that many university students live off campus.

Loma Linda's population per household as identified by the 2000 Census (2.43) was low, relative to San Bernardino County (3.15) and the Southern California region (3.13). San Bernardino County's population per household is projected to remain relatively the same, decreasing from 3.15 to 3.02 by 2030. Over that period of time, Loma Linda's population per household is also projected by SCAG to decrease from 2.48 to 2.24 by 2030. This projection runs counter to the trend that occurred between 2000 and 2007 in Loma Linda when the City's population per household increased from 2.48 to 2.65. This may be due to the previously discussed demographic cycle whereby the has been an influx of young families to replace the "empty nest" households who no longer require single-family dwelling units, along with young families moving into new single family housing within the community. SCAG projections accounted for such an increase, although to a lesser degree, but also indicate a rapid drop in population per household subsequent to 2010. For Loma Linda, this could indicate a growing need for senior and student housing.

Income

As indicated in the 2006 Regional Housing Needs Assessment, Loma Linda's population has the same percentage of households earning more than 95 percent of the County median income (41.7%) as that of San Bernardino County as a whole (41.7%). Additionally, the City has the same percentage of households (18.9%) with a moderate income (80-120% of County median income) as the County as a whole. The differences in households that are very low and low-income are small, which indicates that the City provides housing for approximately the same percentage of very low and low-income households as do other communities in the County. Table 5.F illustrates the differences in income distribution between the City of Loma Linda and San Bernardino County. As is clear from Table 5.F, Loma Linda is not an "Impacted Community" according to SCAG. This means that the City provides its "fair share" housing for lower-income households.

Table 5.F: Comparison of City of Loma Linda and San Bernardino County Household Income, 2006

	Loma Linda	San Bernardino County
Up to 50% of County Median Income	23.1%	23.3%
50-80% of Median Income	16.3%	16.2%
80-95% of Median Income	18.9%	18.8%
More than 95% of Median Income	41.7%	41.6%
Total	**100.0%**	**100.0%**

Source: SCAG, Regional Housing Needs Assessment, 2006.
Note: See Table 5.14 for the San Bernardino County household incomes upon which this table is based.

Housing Tenure

According to the U.S. Census Bureau, in 2000 the City of Loma Linda had 287 vacant housing units for rent, and 78 vacant housing units for ~~same~~ sale. According to SCAG, of the 7,489 occupied dwelling units in Loma Linda in 2006, a total of 2,875 are owner-occupied (38%), compared to 65 percent countywide. As shown in Table 5.G, home ownership within Loma Linda increases with higher income. The high percentage of renters in Loma Linda is not a factor of lower incomes within the City compared to the County, but rather due to the large transient population within the City. Because of the University, Medical Center, and VA hospital, many people and families come to the

City for extended periods of time to utilize these facilities. These people include patients and their families, students, visiting professors, interns, and other professionals at the University, Medical Center, and VA hospital.

Table 5.G: Housing Tenure

	Loma Linda Households Having Incomes that are:								Total
	<50% of County Median Income		50-80% of County Median Income		80-95% of County Median Income		>95% of County Median Income		
Renters	1,734	86%	735	71%	375	65%	1,770	46%	**4,614**
Owners	285	14%	300	29%	205	35%	2,085	54%	**2,875**
Total	**2,019**	**100.0%**	**1,035**	**100.0%**	**580**	**100.0%**	**3,855**	**100.0%**	**7,489**

Source: SCAG RHNA 2006

Overcrowding

According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). Occupancy by more than 1.5 persons per room constitutes “severe” overcrowding. In 2006, SCAG estimated that 718 of Loma Linda’s 7,489 households (9.6%) lived in overcrowded conditions. These rates are less than the San Bernardino County average of 14.3 percent of households living in overcrowded housing units. Table 5.H shows the number of households living in overcrowded housing units in Loma Linda.

Table 5.H: Overcrowding by Housing Tenure and Income, Loma Linda, 2006

	Households with an Income:			
	<50% of County Median	50-80% of County Median	80-95% of County Median	>95% of County Median
Renters	225	125	34	165
Owners	20	14	55	80
Total	**245**	**139**	**87**	**245**

Source: SCAG RHNA, 2006.
Note: See Table 5.14 for San Bernardino County median incomes.

As discussed in Section 5.5, the City of Loma Linda is implementing several programs to lower the rate of overcrowding. These programs include: Facilitate the Development of Affordable Housing Projects, Density Bonus Ordinance, Use of Density Bonuses, Priority for Lower Income Housing Projects, Zoning Flexibility, University/Mixed Use Parking District, Housing for Existing Very Low and Low-Income Residents, Inclusionary Housing Program, Housing Opportunities for Special Needs Groups. These programs are designed to ensure the availability of residential sites to meet the needs of the larger household, obtain grants to assist in housing large households, prioritize building inspections and funding opportunities, and increase the number of affordable housing units in the City, which will lower the occurrence of families doubling up within residential units.

Special Housing Needs

Disabled Persons. Disabled persons often have special housing needs. Depending on the type of disability, these may include close proximity to transit, retail and commercial services, and their workplace. Other needs may involve modifications to the housing unit itself: ramps, lowered sinks,

grip bars, and wider doorways. Curb cuts, ramps, and elevators in multi-story buildings assist persons with walkers, crutches, and wheelchairs in gaining access to their living units, common areas, and the street. A variety of housing types, both rental and owner-occupied, should be made available that are suitable for disabled persons. The Housing Element contains a program to encourage Universal Design Guidelines to accommodate the needs of people of all ages and abilities and to help reduce falls.

The 2000 Census indicates that Loma Linda has 3,472 (20.4%) residents aged 5 or over with disabilities, and that 36 percent of the disabled living in Loma Linda are over the age of 65. Table 5.I compares the percentage of adults in Loma Linda and San Bernardino County who have a disability.

Table 5.I: Persons With Disabilities, 2000

	Loma Linda		San Bernardino County	
	Number	Percent	Number	Percent
Persons aged 5-20	3,671	100.0%	484,503	100.0%
With a disability	230	6.3%	37,150	7.7%
Persons aged 21-64	10,874	100%	901,171	100%
With a disability	1,988	18.3%	200,310	22.2%
Percent with disability that are employed	—	56.5%	—	52.2%
Persons aged 65 and over	2,500	100%	141,475	100%
With a disability	1,254	50.2%	65,233	46.1%
Total	**3,472**	—	**302,963**	—

Source: 2000 Census

Single Parent Households, Including Those with Female Heads of Household. The number of single-parent families, especially those headed by a female, has increased in recent decades. These families often have special housing needs, including a strong demand for affordable housing because of the income limitations of single-earner households. Per the 2000 Census, of the 7,458 households within the City of Loma Linda, 3,372 were married-couple households (45.2%) and 825 were headed by females (11.1%). Within San Bernardino County, the percentage of female-headed households was 14.2 percent.

The Elderly and Households Headed by the Elderly. As of 2000, 15.4 percent of Loma Linda's residents were age 65 or older. The percentage of older residents in Loma Linda is higher than that of San Bernardino County (8.5%). In addition, 32.9 percent of the City's households had an individual over 65 years old. Most of these individuals are living in owner-occupied housing units (55.1%), which is 32 percent of the total number of owner-occupied housing units in the City of Loma Linda. Hence, 44.9 percent of the elderly are living in rental units. This percentage reflects 17 percent of the total rental housing within the City. Additionally, as indicated in Table 5.I, half of the elderly that are living within the City have disabilities and this percentage is higher than San Bernardino County as a whole. This higher percentage can be attributed to the many medical facilities within the City. Therefore, there is a need within the City for affordable purchase housing for the elderly, which is equipped with handicapped access and facilities.

Housing affordability is an important issue for the elderly, as many are on fixed incomes. Housing designed specifically for the elderly is typically made up of apartments, condominiums, and small detached units with one or two, and sometimes three bedrooms. Housing projects for the elderly are often constructed at higher densities than other types of housing, and often include some units

designed for handicapped residents. The primary considerations in evaluating sites for elderly housing are proximity to shopping, social services, public transportation, and health care; compatibility with adjacent land uses; and cost. Secondary considerations involve proximity to recreation and churches, special amenities such as trees and views, and the absence of detrimental conditions such as traffic, noise, and industrial land use. Using these criteria, the most likely sites for senior housing in Loma Linda would be along Barton Road, near the Loma Linda University/Medical Center, and within the mixed-use areas. As discussed in Section 5.4.2 of this Housing Element, the City is planning on development of several mixed-use areas, which would be located near community amenities, medical facilities, and transit. These locations would suit the needs of the elderly and, due to the higher densities that are planned; the units would be affordable to most seniors.

The City has several methods of meeting the housing needs of the disabled elderly residents. For example, the City does not maintain additional building requirements that would hinder the development of housing for disabled residents. The City facilitates the development of housing for persons with disabilities by being able to waive development standards for ADA retrofit projects. Also, the City is proposing programs to facilitate the development of housing for persons with disabilities by utilizing redevelopment funds and using Title 24 regulations to provide for accessibility. In addition, there are several programs that are included within this Housing Element in Section 5.5 that will help the City meet this housing need. These programs include:

Program 2.1.1: Partnership Program

Program 2.1.2: Facilitate Development of Affordable Housing Projects

Program 2.2.3: Use of Density Bonuses

Program 2.2.4: Priority Permit, Entitlement Processing and Building Inspections for Lower Income Housing Projects

Program 2.3.3: Modified Development Standards for Income-Restricted Housing

Program 3.2.1: Housing Opportunities for Special Needs Groups

Program 3.2.3: Remove Constraints on the Production of Housing for Disabled Residents

Large Families. According to 2000 Census data, Loma Linda had 675 households consisting of five or more persons, representing 8.9 percent of the City's households. Table 5.J shows the number of households of different sizes in Loma Linda. The share of large households is considerably lower in Loma Linda than the San Bernardino County average of 21 percent. Among large families, the proportion that is renting is much lower in Loma Linda than it is countywide (6.9% vs. 20.3%). Loma Linda, therefore, has a much lower demand for large rental units than the county as a whole.

Group Quarters. The 2000 Census indicates that Loma Linda had 486 residents living in group quarters (including seniors and students), representing 2.6 percent of City residents. Of the residents identified as living in group quarters, 381 were identified as being "institutionalized."

Farm Workers. Agricultural employment continues to be a very small economic activity in San Bernardino County. The 2000 Census identifies 9 (0.1% of employed adults) farm workers as living within the City of Loma Linda. This is lower than San Bernardino County as a whole, which in 2000, was 0.5 percent. Because agriculture is such a small part of the local economy, there does not appear to be a need for housing for migrant farm workers. In addition, because the number of existing adults in Loma Linda who are identified as being farm workers is so small, it is anticipated that their housing needs will be met through programs designed for lower income households.

Table 5.J: Household Size by Housing Tenure, 2000

Household Size	Owner Occupied	Renter Occupied	Occupied Housing Units	Percent of Total Households
1	661	1671	2332	31.2%
2	913	1452	2365	31.6%
3	456	664	1120	15.0%
4	462	526	988	13.2%
5	266	147	413	5.5%
6	46	106	152	2.0%
7 or more	67	43	110	1.5%
Total	**2871**	**4609**	**7480**	**100.0%**

Source: 2000 Census,
Note: Data is in Table as shown in Census Table QT-H2. The total occupied housing units is not consistent with the number of households within the Census data. However, Table 5.9 is included here to show that a majority of housing units within the City are occupied by either one or two persons.

Persons and Families in Need of Emergency Shelter. Due to the transient nature of the homeless, the precise number of homeless individuals in Loma Linda is difficult to determine. The County of San Bernardino conducted a homeless census in 2007, and found that the County contained 7,331 people without homes at that time. It is likely that some share of the homeless individuals live in the City of Loma Linda. While individual providers may know the number of homeless they serve on an average day, they cannot determine the number of homeless within the City of Loma Linda. There are several different services and programs in the Loma Linda area that are designed to support the homeless. The Community Services Department of the County of San Bernardino implements a Family Development Program. The Family Development Program is comprised of three components: self-sufficiency, housing assistance, and special projects. A holistic case management approach is used in serving families who are homeless, in crisis, or in the need of a helping hand to change their lives. Services provided include: rent/mortgage assistance, food vouchers, shelter, transportation, and miscellaneous necessities (diapers, blankets, and clothing).

The Community Services Department of the County of San Bernardino also implements a Food Stamp Employment Training Program. This program provides recipients of Food Stamps with employment skills and training necessary to secure gainful employment. Transportation assistance is also provided on a case-by-case basis.

There are also two programs in the area specifically designed to assist homeless veterans. These programs include the Frazee Community Center in San Bernardino and the VA Medical Center in Loma Linda. These programs not only assist veterans in adequate shelter and housing, but also assist in providing clothing, food, and teaching life skills.

In addition, there are multiple homeless service providers in and surrounding the City of Loma Linda. Table 5.K identifies the agencies in or surrounding Loma Linda and the type of services provided.

Table 5.K: Homeless Services in the Loma Linda Area

Agency	Address	Type of Service
Inland Temporary Homes	PO Box 239 Loma Linda	Transitional housing, beds for men, women, and children, life skill classes, and follow up services
Inland Aids Project	1604 N. “D” Street	Motel vouchers, transitional housing, permanent

Table 5.K: Homeless Services in the Loma Linda Area

Agency	Address	Type of Service
	San Bernardino	housing, emergency rental/ mortgage and utility assistance
Hase & Associates Systems, Inc.	353 W. 6th Street San Bernardino	Alcohol and drug treatment, Hispanic outreach, Housing Authority intervention
Operation Grace	1595 E. Art Townsend Drive San Bernardino	Temporary housing for up to 6 months, clothing, and food
County of San Bernardino Probation Dept.	175 W. 5th Street San Bernardino	Group home assistance for minors, bus tickets, housing needs for minors ages 16-21
Dept. of Mental Health Homeless Program	590 N. Sierra Way San Bernardino	Mentally ill homeless services
Family Service Association	402 W. Colton Avenue Redlands	Motel Vouchers

Assisted Housing At-Risk. There are several assisted housing programs in the City of Loma Linda. Table 5.L lists the size and number of units within the city. This information was obtained from discussions with the San Bernardino County Housing Authority who verified that none of these projects identified are at-risk of losing their "affordable" status during the current Housing Element period. This means that none of the subsidies will run out before the housing period ends and that these units will continue to retain their affordability.

Table 5.L: Housing Authority of the County of San Bernardino Public Housing Projects Within Loma Linda

Number of Units	Number of Bedrooms	Type of Dwelling Unit
12	2	Apartment

In addition, the Housing Authority has other dwellings called "Non-Conventional Housing or Authority-Owned." These units are rented at below-market rates to ensure affordable housing within the County. In the city of Loma Linda, there are 42 non-conventional housing units with income limitations required. Therefore, low and moderate income households may rent these units. These two-bedroom units are typically rented for approximately $590 - $844 depending upon amenities.

The Housing Authority of the County of San Bernardino distributes over 8,000 Section 8 vouchers to very-low income households. With these vouchers, the renters can choose to live anywhere in the County and can rent any dwelling in which they choose. As of September 30, 2007, there were 83 Section 8 participants residing in the city of Loma Linda. However, this number is subject to change as participants can chose to move to a different city/county after one year.

5.3.4 Housing Characteristics

Housing Inventory

As shown in Table 5.M, the California Department of Finance identifies 8,806 (year 2007) housing units within the City of Loma Linda. This is an increase of 1,348 households over the 7,458 households reported by the 2000 Census. Over 43 percent of these dwelling units are detached single family homes (3,836). Over 27 percent are located in structures of five or more units. The

percentage of single-family units in the County is higher at 70.22 percent and the percentage of five or more unit structures is lower than the City at 12.9 percent.

Table 5.M: Composition of the Housing Stock, 2007

Housing Type	City of Loma Linda		San Bernardino County	
	Number of Units	Percentage	Number of Units	Percentage
Single Family, Detached	3,836	43.56%	464,606	70.22%
Single Family, Attached	673	7.64%	27,913	4.22%
2 to 4 Unit Structure	1,310	14.88%	39,936	5.99%
5 or More Unit Structure	2,425	27.54%	85,936	12.99%
Mobile Home	562	6.38%	43,555	6.58%
Total	**8,806**	**100%**	**661,668**	**100%**

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007.*

Housing Conditions

As detailed in Table 5.N, the 2000 Census identified 38 dwelling units (0.5%) within the City of Loma Linda as lacking complete plumbing facilities and 213 dwelling units (not including dorm units) (2.8%) as lacking complete kitchen facilities. In addition, 52 (0.7%) dwelling units do not have telephone service. Generally, housing within the City is in good condition with few deteriorated or dilapidated dwellings. Based on past housing condition surveys and a windshield survey undertaken in early 2001, it is estimated that there are about 477 deteriorated and 219 dilapidated dwelling units within the City (5.8 percent and 2.7 percent of the City's housing stock, respectively). A majority of the deteriorated (61%) and dilapidated (65%) dwelling units is located in the area south of Redlands Boulevard, north of Barton Road and west of Mountain View Avenue. However, from 2002 through 2007, 33 deteriorated residential units were determined uninhabitable and were demolished because they were not decent, safe, and sanitary. The RDA acquired these properties to consolidate the site to develop affordable housing. The Agency is in the process of actively seeking affordable housing providers for infill and development projects to replace these units, since their rehabilitation was determined to be cost prohibitive. Additionally, the RDA offers grants of up to $5,000 for repairs to owner-occupied mobile homes. These grants are income qualified, and are intended to help rehabilitate larger items such as roofs, electrical systems, plumbing, and other larger projects.

Table 5.N: Housing Conditions

	Loma Linda	San Bernardino County
Lacking Plumbing Facilities	0.5%	0.6%
Lacking Kitchen Facilities	2.8%	0.7%
No Telephone Service	0.7%	2.2%

Source: 2000 Census

Housing Cost and Rents

Housing costs in Loma Linda are about the same as the San Bernardino and Riverside County average. According to the California Association of Realtors, which does not list Loma Linda specifically, the median price of home sales in July 2007 was $393,070. With conventional financing and current interest rates (about 7% on a 30-year conforming mortgage with 20% down payment), the approximate monthly payment on this median price for a mortgage would be $2,092. Comparison

with the figures in Table 5.O shows that moderate-income households can afford the median home price in Loma Linda. However, the median home prices are not affordable to low and very-low income households.

Table 5.O: San Bernardino County Median Income and Income Limits by Household Size

	Household Residents			
	1	2	3	4
County Median Income:	$41,400	$47,400	$53,300	$59,200
Income Group				
Very Low	$20,700	$23,700	$26,650	$29,600
Low	$33,150	$37,900	$42,600	$47,350
Moderate	$49,700	$56,800	$63,900	$71,000

Source: California Department of Housing and Community Development, *Income Limits*, February 2007

Rental housing is often a lower-cost alternative for lower-income households. Based on a review of Craigslist.org advertisements, a two bedroom apartment in Loma Linda can be rented for $800 to $1,050 per month, with three bedroom units renting for approximately $1,195 to $1,800 per month (utilities not included). Allowing 30 percent of gross income for housing costs, a Loma Linda household would have to earn $32,000 to $42,000 annually to afford the average two bedroom rental unit and $47,800 to $72,000 to afford the average three bedroom rental unit in Loma Linda at market rates. Thus, the average two-bedroom rental units are not affordable to very low-income, four-member households, and the average three-bedroom rental is not affordable to low-income, four-member households.

5.3.5 Existing Housing Needs

Income Groupings

Housing needs must be determined in such a way as to ensure that the shelter requirements of all income groups be identified, not just those households with incomes high enough to compete effectively in the private marketplace. Housing need is distributed into four income categories related to the County median household income: extremely low, very low, low, moderate, and above moderate income (Table 5.P).

However, as used in State housing law, “extremely low,” “very low”, “low,” “moderate,” and “above moderate” income are based on the *County’s* median income: “moderate” income means average income for the County, and “low” income is simply below average. State law requires that four income levels must be considered in determining future housing needs. The income levels that are defined in relation to the median income in the County are identified in Table 5.O.

Table 5.P: Household Income Groupings

Income Group	Percent of County Median Income
Extremely Low	<35%
Very Low	35% - 50%
Low	50% - 80%
Moderate	80% - 120%
Above Moderate	>120%

The annual household income limit for each income group is determined by applying the above percentages to the San Bernardino County median income, as reported by the California Department of Housing and Community Development. Within San Bernardino County, a family of four with a household income of $47,350 to $71,000 is considered to be of "moderate" income, while a family of four with a household income of $29,600 to $47,350 is considered to be "low" income. Table 5.P shows the median income and income limits for each income group for household of one to four persons in San Bernardino County.

Because many households have two or more wage earners, it is often overlooked that many single wage earner households often fall into low or moderate-income categories. Thus, households with a single wage earner who is employed, for example, as a cook, file clerk, or bank teller, would likely fall into the very low-income category. Similarly, households with a single wage earner who is employed as a teacher, truck driver, nurse or secretary would likely fall into the low income category, while a household with a single wage earner who is employed as a police officer, accountant, or engineer would likely fall into the moderate income category.

Housing Affordability

The City of Loma Linda and the City's Redevelopment Agency utilize the 2007 San Bernardino/Riverside County Affordable Housing Worksheet developed by Stradling Yocca Carlson & Rauth to determine affordability. This worksheet is included in Appendix ~~A~~C. This worksheet differentiates between ownership affordability and rental affordability. The ownership affordability includes loan payments, mortgage insurance fees, property taxes, property maintenance and repairs, utilities, and homeowner association fees. The rental affordability includes rent payments, utilities, and possible additional rental costs.[6]

The monthly housing payment that a household is considered to be able to afford is determined by its household income. For purposes of housing affordability planning, a household is expected to be able to spend up to 30 percent of its monthly gross income on housing. Table 5.Q shows the monthly payments that both rental and ownership households in each income group within San Bernardino County are able to afford.[7] Table 5.R translates those maximum housing payments into purchase prices for a four-person household.

Table 5.Q: Maximum Affordable Monthly Housing Payment by Household Size, 2007

Income Group	Household Size							
	1		2		3		4	
	Rent	Own	Rent	Own	Rent	Own	Rent	Own
Extremely Low	$414.75	$414.75	$446.38	$446.38	$518.00	$518.00	$559.13	$559.13
Very Low	$592.50	$592.50	$666.25	$666.25	$740.00	$740.00	$798.75	$798.75
Low	$711.00	$829.50	$799.50	$932.75	$888.00	$1,036.00	$958.50	$1,118.25
Moderate	$1,303.50	$1,520.75	$1,465.75	$1,710.04	$1,628.00	$1,899.33	$1,757.25	$2,050.13

Source: 2007 San Bernardino/Riverside County Affordable housing Worksheet, Stradling, Yocca, Carlson, & Rauth

[6] California Code of Regulations Section 6920.

[7] Qualifications for extremely low income households were determined based on data provided in the Worksheet for very low income households, adjusted for the maximum income of an extremely low income household.

Table 5.R: Housing Affordability in San Bernardino County for a Household of Four

Income Category	Maximum Purchase Price at 7% Interest Rate	Maximum Monthly Payment
Extremely Low ($20,720 or less)	$77,857	$514
Very Low ($29,600 or less)	$111,225	$740
Low ($29,600 - $47,350)	$177,900	$1,184
Moderate ($47,350 - $71,000)	$266,800	$1,775
Above Moderate (More than $71,000)	Over $266,801	Over $1,775

The criteria defined for ownership affordability assumes one-third of annual income is available for housing, less 10 percent of housing cost for taxes and insurance, a fixed-rate 30-year mortgage at 7 percent interest. Rental housing affordability assumes a two-bedroom apartment and that 30 percent of annual income is available for payment of annual rent.

The affordability analysis in Tables 5.Q and 5.R has been compiled using the California Department of Housing and Community Development's 2007 Income Limits and an affordability level of 30 percent of gross income for housing. As shown, for sale housing is only affordable to above moderate income households. Two bedroom rentals that are currently available in Loma Linda are generally affordable for low income households, but not for very low income households. Three bedroom rentals are generally affordable for moderate income households, but not for very low or low income households.

The primary housing affordability issue facing the City of Loma Linda is the immediate problem of safe, sanitary, decent, and affordable housing for local residents, both present and future. As part of its analysis of regional housing needs, SCAG evaluated the number of households in Loma Linda and all other communities in the region who were paying more than they could afford for housing. Table 5.S identifies housing overpayment in the City of Loma Linda. As can be seen, Loma Linda's existing very low-income residents tend to be paying more than they can afford for housing. Data for housing overpayment by extremely low income households was not provided in the SCAG RHNA; however, it can be expected that the percentage of extremely low income households overpaying for housing will be greater than the percentage of very low income households overpaying for housing.

Table 5.S: Housing Overpayment

	<50% of Median Income		50-80% of Median Income		80-95% of Median Income		>95% of Median Income	
Renters	1,165	89.96%	220	57.89%	75	62.50%	35	8.05%
Owners	130	10.04%	160	42.11%	45	37.50%	400	91.95%
Total	**1,295**	**58%**	**380**	**17%**	**120**	**5%**	**435**	**58%**

Source: SCAG RHNA 2007
Note: "Median Income" is the median household income for San Bernardino County as a whole.

5.3.6 Future Housing Needs

Regional Housing Needs

Section 65584 of the Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. SCAG, which is responsible for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties, released a RHNA in 2007 (RHNA 2007). This document identifies future housing needs through the SCAG region. "Future housing need" is defined as the number of additional housing units that are

needed to meet projected increases in the number of Loma Linda households between January 1, 2006 – June 30, 2014 to:

- Accommodate projected growth in the number of extremely low, very low, low, moderate, and above moderate income households;
- Compensate for housing demolitions and other inventory losses; and
- Achieve a vacancy rate at the end of 2014 that allows the market to operate efficiently (4 to 6%).

According to SCAG, Loma Linda's projected need for new housing construction between January 2006 and June 2014 is 2,646 units. Table 5.T shows the housing need for each income category, as determined by SCAG[8].

Table 5.T: Housing Needs by Income Category, 2006–2014

Income Category	Number of Units	Percentage
Extremely Low	305	11.5%
Very Low	~~610~~ 305	~~23.1%~~ 11.5%
Low	432	16.3%
Moderate	501	18.9%
Above Moderate	1,103	41.7%
Total	**2,646**	**100.0%**

Source: SCAG RHNA 2007.

SCAG's Regional Housing Needs Assessment is inconsistent with regional growth projections as applied to the City of Loma Linda. As shown in Table 5.T, SCAG reports Loma Linda's housing need as a rate of 331 dwelling units per year. However, as shown in Table 5.C, SCAG population and housing projections for Loma Linda indicate a growth rate of 213 dwelling units per year. Thus, SCAG growth projections indicate that Loma Linda will grow by approximately 940 fewer dwelling units than its RHNA during the 2006-2014 Housing Element period.

Avoidance of Impaction

State housing law requires that in allocating future housing needs by income level, the local Council of Governments (SCAG) avoid further "impaction," which is the concentration of lower-income households. Cities with a percentage of lower-income households that is higher than the regional average are called "impacted" jurisdictions. SCAG's 2007 RHNA deals with the "avoidance of impaction" within cities by reducing projected needs for housing affordable to lower-income households and increasing projected needs for housing units that are affordable to higher-income households that are allocated to impacted jurisdictions. The opposite adjustment is made in the allocation to non-impacted jurisdictions.

According to SCAG's assessment, 23 percent of Loma Linda's households are in the very low and low-income categories. By comparison, in San Bernardino County as a whole, 23 percent of households are in these categories. Thus, Loma Linda is not impacted as defined in State law. As shown in Table 5.T, 39.4 percent of Loma Linda's identified new housing needs were allocated by

[8] The SCAG RHNA does not provide information on extremely low income households. Based on the provisions of Government Code Section 65583(a)(1), it is assumed that 50 percent of the households identified by SCAG as "very low income" will be of extremely low income.

SCAG to Loma Linda to very low (including extremely low) and low-income households. An additional 18.9 percent of identified new housing needs were allocated by SCAG to moderate-income households. Thus, over half of Loma Linda's new housing needs were determined by SCAG to be needed for low and moderate-income households.

New Housing Already Constructed

Since the beginning of the period covered by the RHNA (January 2006) through the end of July 2007, 261 single-family housing units and 296 multi-family housing units have been constructed in the City of Loma Linda at a density less than 20 units per acre (approximately half each at 9-13 du/ac and 13-20 du/ac). The affordability of these new dwelling units and remaining housing needs are presented in Table 5.U.

The numbers listed in Table 5.U are based on the average sales or rental price compared to income. The affordability and pricing of these dwelling units within income groups is depicted in Table 5.R. Housing sales prices were determined by valuations from City building records, information from developers, and a review of actual sales prices of homes within new tracts. Rental rates within Loma Linda, including rates for new multi-family units are in a range affordable to low-income households. Based on Table 5.R, a review of rental rates, and the information gathered from sales and building records, the number of units constructed within each income group in Table 5.U is believed to be accurate.

Table 5.U: Remaining New Housing Construction Needs as of 8/1/2007

Income Group	RHNA Housing Need	Units Constructed Between January 2006-July 2007	Remaining Need
Extremely Low	305	0	305
Very Low	305	0	305
Low	432	0	432
Moderate	501	111	390
Above Moderate	1,103	447	656
Total	**2,646**	**557**	**2,088**

5.4 HOUSING RESOURCES AND CONSTRAINTS

5.4.1 Introduction

Section 5.4 contains data and analysis pertaining to the resources and constraints affecting the maintenance, improvement, and development of housing in Loma Linda. The analysis focuses on five major topics:

- Availability of sites for residential development
- Potential and actual governmental constraints on housing (e.g., land use controls, fees, etc.)
- Potential effects of the voter-approved Measure V on the production of housing for all economic segments of the community
- Potential and actual non-governmental constraints on housing (e.g., land prices, construction costs, and the availability of financing)
- Opportunities for energy conservation with respect to new development.

5.4.2 Availability of Sites for Residential Development

Physical/Environmental Constraints

Areas Subject to Flooding. Portions of Loma Linda have historically been vulnerable to flooding associated with Mission Channel, and the Santa Ana River, as well as small-scale floods originating on hillsides in the southern portion of the City. Major roadways that cross over water courses/channels in the City include Anderson Street and Barton Road (San Timoteo Creek), and Redlands Boulevard (Mission Channel), and Beaumont Avenue (San Timoteo Creek). In addition, the northern portion of the Planning Area is within the inundation area of the Seven Oaks Dam, the failure of which would impact the City and its Sphere of Influence. Improvements to San Timoteo Creek have removed most areas of the City from flooding hazards. The areas adjacent to the Mission Channel are mostly business park areas and a medium high-density residential area that is already built out. Additionally, the areas in the southern portion of the City are designated at a very low density, which will allow development to avoid hazards such as flooding. Therefore, flooding hazards will not hinder the development of new residential units within Loma Linda.

Areas of Steep Slopes. The southern portion of the City (commonly known as the South Hills) has steep natural slopes, which are susceptible to instability in certain areas. The type of instability anticipated in this area includes deep-seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of the mapped landslides appear to be relatively recent (less than 11,000 years). Other deep-seated landslides smaller in size and not as geomorphically pronounced are suspected to exist in the steep terrain of the southern portion of the City. These areas in the southern portion of the City are designated at a very low density to avoid hazards related to steep slopes and unstable ground, and to protect natural resources within the hillside area. The need to avoid hazards and protect resources is the basis for allowable densities within this area, and is reflected in the evaluation of development potential of vacant lands noted in Table 5.21, which also reflects the provisions of Measure V as they affect development potential within the South Hills.

Fault Zones. Faults located within the limits of the Planning Area include:

San Jacinto Fault. The San Jacinto Fault zone crosses the southwest portion of the Planning Area. The San Jacinto Fault zone has been the most historically active fault zone in Southern California. There are numerous offset gullies, linear ridges, and other fault-related features that indicate active faulting along the Claremont branch of the San Jacinto Fault.

Loma Linda Fault. The Loma Linda Fault has been mapped as crossing the northern portion of the Planning Area. This fault was originally identified from groundwater data and lacks topographic evidence. No evidence of active faulting has been identified.

Banning Fault. The Banning Fault is a trace of the San Andreas Fault, extending westward from the San Gorgonio Pass. The fault has been mapped crossing the north east corner of the Planning Area. This fault is not generally thought to be active within the Planning Area.

Live Oak Canyon Fault. The Live Oak Canyon Fault with many branches nearby has been mapped in eastern portion of the south hills in the Planning Area. This fault is not generally thought to be active within the Planning Area.

As stated above, the San Jacinto Fault is the only known active fault that would affect the planning area. The southern portion of the City is designated at a very low density, which will allow development to avoid hazards related to this fault. Also, the units that will be developed within this area will be required to meet safety standards related to earthquake hazards. This hazard will not

alter the development potential of vacant lands noted in Table 5.V; fault hazards were taken into account when designating the density of this area.

Table 5.V: Residential Development Capacity, ~~Current~~ General Plan

Land Use Category	Maximum Allowable Density (du/ac)	Assumed Buildout Density (du/ac)	Residential Development Capacity
Hillside Conservation, Low Density Hillside Preservation, ~~Medium Density Hillside Preservation, South Hills~~	0.10~~–0.20~~	0.1	~~253~~ 96
Medium Density Hillside Preservation	0.20	0.2	28
South Hills	0.20	0.18	75
Rural Estates	1	1	~~0~~ 15
San Timoteo Creek Area	2	2	47
~~Very Low Density~~	~~2~~	~~2~~	~~0~~
Low Density	4	~~3.5~~ 3.8	~~357~~ 353
Medium Density	9	7	~~228~~ 0
High Density	13	11.5	~~227~~ 139
Very High Density	20	20	~~240~~ 120
Senior Citizen Housing	25	25	491
Special Planning Areas			
B	60 percent of the planning area is developed for residential at 11.5 du/ac. Area is currently developed at 6 du/ac	NA	262
C	20 percent of the planning area is developed for residential at 11.5 du/ac	NA	83
D	~~Area will develop at 75 percent of the maximum allowable dwelling units (75% of 2,575). 40 percent of the units will be single family, with the rest developed as multi-family dwellings at less than 20 du/ac.~~ Low Density 402 dwelling units Medium Density 108 dwelling units Very High Density 480 dwelling units Senior Housing 125 dwelling units	NA	~~1,931~~ 1,163
~~I~~	~~20 percent of the planning area is developed for residential, ½ of which would be at 7 du/ac and ½ at 11.5 du/ac~~	~~NA~~	~~152~~
University Housing	An additional 300 units will be added to the University-owned parcels, to be used as housing for students, staff, and faculty.	N/A	300
~~Senior Citizen Housing~~	~~25~~	~~25~~	~~0~~
Total			**~~4,033~~ 3,172**

Agricultural and Open Space Issues. In general, most of the area within the existing City limits is not in agricultural production. Agricultural use within San Bernardino County has declined in recent years, primarily due to the effects of urban expansion and economic considerations. The City of Loma Linda is no exception to this trend. Overall, agricultural lands within the City and its Sphere of Influence have decreased to make way for urban development.

Currently there are 861 acres within the City of Loma Linda and its Sphere of Influence under agricultural production, representing 3 percent of total developed acreage in the City. The majority of existing agricultural land is located in the eastern portion of the City with scattered citrus groves throughout the City. In the City of Loma Linda, there are no agricultural parcels under Williamson Act contract.

5.4.3 Inventory of Land Suitable for Residential Development

State law requires that an inventory of lands that are suitable for the development of housing be undertaken in the resources and constraints portion of a community's Housing Element. The objective of this analysis is to demonstrate that the community is capable of accommodating its "fair share" of regional housing growth, as expressed in the RHNA. The City of Loma Linda has identified ~~259~~ 215 parcels outside of Special Planning Areas that are vacant and designated for residential uses. Additionally, 13 parcels comprising approximately 111 acres existing on the Loma Linda University/Medical Center campus are considered to be underdeveloped since these parcels can accommodate future housing for students and employees, and the University Medical Center has identified a need for such housing. The University Medical Center comprises a large campus that includes two hospitals, one specializing in general practice and teaching, and one children's hospital. In addition, the campus houses a medical school, a dental school, undergraduate University buildings holding both classrooms and offices, and other professional office buildings. In addition, the University owns buildings on the outskirts of campus. The university does not currently own or maintain a substantial amount of on-campus housing. Based on discussions with the University Medical Center, it has been determined that future development could consist of 300 units being added to the campus[9]. A complete listing of these parcels is provided in the appendices B and C of the Housing Element. Overall, the most likely method for providing additional housing units on University-owned land would be to remove existing buildings, replacing them with taller buildings and consolidating existing open parking areas into parking structures that provide more parking while making land on-campus available for other uses, including housing. A key issue limiting growth of the University and Medical Center is the need for additional parking, which would be solved through the provision of structured parking.

The vacant parcels were identified using the following methodology. First, building outlines and parcels boundaries were obtained. These were spatially compared using Geographic Information System (GIS) layers to identify vacant parcels. The vacant parcels were then visually checked against an aerial photo by city staff and again independently against a 2004 aerial photo by HDR on an individual basis to verify that they were vacant. For this analysis, vacancy is defined as the absence of visible structures. Agricultural land without major structures fit into this category as well. Parking lots directly associated with adjacent buildings were not considered vacant. Parcels that included major infrastructure, such as canals and roads were removed from the vacant set as well on an individual basis while compared to the aerial.

[9] Permitting on-campus housing for students was intended as part of the original adoption of the General Plan in 2006, since it was thought to be ancillary to the overall operation of the University.

The analysis continued by removing the subset of vacant parcels that were not designated as a residential land use by the City's adopted General Plan. Next, parcels less than 7,200 Square Feet (gross) were removed from the set. A review of development occurring subsequent to the 2004 aerial was then undertaken to eliminate designation of developed parcels as "vacant." Finally, this set of parcels was attributed with the maximum dwelling units per acre (du/ac) as defined by adopted land use. This attribute was used to calculate a housing capacity by multiplying the maximum dwelling units per acre by acreage on a parcel by parcel basis. This housing capacity was rounded down on an individual parcel basis as well to the nearest whole dwelling unit before being aggregated for the overall housing capacity calculations.

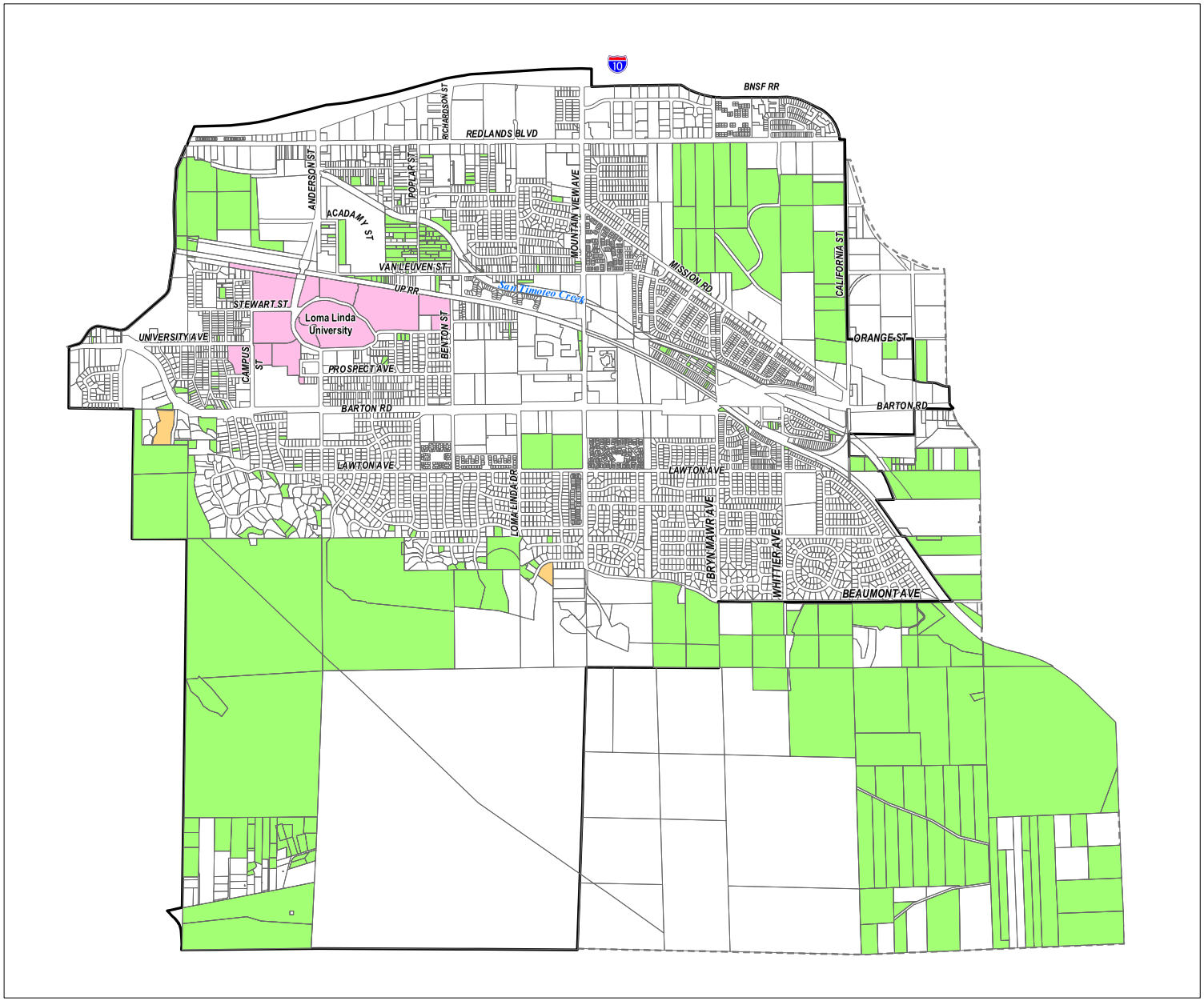
Evaluation of the Development Capacity of Underdeveloped Parcels. As noted above, based on discussion with the Loma Linda University Medical Center, it has been determined that future development could consist of 300 units being added to the campus as part of future expansion of the University and Medical Center.

Calculation of Residential Development Capacity. Table 5.V details the results of the parcel-specific analysis that was undertaken, identifying the capacity of vacant parcels within Loma Linda by General Plan land use designation; Table 5.W contains the same analysis by zoning designation. Complete listings of each of the vacant parcels by Assessor's Parcel Number~~, as well as their available capacity without the proposed General Plan Amendment~~ can be found in Appendix ~~B~~ D. ~~The same listing, but with capacities changed due to the proposed General Plan Amendment (Housing Element Program 1.1.4) can be found in Appendix C~~ E. Additionally, Figure 5.2 shows the location of the vacant parcels~~, and Figure 5.3 shows the potential development capacity of the vacant parcels, based on allowable densities~~.

As shown in Table 5.V, current vacant properties with residential General Plan Land Use designations within the Loma Linda study area have the capacity for ~~3,733~~ 3,172 additional housing units. In comparison, because the City has not yet undertaken a comprehensive update of its zoning ordinance to reflect the 2006 comprehensive General Plan update and the adoption of Measure V, residentially *zoned* vacant property within Loma Linda's City limits has the capacity for 5,691 additional housing units, approximately 1/3 of which is located in hillside areas. Under the provisions of Measure V, the actual buildout of these areas would be substantially lower than current zoning would permit. Once the City completes its zoning ordinance update, the residential development capacity of the City's zoning map would be equivalent to the development capacity of its General Plan.

The analysis used to determine the housing capacity shown in Table~~s 5.U and~~ 5.V is based on the buildout capacities of individual parcels, and is an accurate estimate of the number of units that can be developed. The density used to calculate the development capacity is based on gross land area (in acres), which Measure V defines as *the area remaining after deducting the area of any floodway easement, utility easement, and the area of right-of-way of any bordering street.* This capacity analysis is realistic given that these areas of parcels will not contain development. To create an average capacity for each Zoning Designation, it was assumed that most of the dwelling units per acre would be reduced based on what parts of the parcels could, on average, reasonably be developed.

As previously noted, SCAG's RHNA indicates that there is a remaining need for 2,088 dwelling units within the City of Loma Linda through the end of this Housing Element period (2014), as shown in Table 5.U.



LEGEND

- Parcels
- Vacant Land*
- Underdeveloped**
- Underdeveloped Student Housing Areas***

JURISDICTIONAL AND INFRASTRUCTURE

- City Limit
- Sphere of Influence

* Vacant parcels are defined as parcels or portions of parcels with residential land uses, and no buildings constructed upon them as verified by 2007 aerial.

** Underdeveloped parcels are defined as parcels or portions of parcels with residential land uses, greater than 2 acres, with 1 du on them which also have a housing capacity greater than 2 du.

*** Underdeveloped parcels are also defined as parcels owned by Loma Linda University to be developed as student housing, greater than 2 acres, with 1 du on them which also have a housing capacity greater than 2 du. The City and the University have agreed that these parcels will be considered underdeveloped as well, and that 300 units will be added to the campus.

N

0 1,000 2,000
FEET

SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

LSA

FIGURE 5.2

City of Loma Linda General Plan

VACANT AND UNDERDEVELOPED PARCELS

R:\LLD130\GIS\Reports\GenPlan_2008_Oct\fig5-2_VacantParcels.mxd (1/5/09)

Table 5.W: Residential Development Capacity, Current Zoning

Zoning Category	Maximum Allowable Density (du/ac)	Assumed Buildout Density (du/ac)	Residential Development Capacity
A-1 Agricultural Estates Zone	1 du/ac	1	-
R-1 Single-family Residence Zone	4 du/ac	3.5	~~1,768~~ 1,673
R-2 Two-family Residence Zone	12 du/ac	7	14
R-3 Multiple-family Residence Zone	20 du/ac	15.75	~~434~~ 310
R-4 Mobile Home Park Zone	N/A		-
A-P Administrative and Professional Office Zone	N/A		-
C-1 Neighborhood Business Zone	N/A		-
C-2 General Business Zone	N/A		-
C-M Commercial Manufacturing Zone	N/A		-
M-R Restricted Manufacturing Zone	N/A		-
M-1 Light Manufacturing Zone	N/A		-
H~~C~~ Hillside Conservation Development Suffix Zone	Determined by Hillside Specifications		1,267
OS Open Space Conservation Zone	N/A		-
FP Flood Plain Zone	N/A		-
I Institutional Zone	N/A		-
P Parking Zone	N/A		-
Orchard Park and University Village Specific Plans	Area will develop at 75 percent of the maximum allowable dwelling units (75% of 2,575). 40 percent of the units will be single family, with the rest developed as multi-family dwellings at ~~less than~~ densities less than 20 du/ac.	NA	1,931
Total			**~~5,413~~ 5,195**

Within the following tables, residential development within the hillside, rural estates, very low density, and low density land use designations will consist of single family detached dwellings. This development would typically be developed as “for sale” housing, but may be offered for rent as many single family dwellings in Loma Linda currently are. Per the provisions of state law, manufactured dwellings attached to a permanent foundation may also be developed within these and other designations in addition to traditional “stick built” housing. Residential development within the medium density residential will consist of a combination of single family detached dwellings on 7,200 minimum square foot lots, and attached residential development. Typically, these dwelling units would be “for sale” units, but may also be offered for rent. Mobile home parks[10] could also be developed within this designation. Residential development within the high and very high density designations would consist of attached (both “for sale” and “for rent”) residential development.

[10] It is not anticipated that mobile home subdivisions would be developed since they would be required to meet the 7,200 square foot minimum lot size established under Measure V.

Table 5.X identifies the anticipated breakdown of housing by economic group that would result from build out of the existing Loma Linda City limits. This breakdown is based on the following considerations.

- Given Loma Linda's high proportion of rental housing, it is reasonably anticipated that a small portion of dwelling units built within low density ~~and hillside~~ areas (10 percent) will placed on the rental market and affordable as rentals to moderate income households.
- The Loma Linda Redevelopment Agency offers programs to assist first-time buyers in very low- to low-income households. The Down Payment Assistance program is useful for those households, which may not have sufficient income to afford to own a house. The Down Payment Assistance Program lends first-time homebuyers the closing costs and down payment toward a house, up to $40,000. This assistance frequently tips the scales to the extent that low-income families can then afford a home with manageable monthly payments. Also, FHA and VA loans are available at a lower interest rate and smaller down payments, which would, in turn, increase the mortgage. Another program that helps first-time homebuyers is the density bonus given to developers within new housing tracts. This allows developers to construct units at higher densities and lower cost to attract lower income households and first-time buyers. Finally, the RDA also purchases all houses with covenants on them at such time that the owner must sell. Then the covenant on income limits is reinstated and the home is sold to another income qualified buyer. This covenant protects the income restrictions for up to 55 years; this is needed for the Redevelopment Agency to ensure that existing income-restricted housing remains in the stock.
- Because the City's growth management program (Measure V) prohibits small lot single family development, medium-density (up to 9 du/ac) and high-density (up to 13 du/ac) housing will be constructed as attached residential development, substantially reducing the cost of the home as compared to the typical detached single family home on a 7,200 square foot minimum lot. As a result, half of the dwelling units to be developed within the High Density category and 25 percent of the dwelling units developed within the Medium Density category are expected to be affordable to moderate income households, with the balance affordable to above moderate income households.
- Very high density development (up to 20 du/ac) will be affordable to lower income households (25% extremely low income, 25% very low income, 50% low income).

The distribution of anticipated housing affordability in Table 5.X is also based on allowable densities, and the categories that will encourage and facilitate the development of lower-income households. This is based on the following factors:

- **Market Demand.** The market demand in the City remains focused on single family development. Additionally, Measure V emphasizes single family residential development by decreasing the allowable densities. Therefore, it is much more likely that the areas with very high residential densities will be able to support low-, very low- and extremely low-income housing.
- **Financial Feasibility.** Higher density development is more financially viable, due to lesser land and infrastructure costs, as well as to a larger number of units sold or rented per each acre of land. Therefore, it is much more likely that the areas with very high residential densities will be able to support low-, very-low- and extremely low-income housing.
- **Development Experience.** The development experience in Loma Linda has been driven by the University and Medical Centers, with residential development focused on providing for the employees of those areas. This employment center offers jobs to a wide range of people, with disparate housing needs. It has been seen in the past that very high density residential development will be most affordable to low-, very low- and extremely low-income residents.

Table 5.X: Anticipated Distribution of Housing Affordability by Residential Density

Income Groups	Density Categories			
	Low/Hillside	Medium	High	Very High
Extremely Low				25%
Very Low				25%
Low				50%
Moderate	10%	25%	50%	
Above Moderate	90%	75%	50%	

Table 5.Y shows that by applying these criteria, Loma Linda can meet its need for housing for moderate and above moderate households using existing available capacity. However, since the maximum allowable residential development density for lands designed per the current General Plan is 13 units per acre, the City cannot demonstrate that land is available for the development of housing that will be affordable to extremely low, very low, and low income households. Additionally, the City is restricted in its values of properties; the Assessor's office must consider covenants on properties when taxing all properties. This means that dwelling units that would otherwise be unaffordable due to sales price increases will actually be assessed at the value assigned by the covenants, instead of at the market price that would be achievable in the absence of covenants. The result of this agreement between the County Assessor's Office and the City is to enhance affordability to existing residents, as a result of the adjustment of these property taxes.

Table 5.Y: Distribution of Available Development Capacity, ~~Existing~~ Proposed General Plan

Residential Categories	Income Categories					
	~~Very Low/~~ Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Low Density				35	~~322~~ 318	~~357~~ 353
Medium Density				~~50~~	~~178~~	00
~~High, Medium~~ High Density				~~233~~ 69	~~234~~ 70	~~467~~ 139
Very High Density	30	30	60			120
Senior Housing	123	123	245			491
San Timoteo Creek Area					47	47
Rural Estates					15	15
Hillside Development					~~253~~ 124	~~253~~ 124
South Hills					75	75
Special Planning Areas				~~606~~	~~1,821~~	~~2,428~~
SPA "B" High Density				131	131	262
SPA "C" Very High Density				41	42	83
SPA "D"						
Low Density				40	362	402
High Density				78	78	156
Very High Density	120	120	240			480
Senior Housing	31	31	63			125
University Housing	150	150				300

Table 5.Y: Distribution of Available Development Capacity, ~~Existing~~ Proposed General Plan

Residential Categories	Income Categories					
	~~Very Low/~~ Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Total	~~0~~ 454	~~0~~ 454	~~0~~ 608	~~924~~ 394	~~2,808~~ 1,262	~~3,733~~ 3,172
Remaining Housing Need[1]	~~610~~ 305	305	432	390	656	2,088
Surplus/(Deficit)	~~(610)~~ 149	~~(305)~~ 149	~~(432)~~ 176	~~534~~ 4	~~2,152~~ 606	

[1] Per Table 5.20

To increase the affordability of the City's existing land inventory, Program 1.1.3 of the Housing Element proposes that vacant lands currently designated for high density development (up to 13 du/ac) be re-designated to provide for very high density development (20 du/ac). Development of 20 units per acre is allowed on parcels designated with Very High Density land use; currently, no parcels are designated as such. However, Program 1.1.3 proposes to change that. The program also contains provisions for, ~~and that~~ development of residential dwelling units for students and employees be permitted within the City's Institutional and Health Care land use designations. In addition, concurrent with adoption of this Housing Element, other revisions were adopted to the General Plan Land Use Element. These revisions are reflected in Table~~s~~ 5.Y, above ~~Z and 5.AA,~~which demonstrates that implementation of these modifications to land use designations will provide adequate land for the development of housing for all economic segments of the community.

Special Planning Areas

As indicated above, there are several areas within the City that have the designation of "Special Planning Area." Each area is intended to provide a different variety of uses at varied densities according to each area's location, access, size, and adjacent land use designations. The intent is to create areas for mixed use development to meet the commercial, employment, institutional, and residential needs of the neighborhood and community at large through efficient patterns of land use. These developments have various densities depending on the particular development, and are described in the Land Use Element. ~~With the exception of Special Planning Area "D," the General Plan does not specify anticipated buildout figures for Special Planning Areas. Special Planning Area D covers two approved Specific Plans, Orchard Park and University Village, which allows for knowledge of buildout figures.~~ Inclusion of the anticipated residential buildout of each Special Planning Area in the General Plan Land Use Element is included as the Housing Element implementation programs (Program 1.1.4), and was accomplished concurrent with adoption of this Housing Element. ~~As part of the preparation of the City's Housing Element, a review was undertaken of the development capacity of Special Planning areas.~~ As part of the preparation of the City's Housing Element, a review was undertaken of the development capacity of Special Planning areas. Implementation of development within Special Planning Areas is intended to occur through specific plans, planned developments, or similar procedures, providing potential developers with the ability to customize development regulations.

Lands Available for the Development of Homeless Shelters, Farmworker Housing, Housing for the Disabled, and Single Room Occupancy Housing

The City of Loma Linda allows for the development of homeless shelters in Multiple-Family Residence (R-3), Administration (A-P), and Professional Office zones. These zones require the approval of a Conditional Use Permit. Transitional housing for the homeless can be placed in Institutional (I) and R-3 zones, and is also subject to the approval of a Conditional Use Permit.

Although not specifically defined in the City's zoning ordinance, single room occupancy housing can be developed pursuant to the same requirements as transitional housing for the homeless. The zoning ordinance does not address emergency shelters and supportive housing.

~~Table 5.Z: Residential Development Capacity with Implementation of Proposed Amendments to General Plan and Zoning Designations~~

~~Land Use Category~~	~~Maximum Allowable Density (du/ac)~~	~~Assumed Buildout Density (du/ac)~~	~~Residential Development Capacity~~
~~Hillside Conservation, Low Density Hillside Preservation, Medium Density Hillside Preservation, South Hills~~	~~0.10 – 0.20~~	~~0.10~~	~~253~~
~~Rural Estates~~	~~1.00~~	~~1.00~~	~~0~~
~~Very Low Density~~	~~2.00~~	~~2.00~~	~~0~~
~~Low Density~~	~~4.00~~	~~3.50~~	~~387~~
~~Medium Density~~	~~9.00~~	~~7.00~~	~~256~~
~~High Density~~	~~13.00~~	~~11.5~~	~~227~~
~~Very High Density~~	~~20.00~~	~~20.00~~	~~342~~
~~Special Planning Areas~~			
~~B~~	~~60 percent of the planning area is developed for residential, half of which would be at 13 du/ac, and half at 20 du/ac. Area is currently developed at 6 du/ac~~	~~NA~~	~~300~~
~~C~~	~~20 percent of the planning area is developed for residential at 20 du/ac~~	~~NA~~	~~145~~
~~D~~	~~Area will develop at 75 percent of the maximum allowable dwelling units (75% of 2,575). 40 percent of the units will be single family. 50 percent of the multiple family units will be developed at less than 20 du/ac, with the other 50 percent being developed at 20 du/ac.~~	~~NA~~	~~1,931~~
~~I~~	~~20 percent of the planning area is developed for residential, ½ of which would be at 9 du/ac and ½ at 20 du/ac~~	~~NA~~	~~238~~
~~Institutional, Health Care~~		~~NA~~	~~300~~
~~Senior Citizen Housing~~	~~25.00~~	~~25.00~~	~~0~~
~~TOTAL~~			**~~4,379~~**

~~Table 5.AA: Affordability of Available Development Capacity with Implementation of Proposed Amendments to General Plan and Zoning Designations~~

~~Residential Categories~~	~~Income Categories~~				
	~~Very Low/ Extremely Low~~	~~Low~~	~~Moderate~~	~~Above Moderate~~	~~Total~~
~~Low Density~~			~~39~~	~~348~~	~~387~~
~~Medium Density~~			~~64~~	~~192~~	~~256~~
~~High, Medium High Density~~			~~113~~	~~114~~	~~227~~
~~Very High Density~~	~~171~~	~~171~~			~~342~~
~~Hillside Development~~				~~253~~	~~253~~
~~Special Planning Areas~~	~~381~~	~~381~~	~~428~~	~~1,424~~	~~2,614~~
~~Institutional, Health Care~~	~~150~~	~~150~~			~~300~~
~~**Total**~~	~~**702**~~	~~**702**~~	~~**644**~~	~~**2,331**~~	~~**4,379**~~
~~Remaining Housing Need[4]~~	~~610~~	~~432~~	~~390~~	~~656~~	~~2,088~~
~~**Surplus/(Deficit)**~~	~~**92**~~	~~**270**~~	~~**254**~~	~~**1,675**~~	

~~[4] Per Table 5.U~~

As stated previously, the 2000 Census identifies nine (0.1 percent of employed adults) farm workers as living within the City of Loma Linda. Since agricultural employment continues to be a very small economic activity, the City does not have any farm worker housing within the city limits, and it is anticipated that the housing needs of farm workers will be accommodated as part of meeting the needs of lower income households. Farm workers will be given priority in renting or buying city-funded affordable housing.

In an attempt to minimize governmental constraints on housing for persons with disabilities, the City of Loma Linda allows for group homes for persons with disabilities in all residential zones. If the facility will care for more than seven persons with disabilities, then the facility is subject to the approval of a Conditional Use Permit. Loma Linda requires development pursuant to the Uniform Building Code, and does not maintain additional building requirements that would hinder the development of housing for disabled residents. The City facilitates the development of housing for persons with disabilities by being able to waive development standards for ADA retrofit projects. In addition, the City is proposing a program to facilitate the development of housing for persons with disabilities by utilizing redevelopment funds and using Title 24 regulations to provide for accessibility. Finally, the RDA retrofits mobile homes to ADA standards for handicap use through a grant program.

Limits to Physical Expansion of the City of Loma Linda

The ultimate limits to Loma Linda's legal boundaries and urban expansion within its Planning Area are dependent upon local political factors and topographical characteristics.

The City of Loma Linda is surrounded by lands that are currently under various County and City jurisdictions. Only some of this land is suitable for annexation. There are areas of unincorporated San Bernardino County to the east and south of the City that may be available for annexation.

Loma Linda's Sphere of Influence, established by San Bernardino County's Local Agency Formation Commission (LAFCO) marks the City's projected ultimate boundary. The Sphere of Influence is primarily a planning tool that helps communities and public agencies project future service needs. The City has no direct land use control within those portions of the Sphere of Influence that are outside of the City limits. The City's present Sphere of Influence encompasses about 6,047.84 acres

(9.45 square miles), which includes the entire City itself. In general, the existing Sphere of Influence boundary generally follows the City Limit on its north and northeastern edges.

5.4.4 Measure V, Growth Management Element

On November 7, 2006, the voters of the City of Loma Linda passed Ballot Measure V. Measure V states that "the purpose and intent of this initiative measure is to amend the Loma Linda General Plan by the addition of a new growth management element designed to establish principles of managed growth that will preserve, enhance, and maintain the special quality of life valued by this community, including the protection of hillside areas, preservation of open space, and maintenance of safe, quiet residential areas so that future development within the City will occur in a way that promotes the social and economic well-being of the entire community." Voter approval of Measure V added Chapter 2A, Growth Management, to the General Plan. As noted in Measure V, "it must be constantly remembered that all of the elements of the General Plan are intricately woven together and a significant change in one could affect them all." Thus, maintaining the internal consistency of the General Plan as required by State law requires each of the elements of the General Plan to be consistent with the provisions of Measure V as approved by the voters of Loma Linda.

Several provisions of Measure V have the potential to affect the production of housing for all economic segments of the community, including:

- Lowering the maximum allowable density of the "High Density Residential" land use designation from 20 dwelling units per acre to 13 units per acre.
- Lowering the maximum allowable density of the "Low Density Residential" land use designation from 5 dwelling units per acre to 4 units per acre.
- Modifying all land use designations to have a minimum density of zero units per acre.
- Eliminating the potential for small lot single family by establishing a 7,200 square foot minimum lot size for all detached residential development throughout the City.
- Reducing the potential buildout within hillside areas.
- Establishing stringent traffic mitigation standards that could restrict the density of new development or delay start of construction.

These potential affects are moderated by a number of other features of Measure V.

While Measure V reduced the development densities allowed in some residential land use designations, it did not amend the Land Use Element map of the 2006 General Plan except for those areas designated by Measure V as the San Timoteo Creek Area, Hillside Preservation Areas (including Low Density Hillside Preservation, Medium Density Hillside Preservation, and Rural Estates), Hillside Conservation Area and Expanded Hillside Area (collectively referred to as "Hillside areas"). The land use designations for all other areas shown on the Land Use Element map were not changed by Measure V, and may be amended without voter approval. Thus, Measure V does not preclude the ability of the City Council to amend the Land Use Element map to change land use designations outside of hillside areas.

While Measure V lowered permitted densities in the High Density Residential and Low Density Residential land use classification, Measure V also created two new residential land use classifications suitable for low and very low income housing development, the Very High Residential (20 units per acre) and Senior Residential (25 units per acre). These new land use designations were not applied to any existing land within the City by Measure V. However, these land use designations

may be applied by future amendments to the Land Use Element map to create areas for additional affordable housing development.

~~Measure V does not affect the maximum residential buildout of 2,575 units (before bonus densities) permitted in Special Planning Area D,~~ In each ~~other~~ Special Planning Area~~s~~, Measure V has been interpreted by the City to reduce the currently permitted maximum densities in subareas specifically designated for High Density Residential or Low Density Residential. Measure V, however, does not restrict the City's ability to amend current Special Planning Area policies or land use descriptions to increase future development potential.

Measure V does not affect density limitations on mixed-use projects (residential and commercial, or residential and other) allowed in Special Planning Areas or within other non-residential land use designations, or maximum residential densities permitted in the Institutional land use designations. Buildout potential in these areas is regulated by FAR specifications that are not affected by Measure V.

The City has determined that the 7,200 square foot minimum lot size requirements of Measure V apply only to detached single family homes. The minimum lot size requirement does not apply to development of attached housing units that may prove more affordable to moderate, low and very low income households, such as duplexes, condominiums and other forms of attached multiple-unit housing.

By modifying the allowable maximum density of the City's High Density land use designation, one short-term effect of Measure V was to reduce the maximum allowable density of all lands within the City that were designated for development at 20 du/ac to 13 du/ac. As shown in the evaluation the City's inventory of land for the production of housing, this reduction left the City with no land inventory for the production of housing affordable to very low and low income households outside of Special Planning Area D. This in turn would most likely prevent the City from, and thereby unable to meeting its fair share of regional housing needs for the 2007-2014 housing element period.

To provide an inventory of land for the production of housing affordable to very low and low income households, the Housing Element is proposing to amend the land use map to designate vacant High Density Residential lands as Very High Density Residential, permitting development at 20 units per acre within certain areas (Program 1.1.4~~3~~). In addition, the Housing Element is proposing that the City's Institutional and Health Care land use designations be modified to permit residential dwelling units for students and employees within those designations. With adoption of the proposed General Plan amendment, the reduction of maximum allowable density of the City's High Density land use designation will not pose a constraint on the production of housing for very low and low income households.

By modifying the maximum allowable density within the Low Density Residential land use designation, Measure V also effectively reduced the maximum allowable density of lands designated Low Density Residential from 5 du/ac to 4 du/ac. By itself, this revision will not affect housing production, since traditional single family neighborhoods within the City's Low Density Residential designation and R-1 zone were being built out at 3.5 to 4.0 units per acre.

There is, however, a potential for Measure V's ban on small lot single family development to constrain housing production. Prior to Measure V, development of single family detached housing products on lots smaller that 7,200 square feet was permitted subject to approval of a specific plan, planned community, or planned development. Theoretically, development of small lot single family products could have been developed or mixed with development of larger lots to achieve the maximum allowable density within the Low Density Residential land use category, thus creating some more,

less costly single family detached housing in these areas.. Under the provisions of Measure V, this will no longer be possible. Thus, Measure V may have resulted in an incremental reduction in the potential buildout of Low Density Residential lands. However, this would primarily affect production of housing for above moderate income households. As noted previously, the minimum lot size restrictions of Measure V do not apply to duplexes, condominiums or other forms of attached multiple unit housing.

The overall effect of the minimum lot size requirement on new housing within Loma Linda is ultimately dependent upon the degree to which the local housing market accepts attached for-sale housing as an alternative to more expensive single family detached housing on 7,200-square foot lots.

Measure V revised each of the land use designations on the General Plan land use map to have a minimum density of zero. Thus, whereas a land use category may have had a range of 5-9 du/ac, it would now have a range of 0-9 du/ac. Because the General Plan had previous to Measure V stated that maximum allowable densities were not guaranteed, and that the ultimate density of a development would be dependent on the characteristics of the project site and the proposed project itself, modifications to the minimum density within land use designations is not anticipated to have a significant overall effect on the production of housing in the community. Both the Very High and High Density Residential land use designations clearly state that the intent of these categories is to provide for multi-family development; single family development is not identified as an appropriate housing type within these categories.

Reducing the intensity of potential development within Loma Linda's hillside areas was one of Measure V's major objectives. Because of the environmental constraints that any hillside development would have to address, the overall density of potential development within the South Hills area would have been low, even prior to Measure V. It is estimated that Measure V will result in a 200-500 dwelling unit decrease in the buildout of the South Hills Area, after considering the density transfers and bonuses available both prior to and after the adoption of Measure V, affecting the production of housing for above moderate income households. The reduction in the allowable density of hillside development in Measure V is intended to recognize the substantial environmental constraints present within the City's hillside.

Measure V established traffic Level of Service Standards in addition to those previously included in the Loma Linda General Plan, as follows:

> "To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented."

Certain development within the City of Loma Linda is exempted from this level of service requirement, including:

- **Vested Projects** for which a vested right had been legally perfected and acquired pursuant to state law prior to the Effective Date of Measure V.
- **Certain Non-Profit Entities** pursuing development projects that directly further the primary institutional purposes of Loma Linda University Adventist Health Sciences Center and/or related entities or subsidiaries so long as such development projects are either 1) non-residential in character, or 2) provide only student and/or staff housing for those exempt entities.
- **New Infill Construction** of individual single-family homes on existing lots of record that are smaller than 5 acres, and bounded on three sides by developed property as of the Effective Date of Measure V.
- **Remodeling, Rehabilitation and Additions** to existing single-family residential structures.
- **Reconstruction and Replacement** of any uses to the same density, intensity and classification of use as existed on the Effective Date of Measure V, including legal non-conforming uses.
- **Temporary Uses** or occasional uses of public streets, including parades, local sporting and cultural events, graduation ceremonies, approved school activities, religious gatherings, and other occasional public gatherings.

Traffic studies are currently being undertaken to determine the extent to which, if any, Measure V's level of service standards might affect the production of housing within Loma Linda.

5.4.5 Land Use Controls

The City of Loma Linda exercises a number of land use controls that directly affect the development of housing. Some of these programs place certain restrictions on housing development, while others encourage housing production. It is the purpose of this section to evaluate the extent to which these standards may facilitate or hinder the development of housing for all economic segments of the community.

Density Bonus

The City adopted a density bonus section to its zoning ordinance (Zoning Ordinance Section 17.30.380) that needs to be modified to be in accordance with the existing provisions of State law. Section 17.30.380 of the Loma Linda zoning ordinance states that the City will enter into an agreement with a developer to provide a density bonus or "other alternative incentives" for the development of projects that provide a specified percentage of affordable housing. To qualify for a density bonus, the zoning ordinance requires that a project provide one of the following.

- "25 percent of the proposed units be for low- or moderate-income housing, as defined in Section 50093 of the California Health and Safety Code (up to 120 percent of the area median income, adjusted for household size), or
- 10 percent of the units are for lower income households, as defined in Section 50079.5 of the California Health and Safety Code (up to 80 percent of the area median income, adjusted for household size)."

The City's existing density bonus provisions are inconsistent with current State law. Government Code Section 65915 requires that cities and counties provide development incentives, such as a density bonus, for projects providing the following affordable housing.

- "20 percent of the dwelling units for lower income households, as defined in Health and Safety Code Section 50079.5 (up to 80 percent of the area median income, adjusted for household size);
- 10 percent of the dwelling units for very low income households as defined in Health and Safety Code Section 50105 (up to 50 percent of the area median income, adjusted for household size);
- 50 percent of the dwelling units for "qualifying residents" as defined in Section 51.3 of the Civil Code (senior citizens) or,
- 20 percent of the total dwelling units in a condominium project as defined in Subsection (f) of Section 1351 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code."

Development Requirements

The City of Loma Linda's requirements for off-site improvements are standard for small communities within San Bernardino County. The off-site improvements within and adjacent to housing tracts include standard street widths, curbs, gutters, and sidewalks and are in compliance with standards as defined in the General Plan Circulation update and the City's Municipal Code. Water and sewer lines from the development are required to be connected to the nearest city water and sewer main lines. Within the City of Loma Linda, there are no infrastructure issues that would hinder residential development. The Loma Linda Municipal Services Review (2004) states that potable water is available to serve the development of all vacant parcels in the City to their maximum potential. It also states that the capacity of the sewer system and wastewater treatment plant is such that all vacant parcels in the City could be developed to their maximum potential without causing a strain on the system.

Required on-site improvements for residential development are determined largely by the zoning of the property. There are six basic residential zoning districts in the City of Loma Linda:

A-1	Agricultural Estates Zone
R-1	Single Family Residence Zone
R-2	Two-Family Residence Zone
R-3	Multiple Family Residence Zone
R, M-H	Mobile Home Subdivision Zone
R-SH	Senior housing Residence Zone

Residential uses are also allowed as part of mixed-use developments within the Planned Community (PC) District. The PC district provides flexibility in development for the creative and imaginative design of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities and commercial areas. This zoning designation allows for Specific Plans and Master Plans that set zoning densities pursuant to General Plan Guidelines. All areas within the PC district are subject to specific development standards such as lot size, setbacks, yards, and parking requirements that are contained within the Specific Plans or Master Plans and approved by the City Council.

The Zoning Ordinance establishes lot dimension and setback requirements for structures in each residential zoning district. The required front setback ranges from 10 to 35 feet. Table 5.Z~~BB~~ shows the Zoning District Development Standards for the City. Table 5.AA~~CC~~ shows parking requirements for residential units as established by the Zoning Ordinance. Loma Linda's requirements for on-site improvements as expressed in the Zoning Ordinance are typical of California communities, and are not considered to be unusually restrictive as a constraint on the development of housing. Loma Linda's maximum lot coverage and setback standards do not constrain the maximum density allowable within the

various residential districts. Even at the minimum permitted lot size, the City's lot coverage and setback standards (Table 5.Z~~BB~~) would accommodate maximum allowable residential densities.

Table 5.Z~~BB~~: Zoning District Development Standards

Land Use Activity	A-1	R-1	R-2	R-3	R, M-H	R-SH
Maximum Units Net/Acre	1	6	12	20	-	-
Minimum Lot Area (sq. ft.)	5.0 ac	7,200	7,200	7,200	3,500	3.0 ac
Lot Area per Dwelling Unit	1.0 ac	7,200	3,600	2,200	-	-
Lot Width (feet)	150	65	65	65	45	
Front Setback, Main Structure (feet)	25	25	25	20	10	35
Front Setback, Street Facing Garage (feet)	-	25	25	20	10 for side entry, 20 for front entry	25
Rear Setback (feet)	15	15	15	15 with additional 5 for each story above a one-story structure	10	35
Side Setback (each)	15	5	5	10% of lot width	5	35
Side Setback (street side)	15	15	15	10	10	25
Structural Parcel Coverage (maximum)	-	40%	50%	60%	50%	35%
Distance Between Main Structures (feet)	-	-	-	15	-	20
Distance Between Accessory Structures (feet)	20	-	-	-	-	
Common Useable Open Space (sq. ft.)	-	-	Refer to Subsection 17.36.090	Refer to Subsection 17.38.120	-	1,000 sq. ft. / unit
Private Outdoor Living Space (sq. ft.)	-	1,200			-	-
Main Bldg./Structure Height (Maximum)	35 feet				20 feet	-
Accessory Bldg./Structure Height (Maximum)	35 feet or 2 stories					-

Table 5.AA~~CC~~: Residential Off-Street Parking Standards

Residential Type	Off-Street Parking Standard
Single family detached	2 spaces within a garage
Single family attached and multifamily residential:	All units must have a minimum of one garage parking space and a minimum of 0.25 spaces per bedroom for guest parking.
Studio	One parking space per unit.
One-bedroom	1.5 parking spaces per unit.
Each additional bedroom	0.5 additional parking spaces per bedroom.
Mobile home parks	2 spaces for each unit.
Senior Housing Projects	1 parking space per unit with a minimum of 0.5 spaces per unit being covered and twenty percent of the covered spaces being enclosed garages.
Second Dwelling Units	1 covered parking space for the additional unit

Within the R-3 zoning district, Table 5.Z~~BB~~ shows one dwelling unit permitted for each 2,200 square feet of lot area. This identification of lot area per dwelling unit is simply showing how many units per acre the lot area standards allow. For example, zones R-1, R-2 and R-3 all require a minimum lot area of 7,200 square feet. Within the R-3 zone, this would allow a maximum of 20 dwelling units per acre. The development standards for parking, the minimum unit size, and the standard of 7,200 square feet for the minimum lot size for the R-3 zone are designed to facilitate the development of larger multifamily housing complexes. Within these complexes, the parking requirement and the minimum unit size requirement would accommodate maximum allowable densities. The R-3 zone smaller lots, such as lots that are 7,200 square feet, can still be used for multifamily residential units; however, the maximum allowable density would not be achieved due to the development standards. The same development standards that apply to the R-1, R-2, and R-3 zones will remain in effect if these zones are within the Special Planning Area General Plan Land Use Designation.

Building Codes

Building codes are not a serious constraint to residential development. Building inspections in Loma Linda are conducted by the City's building inspectors, for approval of new construction for occupancy, and to respond to specific complaints. New construction is required to meet the standards of the Uniform Building Code, which was revised in 2007. No amendments to the building code are planned at this time.

Minimum Size Requirements for Dwelling Units

The City of Loma Linda maintains minimum size requirements for multiple-family dwelling units. There are no local amendments added to the Uniform Building Code. The minimum size for dwelling units is measured on the outside of walls, and excludes basements, garages, carports, exterior courtyards, and porches. These are modest requirements and are substantially smaller than what is currently being produced in market rate housing. Minimum dwelling unit sizes are as follows.

- Dwelling units within a multi-family structure:

  Studio and 1 Bedroom .....675 sq. ft.
  2 Bedrooms.....850 sq. ft.
  3 Bedrooms.....1,025 sq. ft.
  Per each additional bedroom .....175 sq. ft.

These standards are modest, and do not unreasonably add to the cost of housing within the City.

- Lot Width – The lot width standards for residential development is consistent with other jurisdictions in the surrounding area and are not considered to be unusually restrictive as a constraint and will not impede the ability to achieve maximum densities. The lot width standards will not potentially impact the cost and supply of housing.
- Front Setbacks – The front setback in the multifamily zones is 20 feet. The setback is reduced five feet from other residential zones, allowing the development of multifamily housing to increase the building footprint to achieve maximum densities. Ultimately, this can increase the supply of multifamily housing in the City.
- Rear Setback – The rear setback for the R-3 zone is 15 feet with an additional five feet for each additional story above ground. Development that builds up to the maximum height limit of 35-feet will usually achieve maximum density. If the building is developed to the maximum height limit of 35 feet, the rear setback will reach 30 feet. This space may be provided for common open space and parking purposes.
- Side Setbacks – The side setbacks for R-3 zoned properties are consistent with other jurisdictions in the area and are not viewed as a constraint to achieving maximum densities or having a potential impact on the cost and supply of housing.
- Lot Coverage – The lot coverage for R-3 zoned properties is 60 percent. This allows for orderly and efficient development and should not impede the ability to achieve maximum densities. The cost of housing for dense, multifamily housing is relatively lower than large-lot single-family homes.
- Distance between Main Structures – The distance between main structures is to provide for safe access and walkability throughout the development. With lot coverage at 60 percent, the required distance between buildings should have no effect on the ability to achieve maximum density. This development standard will not significantly affect the cost and supply of housing.
- Common Usable Open Space – This refers to the usable open space within the development that may contain "common amenities." Amenities that are provided within multifamily housing (pools, barbeque areas, playgrounds, tennis and basketball courts, etc.) may increase the overall costs of the units. The more amenities provided within the development, the more costly each of the units sell for. By providing additional common areas **in excess** of the requirement, this may impede upon the ability to achieve maximum densities.
- Private Outdoor Living Space – Private patio or balcony areas may be utilized to fulfill not more than 50 percent of the open space requirement provided such areas have direct access from the unit it is designed to serve, a minimum dimension of seven feet, and a minimum area of 70 square feet. Although multifamily units are not required to have private outdoor living space, units that do have private balconies or patios typically sell for a higher price. Providing private outdoor living space should not impede the ability to achieve maximum densities if good site planning principles are applied.
- Main Building Structure Height – The height limit for residential properties is consistent among different zoning designations. The cost of units in dense, multifamily housing is relatively lower than large-lot single-family homes. The height limit of 35 feet would accommodate approximately three story structures and will not impede the ability to achieve maximum densities, given the appropriate lot size.
- Accessory Building Height – The height limit for accessory structures will not significantly affect the cost and supply of housing. Providing two-story accessory structures within multifamily developments will not significantly impede the ability to achieve maximum densities.

Although Measure V may have resulted in an incremental reduction of the potential buildout of Low Density Residential lands, an increased opportunity has risen for the development of multi-family housing more suitable and affordable to moderate, low and very low income households, such as duplexes, condominiums and other forms of attached multiple-unit housing. Measure V modifies the development standards for income-restricted housing developments, the development standards for parking, the minimum unit size, and the standard of 7,200 square feet for the minimum lot size for the R-3 zone are designed to facilitate the development of larger multifamily housing and accommodate maximum allowable densities of 20 du/ac, given a lot size of 7,200 square feet or more. Based on this analysis, Measure V does not impede the ability to achieve maximum densities.

Mobile Home and Manufactured Housing Development Standards

The City of Loma Linda permits manufactured dwellings to be used as single-family residences within Mobile Home Park (R-4) and Mobile Home Subdivision (RM-H) zones. City standards permit the placement of mobile homes that comply with federal HUD standards to be sited on single family lots upon permanent foundations. The intent of the ordinance is to ensure that mobile home units are structurally safe and conform to (but not to exceed) the design standards of the neighborhood.

Second Dwelling Units

Within the Single Residence Zone (R-1), the City permits an additional dwelling unit for senior citizens to be sited on a parcel subject to site plan review and the following standards:

- Lot coverage shall not exceed 40 percent.
- The minimum square footage for a detached second unit shall be five hundred square feet and the maximum shall be six hundred forty square feet. The maximum attached unit shall be six hundred forty square feet.
- Detached second units shall be placed on lots that have a minimum lot area of ten thousand square feet. Attached second units shall be placed on lots that have a minimum lot area of seven thousand two hundred square feet.
- One additional open parking space shall be required for a second unit.
- A covenant shall be required on all second units which prohibits property owners from renting the units.
- Adequate water and waste disposal shall be available for the second unit at the time of the application.
- Sprinklers shall be required for all units (detached and attached).
- The second unit shall not encroach into any front, side or rear yard setbacks, and shall be subject to architectural and site review.
- The second unit permit shall be considered by the planning commission as a conditional use permit. (Ord. 485 § 5, 1992; Ord. 451 § 2, 1991; Ord. 382 § 1, 1987: Ord. 296 § 2, 1982; Ord. 98 § 32.02, 1974)

The larger than standard minimum lot size is a constraint against the development of housing and will not allow the density of the neighborhood that includes second dwelling units to exceed the General Plan density designation.

Processing and Permit Procedures

Development review also affects housing costs. Because of holding costs, the longer it takes for a development proposal to be approved, the higher the development costs. In the City of Loma Linda, an application for a residential project containing about 20 units typically requires a processing time (from filing of the initial application to Final Map approval) of a minimum of 4 months. However, actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare the final map, improvement plans, and other project-related documents. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR to be prepared. At times, approval from state or other agencies may also be required for certain types of projects.

Typically, processing and permitting procedures for residential dwelling units in the City of Loma Linda are as follows:

If a development consists of one single-family residence (SFR) and has obtained the correct development permits, the City's Planning Department Staff can approve the project and send it to review before the Administrative Review Committee (ARC). After approval by the ARC, the project will go to an Administrative Public Hearing for final approval. In the majority of instances, applications for single-family residences are exempt from CEQA. Timeline as follows:

- Approval by ~~Administrative Review Committee (~~ARC~~)~~ – approximately 2 weeks
- Administrative Public Hearing – approximately 2 weeks

If a development consists of more than one dwelling unit (single-family, duplex, or multifamily) a Precise Plan of Design (PPD) or a Conditional Use Permit (CUP) must be submitted to the Planning Department, reviewed ~~approved~~ by the ARC, and approved by the Planning Commission, and City Council. ~~and submitted to the Planning department. The project will then be reviewed by the ARC. After ARC approval, the project will be subject to a public hearing in front of the Planning Commission, who will then approve the project.~~ The CEQA process runs concurrently with the application process. ~~Process~~ Requirements and timeline are as follows:

- Precise Plan of Design (3 units or fewer ~~PPD~~), or Conditional Use Permit (~~CUP~~ 4 units or more) are the entitlements required for multifamily housing.~~, depending on zoning, required~~
- Approval by ARC – approximately 2 weeks
- Approval by Planning Commission – public hearing – 4 to 8 weeks

If the development consists of a subdivision, a Tentative Tract Map must be approved by the Planning Commission and the City Council at public hearings. However, a housing project may accompany the tract map through the process as long as the subdivision approval occurs first. Once the final Tract Map is complete, the project can be approved by the City Council. The CEQA process runs concurrently with the application process. Timeline as follows:

- Tentative Tract Map

  Approval by Planning Commission – public hearing – approximately 4 to 8 weeks
  Approval by City Council – public hearing – approximately 4 weeks
- Final Tract Map

  Approved by City Council by consent – approximately 4 weeks

It is the intent of the permit process to provide for all multiple family residential developments which are compatible and harmonious with the immediate neighborhood and which are in conformance with the comprehensive general plan. These decision making standards ensure that adequate light, air, ventilation, open space, parking facilities, and other amenities are provided and maintained for residents of such multiple family residential developments. The approval of a Precise Plan of Design or Conditional Use Permit is not guaranteed for certain; however, these permit procedures provide for the orderly and efficient development of multifamily housing for the residents of Loma Linda and will not be an impact to the cost and supply of housing.

5.4.6 Governmental Factors

Funding Availability

The City of Loma Linda does not have the financial resources or sufficient staff to undertake many major housing assistance programs without financial backing by County, State, and federal agencies. Existing funding for federal and State programs is not sufficient to meet statewide demand, which, in turn, limits the City's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing.

Public Services and Facilities

The provision of public services (especially water, sewers, and flood control) does not constrain the production of new housing below the number projected by the current RHNA. Currently, State laws governing municipal funding limit the ability of cities to provide infrastructure from ongoing revenues. As a result, new development is generally required to "pay its own way" with regard to public facilities such as water, sewer, drainage, parks, and roadway facilities. In accordance with AB 1600, the City has enacted a development impact fee program to ensure new development pays only for its impacts and not for existing deficiencies caused by prior development.

The City of Loma Linda, like many communities, has determined that its public works systems must not be overburdened by new development. A five-year capital improvements program that identifies and prioritizes such needs as water main replacement, water storage, as well as parks, streets, and sidewalk replacement, provides a guide for allocating public funds in the most productive directions. The status of each public works system is described in the Public Facilities Element of the General Plan; however, the water supply, sewage disposal and flood drainage systems have separate and unique limitations that relate to the construction of new housing.

Water service is provided by the City of Loma Linda. Potable water is extracted from the Bunker Hill groundwater basin. The estimated safe yield of this basin is many times greater than current water extraction. Thus, groundwater from Bunker Hill Basin, due to its abundance and good quality, is expected to be the long-term water source for the City. As development occurs, it will be necessary to bring new wells online, construct distribution systems, and provide additional water storage capacity. New distribution lines are generally the responsibility of new development.

Wastewater (sewer) facilities within the City of Loma Linda are operated and maintained by the City's Department of Public Works, Utilities Division. Sewer line maintenance programs within the City are administered by the City while the wastewater treatment services are provided under provisions outlined in a Joint Powers Agreement (JPA) with the City of San Bernardino. Expansion of the sewer system to accommodate new development is paid for exclusively by development fees levied on new construction. The operation and maintenance of existing sewer facilities is funded through monthly user fees levied on residential, commercial, and institutional users.

Storm drain systems have been constructed throughout the City to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The City of Loma Linda (along with the City of Redlands) is located within the area addressed in San Bernardino County Comprehensive Storm Drain Master Plan No. 4. Because County drainage facilities receive upstream drainage from the City's drainage system, the City storm drain system must be consistent with the County's Master Plan. Future improvements to the City's storm drain system will follow the improvements outlined in Master Plan No. 4. Many storm drains and open channels drain into the San Timoteo Creek channel, which is a County facility. At least one longer storm drain (66 inches RCP) and smaller lines drain to Mission Channel.

New subdivisions will require a certain level of public improvements provided such as street widths, curb, gutter, and sidewalk requirements, water and sewer line connection, and circulation improvement requirements are all necessary for the orderly and efficient development of the community. The City of Loma Linda has offered Standard Construction Drawings of all City public improvements on their website for residents and developers to follow. The costs associated with providing such public improvements will most likely be included in the selling price of new homes available in the market.

Fees and Exactions

The fees and exactions required of a development to pay for the public facilities associated with the residential development pose a potential constraint to housing production. Two types of fees are charged by the City of Loma Linda, and discussed below: development impact fees and planning processing fees. Table 5.BB~~DD~~ identifies the applicability of impact fees and Table 5.CC~~EE~~ lists the fee amounts for each category, as updated in February 2007. A comparison of planning fees to those charged in other San Bernardino County cities is found in Table 5.DD~~FF~~.

Table 5.BB~~DD~~: Development Impact Fee Applicability for Residential Projects

Dwelling Unit	Park	Public	Sewer	Storm Drain	Transportation	Water
New Unit	X	X	X	X	X	X
Second Unit/Granny Flat	X	X	X	X	X	X
Replacement Unit (no new connections)	O	O	O	O	O	O
Addition to Existing Unit	O	O	O	O	O	O
Remodel	O	O	O	O	O	O
Connect Existing Unit to Water and Sewer	O	O	X	O	O	X
Change Size of Existing Water Meter	(Pay difference in cost of meters)					
Annex Existing Unit to City	O	O	O	O	O	O
Move Unit into or Within City	X	X	X	X	X	X

Notes: X = Fee required.
O = No fee required.

A comparison of Loma Linda's typical residential planning fees in relation to nearby communities is shown in Table 5.CC~~EE~~ . Loma Linda, the City of Redlands and the County of San Bernardino are residential communities. It can be seen from Table 5.CC~~EE~~ that Loma Linda's planning fees are generally comparable to other cities in its vicinity.

Table 5.CC~~EE~~: Residential Development Impact Fees

1.	General Government Facilities: a. Detached dwelling unit b. Attached dwelling unit	 $2,150/du $2,150/du
2.	Parkland Acquisition and Development a. Detached dwelling unit b. Attached dwelling unit	 $5,354/du $3,955/du
3.	Public Meeting Facilities a. Detached dwelling unit b. Attached dwelling unit	 $343/du $253/du
4.	Art in Public Places Residential Valuation	 $0.0025 percent of value
5.	Redevelopment Housing Fees Residential	 $3,000/unit
6.	Public Library Facilities a. Detached dwelling unit b. Attached dwelling unit	 $260/du $192/du
7.	Fire Suppression Facilities, et. al. a. Detached dwelling unit b. Attached dwelling unit	 $570/du $377/du
8.	Local Circulation Systems a. Detached dwelling unit b. Attached dwelling unit	 $1,467.04/du $979.44/du
9.	Regional Circulation Systems a. Detached dwelling unit b. Attached dwelling unit	 $4,567.55/du $3,049.43/du
10.	Storm Drainage Facilities a. Detached dwelling unit b. Attached dwelling unit	 $702/du $141/du
11.	Water Generation, Storage, and Distribution a. Detached dwelling unit b. Attached dwelling unit	 $3,500/du $2,586/du
12.	Wastewater Collection System a. Detached dwelling unit b. Attached dwelling unit	 $539/du $398/du

Table 5.DD~~FF~~: Comparison of Planning Fees

Fee Type	Loma Linda (3/1/04)	City of Redlands	County of San Bernardino
Annexation	$15,000 deposit against actual cost + LAFCO fee	$8,205 (includes Service Plan) Service Plan- $980 Pre-Annexation Agreement- Hourly Charge with $1,815 deposit	N/A
Conditional Use Permit	Up to a residential 4-plex - $4,220 Project< 20,000 sq. ft. - $4,220 Project> 20,000 sq. ft. -	New Construction $4,895 No New Construction $1,570 Time Extension $150	0 - .99 developed acres $ 4,900.00 1 - 4.99 developed acres $ 5,600.00 5 or more developed acres

Table 5.DD~~FF~~: Comparison of Planning Fees

Fee Type	Loma Linda (3/1/04)	City of Redlands	County of San Bernardino
	$5,560		$13,000.00
Environmental Fees	$355 for projects exempt from CEQA $3,400 for projects requiring an initial Study and $170 per technical study. $15,000 deposit for an EIR	Negative Declaration-$4,170 Environmental Assessment $560 EIR/IS – Hourly Rate	Environmental Impact Report - actual cost., with Initial Deposit $7,800.00 Environmental Review (Non Land Use Application) - actual cost with Initial Deposit. $2,300. Mitigation Monitoring - actual cost with Initial Deposit $1,000.00
General Plan Amendment	Text - $4,835 Map - $4,575	$3,605	Actual cost., with Initial Deposit $6,000.00
Specific Plan	$15,000 deposit against actual cost - hourly	Specific Plan $5,860 Amendment $2,750	Actual cost., with Initial Deposit $20,000.00
Tentative Parcel Map	$4,585 per application and $10 per lot for every lot over 9 lots.	$3,650	Actual cost., with Initial Deposit $8,700.00
Tentative Tract Map	$4,965 per application plus $20 per lot	$9,140	Actual cost., with Initial Deposit $8,700.00
Variance	$2,015 per application $200 for owner occupied SFR	Fence $400 Single-Family Res. $1,500 Multi-Family or Commercial $2,240 Parking $1,270	$2,775
Zone Change	$2,625	Zone Change $2,695 Text amt. $1,965 Commission Determination $1,670	N/A

Public improvements such as street widths, curb, gutter, and sidewalk requirements, water and sewer line connection, and circulation improvement requirements are all necessary for the orderly and efficient development of the community. The City of Loma Linda has offered Standard Construction Drawings of all City public improvements on their website for residents and developers to follow. The costs associated with providing public improvements will most likely be included in the selling price of homes available.

Affordability Requirements Placed on the Redevelopment Agency

A significant portion of the City of Loma Linda is located within a redevelopment project area (Loma Linda Redevelopment Project). Under provisions of California's Redevelopment Law, contained in the Health and Safety Code starting at Section 33000, redevelopment agencies are required to ensure that not less than 15% of units developed within a project area are devoted to use as affordable housing. For a redevelopment agency, to count housing as "affordable" pursuant to this requirement, dwelling units must be subject to minimum 55-year affordability covenants (in the case of rental housing) or minimum 45-year affordability covenants (in the case of owned housing). Thus,

development of market rate housing within the redevelopment project area can have significant cost implications for the Agency. For every 100 residential units developed within the redevelopment project area, the Agency needs to ensure that 18 affordable units are developed, of which 40% must be affordable to Very Low Income households (i.e., households having an income of up to 50% of the County median income). The reason for the 18 unit requirement (as opposed to 15 units) is that the 15% requirement applies to all units, including units that are enforceably restricted, and a fraction of a needed unit is rounded up to the nearest whole integer.

Affordable housing that is developed with density bonuses pursuant to state density bonus law, for which 30-year covenants apply, do not appear to conform to Redevelopment Agency requirements, and, therefore, add to rather than subtract from the financial responsibility of the Agency to provide affordable housing, resulting in a significant financial problem for the Agency. Various proposals involving the production of housing have sought assistance from the Agency. Including the cost of land, these proposals range from approximately $100,000 per unit to $200,000 per unit, or more. When this amount is multiplied by a large number (15% of new development), the financial implications for the Agency become daunting and may well be beyond the financial capacity of the Agency.

Housing for Persons with ~~Disabilities~~ Special Needs

The current Loma Linda zoning ordinance does not contain specific provisions related to housing for persons with disabilities, including provisions facilitating or constraining the production of housing that is designed for persons with disabilities. While the City of Loma Linda provides reasonable accommodations for persons with disabilities, it does not have a formal procedure for making reasonable accommodation exceptions in the development review process for persons with disabilities.

In addition, the zoning ordinance does not formally address “residential care facilities” or facilities for persons with disabilities in its zoning code. The ordinance does, however, contain a definition of “family,” which is defined as “an individual living alone, or two or more persons living together, related by blood or marriage, and shall include stepchildren and children by adoption, or a group of not more than three persons who are not related by blood or marriage, or as stepparents or stepchildren, or as adopted parents and adopted children, and excluding there from domestic help, provided the group of persons are living together as a single housekeeping unit in a dwelling unit with one kitchen.” The element will provide a program addressing the definition of family, and how revising and/or broadening this definition will eliminate any constraints to housing persons with special needs. Although the City would approach residential care facilities as being similar to convalescent homes or other day care ~~faculties~~ facilities in its development review process, these residential care facilities will require a CUP and a business license if they house more than seven individuals. Residential care facilities do not require a CUP if there are less than seven individuals. The purpose of the CUP is to ensure the conformance with the type and character of the surrounding neighborhood. There are no spacing requirements or procedures for reduced parking that will be a constraint on housing persons with special needs, but the requirement of a CUP could act as a constraint. The potential impacts may lead to increased fees and permit costs toward a low-income population in addition to the time taken to complete the entitlement process. Under the conditions of the CUP, necessary provisions or costly street improvements may have to be provided. If the CUP is not approved, then these persons with special needs may not be able to find establishments in their proximity to find specialized treatment. The residential care facilities are placed within the overall community to bring together certain individuals and integrate them with the rest of society. ~~the lack of specific provisions for such facilities in the current zoning ordinance could act as a constraint on the provision of residential care facilities.~~

5.4.7 Non-Governmental Factors

Land Costs

The price of land is a significant ingredient in the total cost of housing. Developed land costs typically account for about one-quarter of the total cost of a home. Land costs in Southern California and San Bernardino County have consistently been increasing since World War II as a result of inflation, increased demand due to population immigration, and decreasing land supply. This increase has an adverse effect on the ability of households, particularly low- and moderate-income households, to pay for housing.

Raw land costs of single family residential lot in the City of Loma Linda, as of 2007, typically are $75,000 to $250,000, depending on the size and location of the parcel and the extent of improvements contained on the lot. These costs are typical for the valley areas of San Bernardino County.

Construction Costs

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). Current construction costs for a single family home are roughly $160 per square foot. This is typical for Southern California, and does not present a significant constraint to the production of housing within Loma Linda. As noted above, the development community is currently producing market rate for-sale housing that is affordable to moderate-income households.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and the supply of housing. There are two types of capital involved in the housing market: (1) capital used by developers for initial site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors.

In general, financing for new residential development in Loma Linda at the present time (2007) is available at reasonable rates. However, the recent high foreclosure rates on home loans have caused caution among lenders. Although interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates. Additionally, lenders are also exercising caution when creating loans for construction, due to the market slow-down on new home sales.

Local Banks. There are a variety of single-family and multiple-family home loans available in the Loma Linda area. Interest rates are currently competitive, and are similar to those available in other communities throughout Southern California. Interest rates for single-family and multiple-family construction loans are variable, but significant problems occur where there are not long-term affordability covenants in the deal.

VA, FHA, and conventional loans are available. The local banks do not currently have any programs specifically oriented toward the construction of affordable housing, other than those that are sponsored by governmental agencies, such as the Community Reinvestment Act.

As a result of relatively low interest rates, local banks report that refinancing of existing homes has been popular; however, such refinancing has not affected the availability of loans for home purchases.

Affordable Housing Financing

Funding for affordable housing currently requires financing for a first mortgage, second mortgage, closing costs, and equity. An overview of each funding source is presented in the following paragraphs.

First Mortgage. Because of their low rents, affordable rental housing projects are financially capable of generating enough money to make monthly payments on only a relatively small first mortgage – often as low as 20 to 25 percent of total project cost. For the first mortgage lender, subordinated debt increases a project's loan-to-value and debt coverage ratios to acceptable levels, reducing risk and increasing the likelihood of obtaining private debt financing. The amount of the first mortgage that can be supported is a function of the net operating income of the project. Tax-exempt bond proceeds are sometimes used for permanent financing of low-income housing projects.

Second Mortgage (Gap Financing). A second mortgage is frequently necessary to partially fill the gap between total project costs and the amount that can be supported by the first mortgage. A below-market second mortgage provided by State or local governments or philanthropic organizations, could be structured with a low-interest rate, no-interest deferred payments, or as a due-on-sale loan.

The maker of the second mortgage often prefers subordinated debt rather than a project grant even though the former entails added risk. The mortgage usually contains restrictions to ensure that the property serves low-income families; otherwise, it becomes due and payable. Local funds are often used to provide "soft seconds" – mortgages whose principal and interest payments may be deferred until cash flow is available or the project is refinanced or sold.

Equity. Equity, which is the money or capital invested in the project, reduces the amount needed to be financed with a first and/or second mortgage. Although equity financing can be derived from several sources, affordable housing partnerships depend greatly on the syndication of low-income housing tax credits. Ownership of these projects is usually structured as limited partnerships; corporate or individual investors are the limited partners who rely on the tax credits for market returns.

Redevelopment Agency. The Redevelopment Agency anticipates utilizing housing "set-aside" funds in eight different programs:

1) Dumpster/Neighborhood/Blight Cleanup Program. From July 2002 through June 2007, this program has expended $158,170. The Agency expects the program to continue to expend approximately $25,000 per year.
2) Acquisition/Rehabilitation. The Agency has acquired property in the North Central Neighborhood for the purpose of assembling parcels in order to provide new affordable housing. Additionally, housing has been constructed and provided on some of those parcels. The amount expended on property purchases, thus far, is $5,495,000, and the number of new homes with low income affordability covenants provided is 3.
3) Exterior Paint. From 1998 to the end of fiscal year 2007, $18,467 was spent on the exterior paint program. Additionally, exterior painting is included in other programs.
4) First-Time Homebuyer. This program has assisted 54 First Time low-income Homebuyers, expending $1,724,400 as of the end of June 2007.
5) Home Exterior Grant. From 1998 to the end of fiscal year 2007, $667,418 has been expended on this program.
6) Home Improvement Major Loan (owner occupied/rental property). From 1998 to the end of fiscal year 2007, $409,825 has been expended on this program.
7) Home Exterior Improvement Loan (rental property).

8) Multi-Family Rental Housing Rehabilitation Loan.

Specific amounts are not allocated to particular programs, but rather an amount is provided and is spread out over all the programs on a first-come, first-serve basis, with the exception of First Time Homebuyers and Acquisition. Funding for these programs is based on anticipated property purchases and developer agreements for specified numbers of affordable units. Thus, several funding sources are available as part of a financing package for a low-income housing development.

Table 5.EE~~GG~~ shows the amount of monies expected to accrue in the Low and Moderate Income Housing Fund through the end of the planning period. The total amount that is expected to accrue from January 2006 through December of 2014 is $4,520,499.

Table 5.EE~~GG~~: Monies Expected to Accrue in the Low and Moderate Income Housing Fund Through 2014

Projected Low and Moderate Income Housing Fund Tax Increment	
Period	**Amount**
2006-2007	$1,469,775
2007-2008	$1,725,663
2008-2009	$2,026,100
2009-2010	$2,378,845
2010-2011	$2,793,01
2011-2012	$3,279,263
2012-2013	$3,850,183
2013-2014	$4,520,499

Source: Loma Linda Redevelopment Agency, 2007.

5.4.8 Opportunities for Energy and Water Conservation in New Development

Utilities and related energy expenditures are a major component of a household's total shelter costs. Within the City, 97.7 percent of all households have some form of space heating, 99.5 percent have complete plumbing facilities, and 99.9 percent have electrical connection according to 2000 Census data. As an integral part of providing housing, these utilities can represent a claim in household income ranging from 15 to 40 percent of total housing costs, or higher, considering current and anticipated increases in energy costs. Thus, efforts to reduce energy and water consumption can significantly benefit Loma Linda households.

The most effective home conservation measures are those that reduce the biggest user of energy: space heating. Most utility companies agree that actions to reduce air infiltration are the most cost-effective ways of minimizing space-heating requirements. Weather-stripping, caulking, duct wrapping and attic and wall insulation are all ways to reduce such energy consumption. In addition, furnaces equipped with setback thermostats and electronic ("pilot-less") ignition can further reduce costs. This is now required in all new residential construction by the Uniform Building Code.

Water heating is another major energy user. Insulation blankets for water heaters, pipe insulation, and water saving showerheads are simple, add-on measures that can lower both energy bills and water consumption. More elaborate measures include solar water heating systems that supplement the traditional water heater.

New housing construction is another area for ensuring efficient energy use. Homes that are sited to maximize solar and wind orientation can significantly reduce long-term energy needs. Further, such

homes can be equipped with energy-saving appliances which also lower energy and water consumption. A balance must be achieved between the short-term costs of building energy-efficient homes and the long-term benefits they provide. However, many design, construction, and landscaping techniques are available which help reduce energy consumption. Some add little or no cost to the housing unit, but have not been adopted by developers and contractors. Examples include avoiding east- and west-facing lots, reducing north-facing window areas, using drought-resistant landscaping, and employing paving materials that generate less heat.

Water conservation is a significant issue for both individual households and the City. Lower water consumption reduces monthly bills, and extends the capacities of municipal water wells and the local sewage treatment plant. More conservative landscape watering schedules and less wasteful watering systems make significant contributions to lower water demand. Inside the home, low-flow showerheads, low-flow toilets and efficient clothes and dishwashing appliances are useful in stemming the need for water. However, by changing personal habits regarding water use (e.g., shorter showers, not pre-rinsing dishes, etc.), reductions in water use can be achieved at little or no cost.

Presently, Southern California Gas and Southern California Edison offer conservation programs such as the Energy Star Program for homeowners, renters, and landlords. Both companies participate in the State's Residential Conservation Service, and provide free energy audits to all households. Further, both companies offer cash rebates and low-interest financing to help offset the cost of many conservation measures.

The element has provided various programs to implement to encourage the conservation of non-renewable energy resources and to encourage the use of green building techniques and materials.

5.5 GOALS, QUANTIFIED OBJECTIVES, AND POLICIES

The intent of the Housing Element is to ensure that the City makes a good faith effort and commits available resources to meeting the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides a 5-year program to meet those needs, as specified in State law. The housing goals and policies included in the Loma Linda Housing Element, as well as the actions that the City will undertake to meet its housing needs, are discussed in this Chapter. A summary of actions, including identification of funding sources, responsible entities, and time frames for implementation, is also presented.

In evaluating the prior Housing Element, the City analyzed the programs it undertook, and evaluated why implementation of some programs was more successful than others. Although the City has been delayed in implementing such programs in the last planning period, the City recognizes the importance of continuing to implement and strengthen the programs in the current planning period. The City will remain committed to providing housing programs for the benefit of its citizens and is committed to implementing the programs set forth in this Housing Element. With the passage of Measure V, the City will also adopt and implement additional goals and objectives that will strengthen previous and proposed programs to address the challenges set before the City. Accordingly, the City has included in this Element the actions it believes can successfully be implemented and that reflect the best use of the City's limited resources. Loma Linda's quantified housing objectives are presented below, along with housing goals, policies, and implementing programs.

5.5.1 Quantified Objectives

The City of Loma Linda has designed a number of implementing programs that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of

factors impacting the provision of affordable housing, and will not be able to meet all projected needs during the planning period. Accordingly, the City of Loma Linda has identified its quantified objectives for new construction and rehabilitation. Rehabilitation of existing units will be achieved through the City's efforts to link property owners with available financial assistance programs. The City's conservation quantified objective is based upon projected activities of the Redevelopment Agency and City efforts to assist and cooperate with nonprofit, private, and other public entities to preserve as well as provide additional affordable units.

The City has established its quantified objectives on the basis of SCAG regional housing needs projections for the City of Loma Linda for the period of 2006-2014 (Table 5.FF~~HH~~). Overall, it is the objective of the City of Loma Linda that a sufficient number of anticipated market-rate housing projects take advantage of the affordable housing incentives offered to these projects to achieve 39 percent of the housing developed in the City being affordable to lower income households (23 percent very low income, 16 percent low income).

Table 5.FF~~HH~~ : Quantified Objectives, 2006-2014

Program	Targeted Household Income Group					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	305	~~610~~ 305	432	501	1,103	2,646
Replacement*	3	~~6~~ 3	7	0	0	6
Rehabilitation	10	~~20~~ 10	20	10	0	50
Conservation	7	~~15~~ 8	20	0	0	35

* "Replacement" refers to replacement of uninhabitable dwelling units demolished by the Redevelopment Agency during the Current Housing Element period (see page 5-11).

5.5.2 Goals, Policies, and Implementing Programs

Goal 1

Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the housing and shelter needs of Loma Linda residents.

Policy 1.1

Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents of all economic groups.

Implementing Programs

1.1.1 Biennial Evaluation: Conduct a biennial update of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs.

Responsible Agency: Community Development Department.

Implementation Schedule: September 2009, every two years thereafter.

Non-Quantified Objective: Maintenance of an inventory of available sites for housing for all economic segments of the community. Facilitate discussions with potential developers.

Funding Source: General Fund/Redevelopment Agency.

1.1.2 Modify Requirements for Second Unit/Accessory Units: As part of a comprehensive update of the City's Development Code, the City will modify its requirements for Second Units. First the City will eliminate requirements for a conditional use permit for second units consistent with the provisions of state law. The minimum requirements for lot size and unit size of second units will also be reduced. Further, the City will lift the restricting covenant only allowing Second Units for senior citizens, and open these Second Family Units to persons of all ages and incomes.

Responsible Agency: Community Development Department.

Implementation Schedule: Adopt revised Development Code by the end of 2009~~2008~~.

Non-Quantified Objective: The modification of second units will encourage their development in addition to achieving compliance with state law regarding second units.

Funding Source: General Fund.

1.1.3 Encourage Development of Second Unit/Accessory Units: Actively encourage the development of second units in single-family residential areas to assist in meeting the City's low- and moderate-income housing objectives where such second units would be consistent with the provisions of Measure V and neither adversely affect nor alter the character of the surrounding single-family neighborhood. The City will encourage the use of second units by providing information and forms that will inform the community of requirements for second units and help to facilitate the approval process. This City will consider forms of progressive zoning by encouraging families with aging relatives or caregivers who want to accommodate them to consider building these second units.

Responsible Agency: Community Development Department.

Implementation Schedule: Ongoing

Quantified Objective: Development of second units as needed.

Funding Source: No cost to the City.

1.1.4 Redesignate Vacant High Density and Medium Density Residential Lands: Amend the adopted General Plan Land Use Element to (1) re-designate vacant lands that are currently designated High Density Residential (0-13 du/ac) to Very High Density Residential (0-20 du/ac) and (2) re-designate vacant lands that are currently designated Medium Density Residential (0-9 du/ac) to High Density Residential (0-13 du/ac).

Responsible Agency: Community Development Department.

Implementation Schedule: To be accomplished concurrent with adoption of the updated Housing Element.

Non-Quantified Objective: Increase the availability of lands for the development of housing for very low, low, and moderate income households.

Funding Source: General Fund.

1.1.5 Identify the Intended Residential Buildout of Lands Designated "Special Planning Area": Amend the General Plan Land Use Element to identify the intended residential buildout of Special Planning Areas consistent with the Housing Element.

Responsible Agency: Community Development Department.

Implementation Schedule: To be accomplished concurrent with adoption of the updated Housing Element.

Non-Quantified Objective: Make City expectations regarding residential development within Special Planning Areas explicit, and ensure the availability of land for the development of housing for all economic segments of the community.

Funding Source: General Fund.

1.1.6 Permit Residential Development for Students and Employees within Lands Designated Institutional and Health Care: Amend the adopted General Plan Land Use Element and zoning ordinance to permit the development of residential dwelling units for student and employee housing within lands designated Institutional and Health Care. Employee housing provided under this program would be required to be income-restricted to low and very low income households.

Responsible Agency: Community Development Department.

Implementation Schedule: To be accomplished concurrent with adoption of the updated Housing Element for General Plan revisions; end of 2009~~2008~~ for zoning ordinance revisions.

Quantified Objective: Facilitate development of 300 dwelling units for university students and employees of large institutions within Loma Linda by 2014.

Funding Source: General Fund.

Policy 1.2

Ensure the supply of safe, decent, and sound housing for all residents.

Implementing Programs

1.2.1 Monitor At-Risk Projects: One year prior to each required Housing Element update, determine the status of financial incentives for assisted housing projects to determine whether income restrictions on any such projects existing at that time are "at-risk" of being lifted, thereby terminating the "affordability" of the project. Where assisted housing projects are "at-risk," develop strategies to preserve their affordability.

Responsible Agency: Community Development Department, based on HUD and HCD documents.

Implementation Schedule: June 2013.

Quantified Objective: Retention of existing affordable housing stock through early identification and action regarding "at-risk" units.

Funding Source: General Fund, Redevelopment Agency

1.2.2 Housing Rehabilitation Program: Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing, and self-help housing projects. The City will assist applicants in accessing rehabilitation loans by creating brochures that identify what loans are available and the processes by which these loans are granted. In addition, City staff will provide technical review of forms to ensure that applicants have provided all essential information.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing.

Quantified Objective: Adequate assistance to meet the quantified objectives contained in Table 5.EE~~GG~~.

Funding Source: General Fund, redevelopment funds, available housing programs.

1.2.3 Community Education Regarding the Availability of Rehabilitation Programs: Provide information to very low- and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media.

Responsible Agency: Redevelopment Agency.

Implementation Schedule: Brochure of available programs exists and is updated as needed.

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.

Funding Source: Redevelopment Agency.

1.2.4 Housing Condition Survey: Maintain a current housing condition survey of all housing units within the City. This survey should include the number of units in need of rehabilitation or replacement.

Responsible Agency: City Building Official.

Implementation Schedule: Ongoing with a comprehensive update one year prior to the next Housing Element update (2013).

Non-Quantified Objective: Maintenance of current information on housing conditions within the City to assist in targeting rehabilitation programs.

Funding Source: General Fund.

1.2.5 Rental Rehabilitation Program: Provide financial assistance to owners of existing rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will provide financial assistance by applying for CDBG funds and the

redevelopment agency will allocate funds for rental rehabilitation. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: Ongoing.

Quantified Objective: Provide financial assistance to owners of five rental properties to rehabilitate substandard units.

Funding Source: Redevelopment Agency.

1.2.6 **Code Enforcement:** Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, and water conservation violations.

Responsible Agency: Building Official.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Elimination of code violations within Loma Linda.

Funding Source: General Fund.

1.2.7 **Housing Replacement:** Continue the existing housing replacement program whereby large rehabilitation loan requests are automatically reviewed by the City to determine if replacement, rather than repair, would be more cost-effective.

Responsible Agency: Redevelopment Agency, Community Development Department.

Implementation Schedule: Ongoing.

Quantified Objective: Replace 15 dwelling units that would have otherwise undergone costly rehabilitation by 2014.

Funding Source: Redevelopment Funds.

1.2.8 **Universal Design:** Encourage the use of Universal Design Guidelines to be offered by developers to prospective purchasers, in all new construction of single family and multi-family for sale housing, except for custom built homes. These universal design guidelines should help to accommodate the needs of people of all ages and abilities and to help reduce falls. Examples of amenities to be offered include: zero-step entrances, accessible first floor bathrooms, wider doorways, no step bathtubs and showers, grab bars near toilets and bath/shower, reinforced handrails on stairs and ramps, accessible kitchen appliances and shelving, more energy efficient, brighter lighting.

Responsible Agency: Community Development Department / Redevelopment Agency

Implementation Schedule: Ongoing

Non-Quantified Objective: To encourage design guidelines that meets a variety of special needs, including those of disabled persons and elderly persons within the City.

Funding Source: No cost to the City

Policy 1.3

Establish incentives and provide in-house resources for energy conservation measures in new and existing housing to implement an energy conservation program.

Implementing Programs

1.3.1 **Energy Conservation Ordinance:** Create an ordinance that codifies the objectives of the Energy Conservation Program.

Responsible Agency: Community Development Department

Implementation Schedule: The adoption of this ordinance will be within the first two years of the adoption of this housing element.

Non-Quantified Objective: To provide the goals and objectives of the Energy Conservation Program into law and set forth regulation to implement these strategies and goals.

Funding Source: General Fund

1.3.2 **Incentives Program:** Establish incentives for the participation of residents and developers in the energy conservation program.

Responsible Agency: Community Development Department

Implementation Schedule: This program will be implemented with the adoption of the housing element and will be ongoing throughout the planning period.

Non-Quantified Objective: To encourage the conservation of non-renewable energy resources and encourage green building techniques, the City may offer rebates and grants to developers and residents who use energy efficient appliances, solar panels, and sustainable energy products.

Funding Source: General Fund

1.3.3 **Strengthen the Energy Action Plan:** These are actions taken on behalf of the City and may include: training City staff to be LEED certified, providing education handouts and technical assistance to homeowners and residents how “going green” can ultimately save money and promote energy efficiency at the same time, and developing energy conserving standards for street widths, landscaping, and configuring parking lots to reduce heat loss and/or provide shade.

Responsible Agency: Community Development Department

Implementation Schedule: This program will be implemented with the adoption of the housing element and will be ongoing throughout the planning period.

Non-Quantified Objective: Provide training, education, and strategies that will assist the public to minimize energy and conserve natural resources.

Funding Source: General Fund

1.3.4 Streamline the Permit Process: Expedite the permit process for "green" buildings.

Responsible Agency: Community Development Department

Implementation Schedule: This program will be implemented with the adoption of the housing element and will be ongoing throughout the planning period.

Non-Quantified Objective: Provide an additional incentive to developers and residents who wish to build "green".

Funding Source: General Fund

Goal 2

Provide housing that is affordable to all economic segments of the community.

Policy 2.1

Assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop affordable housing.

Implementing Programs

2.1.1 Partnership Program: The City will continue to meet regularly with nonprofit, private and other public entities to examine on-going opportunities for cooperative efforts to expand the City's supply of affordable housing.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: The City will host an annual meeting, Discussion will then be reviewed to take action within 90 days of this annual meeting.

Non-Quantified Objective: Familiarize nonprofit, private and other public entities involved in the production of affordable housing with the City of Loma Linda, and thereby facilitate interest on the part of these entities in developing affordable housing in Loma Linda.

Funding Source: Private sources, Redevelopment Agency, CDBG.

2.1.2 Facilitate Development of Affordable Housing Projects: The City shall designate publicly owned sites for affordable housing projects. The City will then distribute Requests for Proposals to housing developers for construction of the affordable housing project, or negotiate directly with individual qualified developers. The City will remain involved through the permit process and will have final authority throughout development review. The City ~~and assist~~ will assist in the process to make housing more affordable to very-low, ~~and~~ low-income, and extremely-low income households by provided grants and funding to these multifamily developments as well.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: Distribute Requests for Proposals or otherwise seek a qualified developer within one year of Housing Element adoption.

Non-Quantified Objective: Increase the production of affordable housing to meet the needs of very-low and low-income households.

Funding Source: Private sources, Redevelopment Agency, State, federal, and financial institutions.

2.1.3 Subsidize the Purchase of Privately Owned Multi-Family Buildings: The City and Redevelopment Agency will survey all owners of large multi-family buildings to determine the feasibility of the current owners selling the buildings to a non-profit manager. The City and/or Redevelopment Agency would subsidize the purchase of the buildings in exchange for income restriction covenants.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: ~~Distribute~~ The survey will be distributed within 6 months of adopting the updated Housing Element. The survey will then be assessed to take further action on behalf of the City and move forward to subsidize the purchase of these buildings in a timely manner and achieve the goals of this program.

Non-Quantified Objective: Increase the availability of affordable multi-family housing to meet the needs of very-low and low-income households.

Funding Source: General Fund; Redevelopment Agency housing funds.

2.1.4 Multi-family Housing Bonds: The Community Development Department and Redevelopment Agency will consider issuing a bond to fund the construction of multi-family housing units. The construction bond would then convert to a permanent loan, which would be repaid through the revenues from renting the units. The units would hold income restriction covenants.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: Determine the feasibility of using bonds within six months of adopting the updated Housing Element. If bonding is determined to be feasible, existing housing program information designed for developers will be revised within three months of the feasibility determination, and the potential for bonding will be included in meetings with potential developers.

Non-Quantified Objective: Increase the availability of affordable multi-family housing to meet the needs of very low- and low-income households.

Funding Source: General Fund.

2.1.5 Enforce Guarantees Made By Other Agencies: The Community Development Department and Redevelopment Agency will work with outside agencies to ensure that guarantees regarding affordability of specific parcels that are made when properties are declared surplus by these agencies are implemented. For example, if a sale of surplus land is made by another agency with the promise of affordable housing on the site, this will be noted and enforced during entitlement review for the site. The Community Development Department

and Redevelopment Agency will work closely with other agencies to determine which properties are sold under these circumstances.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: Immediately upon adoption of the updated Housing Element.

Non-Quantified Objective: Increase the availability of affordable multi-family housing to meet the needs of very-low and low-income households.

Funding Source: General Fund.

2.1.6 Actively Seek Assistance from the County HOME Program: The Community Development Department will apply to the County HOME program for grant money. This money would be used to implement the other programs listed in the Housing Element.

Responsible Agency: Community Development Department.

Implementation Schedule: Consider immediately after adoption of Housing Element.

Non-Quantified Objective: Increase the City's funding to implement low-income housing programs.

Funding Source: General Fund.

Policy 2.2

Review and modify, as needed, all standards and application processes to ensure that City standards do not act to unduly constrain the production of affordable housing units.

Implementing Programs

2.2.1 Undertake a Comprehensive Development Code Update: Undertake a comprehensive update of the City's zoning and subdivisions ordinances to achieve consistency with the provisions of the 2006 General Plan, Measure V, and the provisions of this Housing Element. In this update, ensure that zoning districts identify allowances for the development of emergency shelters, transitional housing, housing for farm workers, factory-built housing, single-room occupancy units and supportive housing. The approval of these types of housing in the appropriate zoning districts will be ministerial based on a set of reasonable standards, and will not require a Conditional Use Permit. After this update is completed, an analysis of the capacity will be conducted to ensure that at least one emergency shelter can be created during the planning period. The zoning code update will modify lot size, unit size, and garage parking requirements to modify or remove the following controls:

- Minimum unit sizes (particularly for studios);
- Garage parking requirement for multifamily units;
- Minimum lot sizes of 7,200 square feet for single-family detached housing.

Responsible Agency: Community Development Department.

Implementation Schedule: Complete the update by the end of 2009~~2008~~.

Non-Quantified Objective: Consistency between General Plan and zoning; implement the provisions of the Housing Element.

Funding Source: General Fund.

2.2.2 Amend Permit Procedures for Multifamily Development: The permit procedures for multifamily development within multifamily zones will be amended to permit these developments ministerially rather than administrative

Responsible Agency: Community Development Department

Implementation Schedule: The City will complete the update of the Development Code by the end of 2009~~2008~~.

Non-Quantified Objective: The update of the Development Code will alleviate constraints put on multifamily housing due to the permit process.

Funding Source: General Fund

2.2.3 Maintain a Streamlined Application and Development Process: Continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.

Responsible Agency: Community Development Department, City Engineer, and Building Official.

Implementation Schedule: Conduct a review of the zoning ordinance, including permitting and review procedures and development standards within the R-3 zone annually.

Non-Quantified Objective: Minimize the costs of residential development within Loma Linda attributable to the time it takes to review development applications and plans and ensure that City standards yield quality development and protect the public health and safety without constraining the production of affordable housing units needed to meet the quantified objectives of the Housing Element.

Funding Source: General Fund, CDBG.

2.2.4 Density Bonus Ordinance: Amend density bonus requirements to meet the requirements of current state law, and for redevelopment affordability, including long-term covenants. Monitor subsequent changes in state density bonus law to keep the ordinance current.

Responsible Agency: Community Development Department.

Implementation Schedule: Adopt amended ordinance by the end of 2009~~2008~~. Check currency of City density bonus provisions against State law annually thereafter.

Non-Quantified Objective: Ensure that City density bonus provisions comply with State requirements, including redevelopment requirements.

Funding Source: General Fund.

2.2.5 Use of Density Bonuses: Grant density bonuses for the provision of affordable housing units as required by state law. The City will promote the use of density bonuses by providing information and brochures to developers, which explain the benefits and opportunities to both developers and residents in utilizing the density bonus program.

Responsible Agency: ~~General Fund~~ Community Development Department, Development Applicants.

Implementation Schedule: Ongoing as requests are made.

Non-Quantified Objective: Facilitate the achievement of Housing Element objectives for the provision of new housing for all economic segments of the community.

Funding Source: Redevelopment Agency, available housing programs.

2.2.6 Priority Permit, Entitlement Processing and Building Inspections for Lower-Income Housing Projects: The City will give priority to low-, very low-income, and large rental unit housing projects for permitting, entitlement processing and for building inspections that are carried out during various stages of the construction process.

Responsible Agency: Building Official.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Minimize the cost of providing affordable housing by reducing time waiting for inspections to be completed.

Funding Source: Building Permit Fees, CDBG, and General Fund.

2.2.7 Enforce Covenants Restricting Sale Values on Properties: The City will continue to buy resale properties that are not being sold at market value due to restrictive covenants. These will then be sold at affordable housing prices with covenants placed on future resale prices. Additionally, the City is working with the Assessor's Office to ensure that all properties with restrictive covenants are being assessed and taxed at the value of the property with the covenant considered.

Responsible Agency: Community Development Department.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Ensure that affordability covenants are followed on all properties, and ensure that the requirement for such covenants is not an impediment to the purchase of units with these covenants.

Funding Source: General Fund.

Policy 2.3

Facilitate the development of new housing for all economic segments of the community, including lower, moderate, and above moderate-income households.

Implementing Programs

2.3.1 Meet with Potential Developers: Actively seek out, and conduct an annual meeting with potential developers for infill sites as a means of generating interest on their part to undertake residential projects within the City needed to meet Loma Linda's identified share of regional housing need.

Responsible Agency: Community Development Department, Redevelopment Agency, City Manager.

Implementation Schedule: On-going.

Non-Quantified Objective: To create interest on the part of potential developers of infill sites for affordable housing as a means of facilitating achievement of quantified objectives for the development of housing for these income limited groups.

Funding Source: General Fund.

2.3.2 Housing for Existing Very Low- and Low-Income Residents: Utilize CDBG and Agency Housing funds for infrastructure improvements and available federal, State, and local housing development programs to undertake development of housing project for Loma Linda's very low and low-income households who are living in dwellings that are in need of replacement.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing.

Quantified Objective: Housing assistance to 150 existing very low- and low-income Loma Linda residents.

Funding Source: Redevelopment funds and Section 8 funds through the County.

2.3.5 Modified Development Standards for Income-Restricted Housing Developments: For those developments that provide income-restricted housing for very low or low income households, development standards shall also be modified as follows:

- In an R-2 zone, set backs shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 60 percent.
- In an R-3 zone, set backs shall be modified as follows: front 15, rear 5, side 5; and parcel coverage shall be increased to a maximum of 70 percent; and the maximum building height shall be increased to 50 feet.
- Permit the development of duplex units on corner lots as rental units within single family neighborhoods as a means of facilitating development of income-restricted housing in dispersed locations.

~~After meeting the City's housing needs pursuant to the RHNA for current housing period, this program shall be discontinued until the next housing period as determined by SCAG.~~

Responsible Agency: Community Development Department

Implementation Schedule: Adopt standards as part of a comprehensive update of the zoning code by the end of 2009~~2008~~.

Non-Quantified Objective: Assist the City in reaching its lower-income housing goals.

Funding Source: General Fund.

2.3.6 Inclusionary Housing Program: The Community Development Department will work to create an inclusionary housing program within redevelopment project areas. This program will state that not less than 15 percent of all residential units in any master plan, specific plan, subdivision or other residential development within a redevelopment project area be affordable to very low- or low-income households. For those developments that are required to provide 10 or more units that are affordable to lower-income households, at least 10 percent of the lower-income units shall have three or more bedrooms. Density bonuses pursuant to the requirements of law will be provided in exchange for meeting these inclusionary requirements.

Responsible Agency: Community Development Department

Implementation Schedule: Prepare and adopt requirements as part of a comprehensive update of the zoning code prior to the end of 2009~~2008~~.

Non-Quantified Objective: Assist the City in reaching its lower-income housing goals.

Funding Source: General Fund

2.3.7 Extra Density Bonus Program: Within redevelopment project areas, where there is a requirement for affordable housing assisted by the Redevelopment Agency (to be subject to minimum 55-year affordability covenants for rental housing or minimum 45-year affordability covenants for for-sale-housing), the City will prepare an ordinance providing for an density bonus for developers in addition to that required under state density bonus law. The density bonus will be provided for developments within redevelopment project areas that are required to establish affordability covenants in excess of those required under density bonus law in order to meet the requirements of state redevelopment law.

Responsible Agency: Community Development Department and Redevelopment Agency

Implementation Schedule: Prepare and adopt as part of a comprehensive update of the zoning code with adoption by the end of 2009~~2008~~.

Non-Quantified Objective: Assist the City in reaching its lower-income housing goals.

Funding Source: General Fund

2.3.8 Remove or Modify the Definition of a "Family": In order to address the constraints on housing persons with special needs, the City can redefine "Family" in a broader sense

Responsible Agency: Community Development Department

Implementation Schedule: Adopt standards as part of a comprehensive update of the zoning code by the end of 2009~~2008~~.

Non-Quantified Objective: Eliminate any constraints on housing persons with special needs..

Funding Source: General Fund

2.3.9 Modify the Zoning Ordinance to Incorporate Residential Care Facilities - In order to address the constraints on housing persons with special needs, the City can explicitly address residential care facilities in the Zoning Ordinance

Responsible Agency: Community Development Department

Implementation Schedule: Adopt standards as part of a comprehensive update of the zoning code by the end of 2009~~2008~~.

Non-Quantified Objective: Eliminate any constraints on housing persons with special needs in addition to incorporating this segment of land use in the zoning ordinance.

Funding Source: General Fund

Goal 3

Provide equal housing opportunities for all residents of Loma Linda, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy 3.1

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Implementing Programs

3.1.1 ~~**Cooperative Association**~~ **Fair Housing Program:** Continue to refer cases and questions to the Fair Housing Council of San Bernardino County for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create a brochure in English and Spanish, explaining how complaints can be filed. The brochure will be available at City Hall in the Community Development Department, on the City's website in PDF format to easily printed, and throughout the community in places such as bus stops, public libraries, community centers, local social centers and other public locations.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: General Fund.

Policy 3.2

Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.

3.2.1 Housing Opportunities for Special Needs Groups: Provide housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless (see also Program 2.1.1) by giving priority funding to development projects that include a component for special needs groups in addition to other lower-income households.

The City will implement priority based on community needs to ensure adequate housing for all residents within special needs groups. The City will also prioritize redevelopment funds based upon the needs of the community.

Responsible Agency: Community Development Department.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City.

Funding Source: State and Federal housing funds, Redevelopment Funds, CDBG.

3.2.2 Coordination with Agencies Serving the Homeless and Ensure that Development Standards Facilitate Emergency Shelters and Transitional Housing: The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless. Additionally, the City will analyze and determine whether its development policies and processing requirements facilitate emergency shelters and transitional housing. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints and providing reasonable means of facilitating accommodations intended for emergency shelters and transitional housing. "Reasonable means" may include amending the Development Code to allow emergency shelters and transitional housing by right within certain manufacturing zones to provide for all housing types.

Responsible Agency: Community Development Department, San Bernardino County Housing Authority, private assistance agencies.

Implementation Schedule: Ongoing coordination with agencies serving the homeless. Complete analysis within six months of the adoption of the Housing Element, and initiate any needed policy or ordinance provisions within three months after completion of the analysis.

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs and to facilitate emergency shelters and transitional housing within Loma Linda.

Funding Source: FEMA, HUD, HCD, CDBG, private funds.

3.2.3 Remove Constraints on the Production of Housing for Disabled Residents: As part of a comprehensive update of the zoning ordinance, the City will enact provisions to make reasonable accommodation exceptions for persons with disabilities in the land use and zoning application, review, and approval process. In addition, provisions will be incorporated into the zoning ordinance providing for the ministerial approval for development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, which was enacted January 1, 2002.

Responsible Agency: Community Development Department.

Implementation Schedule: Incorporate needed ordinance provisions as part of the comprehensive zoning code update to provide reasonable accommodation for housing intended for persons with disabilities by the end of 2009~~2008~~.

Non-Quantified Objective: Remove constraints on the production of housing for disabled residents.

Funding Source: CDBG, General Fund.

APPENDIX A

Housing Element Workshop Notes and Minutes of Subsequent Hearings

[to be provided at conclusion of public hearings]

APPENDIX B

Vacant Parcels
Listed by Assessor's Number – 2006 (Historical)
General Plan Land Uses

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
00	UNKNOWN	0.222	Vacant	South Hills	0.1	0					0
00	UNKNOWN	2.718	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	14				14	
028304116	I	1.336	Vacant	Special Planning Area	9	12					
028304121	I	7.011	Vacant	Special Planning Area	9	63					
028306231	I	8.548	Vacant	Special Planning Area	9	77					
028306233	I	12.073	Vacant	Special Planning Area	9	109					
028306234	I	6.237	Vacant	Special Planning Area	9	56					
028306247	I	3.376	Vacant	Special Planning Area	9	30					
028307103	I	0.932	Vacant	Special Planning Area	9	8					
028307104	I	0.277	Vacant	Special Planning Area	9	2					
028307129	I	1.040	Vacant	Special Planning Area	9	9					
028307140	I	0.802	Vacant	Special Planning Area	9	7					
028307141	I	3.538	Vacant	Special Planning Area	9	32					
028309218	R3 5-10	0.857	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	8			8		
028309237	R3 5-10	0.243	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028309246	R3 5-10	0.257	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028310106	I	3.043	Vacant	Special Planning Area	9	27					
028310303	R3 15	0.281	Vacant	High Density Residential (13.1 to 20 du/ac)	20	6	6				
028310308	R3 15	0.252	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028310309	R3 15	0.560	Vacant	High Density Residential (13.1 to 20 du/ac)	20	11	11				
028310310	R3 15	0.205	Vacant	High Density Residential (13.1 to 20 du/ac)	20	4	4				
028311410	R3 11-20	1.347	Vacant	High Density Residential (13.1 to 20 du/ac)	20	27	27				
028311473	R3 5-10	0.177	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028312102	R3 11-20	1.454	Vacant	High Density Residential (13.1 to 20 du/ac)	20	29	29				
028312109	R3 11-20	0.334	Vacant	High Density Residential (13.1 to 20 du/ac)	20	7	7				
028312112	R3 11-20	1.374	Vacant	High Density Residential (13.1 to 20 du/ac)	20	27	27				
028312118	R3 11-20	0.439	Vacant	High Density Residential (13.1 to 20 du/ac)	20	9	9				
028312123	R3 11-20	0.216	Vacant	High Density Residential (13.1 to 20 du/ac)	20	4	4				
028312135	R3 11-20	0.212	Vacant	High Density Residential (13.1 to 20 du/ac)	20	4	4				
028312139	R3 11-20	0.253	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028312141	R3 11-20	0.190	Vacant	High Density Residential (13.1 to 20 du/ac)	20	4	4				
028312155	R3 11-20	0.245	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028312162	R3 11-20	0.727	Vacant	High Density Residential (13.1 to 20 du/ac)	20	15	15				
028312164	R3 11-20	0.727	Vacant	High Density Residential (13.1 to 20 du/ac)	20	15	15				
028312165	R3 11-20	0.750	Vacant	High Density Residential (13.1 to 20 du/ac)	20	15	15				
028314114	R3 11-20	0.472	Vacant	High Density Residential (13.1 to 20 du/ac)	20	9	9				
028314131	R3 11-20	0.359	Vacant	High Density Residential (13.1 to 20 du/ac)	20	7	7				
028314136	R3 11-20	0.230	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028314145	R3 11-20	0.178	Vacant	High Density Residential (13.1 to 20 du/ac)	20	4	4				
028314146	R3 11-20	0.172	Vacant	High Density Residential (13.1 to 20 du/ac)	20	3	3				
028314149	R3 11-20	0.759	Vacant	High Density Residential (13.1 to 20 du/ac)	20	15	15				
028314152	R3 11-20	1.042	Vacant	High Density Residential (13.1 to 20 du/ac)	20	21	21				
028314153	R3 11-20	0.244	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028314157	R3 11-20	0.264	Vacant	High Density Residential (13.1 to 20 du/ac)	20	5	5				
028314162	R3 11-20	0.464	Vacant	High Density Residential (13.1 to 20 du/ac)	20	9	9				
028314171	R3 11-20	0.431	Vacant	High Density Residential (13.1 to 20 du/ac)	20	9	9				
028314205	R3 15	0.586	Vacant	High Density Residential (13.1 to 20 du/ac)	20	12	12				
028315157	R3 5-10	0.338	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	3			3		
028315158	R3 5-10	0.338	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	3			3		
028315159	R3 5-10	0.396	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	4			4		

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
028316105	R1	0.218	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028316201	R1	0.174	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028318135	R1	0.580	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028319238	R1	0.204	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028320104	R1	0.497	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028324609	R1	0.172	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028402132	R1	0.604	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028403217	R2	0.703	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	6			6		
028404139	R3 11-17	0.751	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	7			7		
028406513	R2	0.349	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	3			3		
028407105	R2	0.196	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028407119	R2	0.236	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028407122	R2	0.319	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	3			3		
028407307	R2	0.172	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
028412215	R3 11-20	0.240	Vacant	Special Planning Area	9	2					
028412216	R3 11-20	0.331	Vacant	Special Planning Area	9	3					
028415106	OUT	0.634	Vacant	High Density Residential (13.1 to 20 du/ac)	20	13	13				
028416109	R1	0.628	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028416130	R1	33.121	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	166				166	
028416131	R1	17.129	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	86				86	
028417123	R1	2.174	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	11				11	
028417129	R1	0.742	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	4				4	
028417131	R1	0.663	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028417303	R1	0.244	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028418121	R1	8.600	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	43				43	
028418122	R1	1.170	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	6				6	
028418125	PC	106.549	Vacant	South Hills	0.1	11					11
028418125	PC	64.684	Vacant	South Hills	0.1	6					6
028419261	R1	0.289	Vacant	South Hills	0.1	0					0
028419263	UNKNOWN	61.952	Vacant	South Hills	0.1	6					6
028419264	UNKNOWN	83.749	Vacant	South Hills	0.1	8					8
028420118	R3 PD 5-10	10.139	Vacant	Special Planning Area	9	91					
028420146	OUT	0.366	Vacant	High Density Residential (13.1 to 20 du/ac)	20	7	7				
028420237	R1	35.668	Vacant	South Hills	0.1	4					4
028420238	R1	9.054	Vacant	South Hills	0.1	1					1
028420242	R1	5.537	Vacant	South Hills	0.1	1					1
028420242	R1	4.697	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	23				23	
028420243	R1	9.723	Vacant	South Hills	0.1	1					1
028422113	R1	33.645	Vacant	South Hills	0.1	3					3
028422115	R1	31.291	Vacant	South Hills	0.1	3					3
028422116	R1	6.532	Vacant	South Hills	0.1	1					1
028422117	R1	171.748	Vacant	South Hills	0.1	17					17
028423101	UNKNOWN	254.060	Vacant	Public Open Space	0	0					
028424108	R1	0.297	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028424313	R1	0.274	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028425209	R1	0.315	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028426107	R1	0.489	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028426110	R1	0.528	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028428301	R1	0.272	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028433504	R1	0.513	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
028433510	R1	0.326	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028434101	R3 11-20	0.289	Vacant	Special Planning Area	9	3					
028434102	R3 11-20	0.285	Vacant	Special Planning Area	9	3					
028434103	R3 11-20	0.266	Vacant	Special Planning Area	9	2					
028435101	R1	2.107	Vacant	South Hills	0.1	0					0
028435102	R1	2.125	Vacant	South Hills	0.1	0					0
028435110	R1	0.464	Vacant	South Hills	0.1	0					0
028435111	R1	1.651	Vacant	South Hills	0.1	0					0
028435112	R1	0.170	Vacant	South Hills	0.1	0					0
028435116	R1	0.282	Vacant	South Hills	0.1	0					0
028435122	R1	0.722	Vacant	South Hills	0.1	0					0
028435126	R1	1.008	Vacant	South Hills	0.1	0					0
028435127	R1	1.312	Vacant	South Hills	0.1	0					0
028435128	R1	1.975	Vacant	South Hills	0.1	0					0
028435129	R1	1.411	Vacant	South Hills	0.1	0					0
028435130	R1	1.002	Vacant	South Hills	0.1	0					0
028435131	R1	0.961	Vacant	South Hills	0.1	0					0
028435132	R1	3.158	Vacant	South Hills	0.1	0					0
028435134	R1	0.973	Vacant	South Hills	0.1	0					0
028435135	UNKNOWN	1.726	Vacant	South Hills	0.1	0					0
028435152	R1	6.248	Vacant	South Hills	0.1	1					1
028435165	R1	0.609	Vacant	South Hills	0.1	0					0
028435170	R1	5.208	Vacant	South Hills	0.1	1					1
028435173	UNKNOWN	3.150	Vacant	South Hills	0.1	0					0
028435174	UNKNOWN	0.912	Vacant	South Hills	0.1	0					0
028435175	UNKNOWN	0.619	Vacant	South Hills	0.1	0					0
028435176	UNKNOWN	0.905	Vacant	South Hills	0.1	0					0
028438326	R1	0.472	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028439104	R1	3.136	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	16				16	
028439107	R1	0.615	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028439108	R1	1.238	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	6				6	
028439110	R1	1.380	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	7				7	
028440110	R1	0.893	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	4				4	
028440130	R1	1.395	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	7				7	
028440138	R1	0.794	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	4				4	
028444302	R1	0.332	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028449510	R1	0.752	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	4				4	
028455105	R1	0.582	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028455110	R1	0.248	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028455111	R1	0.248	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	1				1	
028455127	R1	0.611	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	3				3	
028456117	R1	0.341	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028456121	R1	0.423	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028464101	R1	0.342	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028464120	UNKNOWN	0.487	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	2				2	
028464127	UNKNOWN	1.186	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	6				6	
028464127	UNKNOWN	0.042	Vacant	Low Density Residential (2.1 to 5 du/ac)	5	0				0	
029211104	EV/SD	4.841	Vacant	Special Planning Area	9	44					
029211105	EV/SD	8.514	Vacant	Special Planning Area	9	77					
029211114	EV/SD	9.389	Vacant	Special Planning Area	9	85					

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
029211122	PC	20.439	Vacant	Special Planning Area	9	184					
029211128	R1	7.663	Vacant	Special Planning Area	9	69					
029211131	R1	6.871	Vacant	Special Planning Area	9	62					
029211136	EV/SD	14.754	Vacant	Special Planning Area	9	133					
029211140	EV/SD	4.586	Vacant	Special Planning Area	9	41					
029211141	R1	5.919	Vacant	Special Planning Area	9	53					
029211142	R1	3.329	Vacant	Special Planning Area	9	30					
029211145	EV/SD	0.214	Vacant	Special Planning Area	9	2					
029211146	EV/SD	6.505	Vacant	Special Planning Area	9	59					
029211150	PC	13.964	Vacant	Special Planning Area	9	126					
029212176	OUT	1.445	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	13			13		
029212202	R1	1.084	Vacant	Special Planning Area	9	10					
029212203	R1	2.369	Vacant	Special Planning Area	9	21					
029212215	PC	3.776	Vacant	Special Planning Area	9	34					
029212216	PC	3.783	Vacant	Special Planning Area	9	34					
029212217	PC	8.721	Vacant	Special Planning Area	9	78					
029212220	PC	6.332	Vacant	Special Planning Area	9	57					
029212227	EV/CN	2.469	Vacant	Special Planning Area	9	22					
029213171	OUT	0.412	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	4			4		
029216102	OUT	12.164	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	109			109		
029216103	OUT	6.024	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	54			54		
029216205	EV/CN	5.101	Vacant	High Density Residential (13.1 to 20 du/ac)	20	102	102				
029216209	R3	2.627	Vacant	Medium High Density Residential (9.1 to 13 du/ac)	13	34		34			
029216309	OUT	9.096	Vacant	Medium High Density Residential (9.1 to 13 du/ac)	13	118		118			
029216403	OUT	8.049	Vacant	Medium High Density Residential (9.1 to 13 du/ac)	13	105		105			
029246101	EV/SD	9.751	Vacant	Special Planning Area	9	88					
029246102	EV/SD	9.760	Vacant	Special Planning Area	9	88					
029246103	EV/SD	6.697	Vacant	Special Planning Area	9	60					
029246105	EV/SD	10.769	Vacant	Special Planning Area	9	97					
029246106	PC	20.122	Vacant	Special Planning Area	9	181					
029246107	PC	9.649	Vacant	Special Planning Area	9	87					
029246108	PC	7.660	Vacant	Special Planning Area	9	69					
029301101	CM	7.960	Vacant	Special Planning Area	9	72					
029301102	CM	6.385	Vacant	Special Planning Area	9	57					
029302125	OUT	0.170	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
029302127	OUT	0.172	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
029303129	PC-6	0.301	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	3			3		
029303201	OUT	0.261	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	2			2		
029305208	OUT	9.660	Vacant	South Hills	0.1	1					1
029305209	OUT	10.111	Vacant	South Hills	0.1	1					1
029305213	OUT	9.875	Vacant	South Hills	0.1	1					1
029305214	OUT	10.407	Vacant	South Hills	0.1	1					1
029305224	OUT	8.412	Vacant	South Hills	0.1	1					1
029305226	OUT	6.096	Vacant	South Hills	0.1	1					1
029305227	OUT	2.102	Vacant	South Hills	0.1	0					0
029307101	R1	2.009	Vacant	Special Planning Area	9	18					
029307102	OUT	1.383	Vacant	Special Planning Area	9	12					
029307115	R1	1.173	Vacant	Special Planning Area	9	11					
029309101	OUT	2.620	Vacant	Special Planning Area	9	24					
029309104	OUT	2.698	Vacant	Special Planning Area	9	24					

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
029309106	OUT	1.031	Vacant	Special Planning Area	9	9					
029312001	OUT	10.761	Vacant	South Hills	0.1	1					1
029312003	OUT	4.896	Vacant	South Hills	0.1	0					0
029312009	OUT	3.520	Vacant	South Hills	0.1	0					0
029312102	OUT	12.180	Vacant	South Hills	0.1	1					1
029312106	OUT	4.650	Vacant	South Hills	0.1	0					0
029312107	OUT	8.952	Vacant	South Hills	0.1	1					1
029312108	OUT	4.262	Vacant	South Hills	0.1	0					0
029312109	OUT	0.311	Vacant	South Hills	0.1	0					0
029316116	OUT	8.452	Vacant	South Hills	0.1	1					1
029332187	UNKNOWN	0.473	Vacant	Medium Density Residential (5.1 to 9 du/ac)	9	4			4		
029401101	HC	21.793	Vacant	Public Open Space	0	0					
029401102	HC	35.548	Vacant	Public Open Space	0	0					
029401109	HC	52.801	Vacant	South Hills	0.1	5					5
029401112	OUT	40.033	Vacant	South Hills	0.1	4					4
029401115	OUT	46.662	Vacant	South Hills	0.1	5					5
029401124	OUT	79.911	Vacant	South Hills	0.1	8					8
029401126	R1	35.975	Vacant	South Hills	0.1	4					4
029401126	R1	15.411	Vacant	South Hills	0.1	2					2
029401128	OUT	48.516	Vacant	South Hills	0.1	5					5
029401128	OUT	0.548	Vacant	South Hills	0.1	0					0
029402103	OUT	53.994	Vacant	South Hills	0.1	5					5
029402106	OUT	7.340	Vacant	South Hills	0.1	1					1
029402108	OUT	159.903	Vacant	South Hills	0.1	16					16
029402111	HC	46.220	Vacant	South Hills	0.1	5					5
029402118	OUT	79.953	Vacant	South Hills	0.1	8					8
029403102	OUT	0.767	Vacant	South Hills	0.1	0					0
029403106	OUT	4.514	Vacant	South Hills	0.1	0					0
029403107	OUT	9.574	Vacant	South Hills	0.1	1					1
029403108	OUT	9.652	Vacant	South Hills	0.1	1					1
029403109	OUT	9.675	Vacant	South Hills	0.1	1					1
029403110	OUT	9.709	Vacant	South Hills	0.1	1					1
029403111	OUT	9.744	Vacant	South Hills	0.1	1					1
029403112	OUT	9.747	Vacant	South Hills	0.1	1					1
029403113	OUT	9.378	Vacant	South Hills	0.1	1					1
029403114	OUT	9.390	Vacant	South Hills	0.1	1					1
029403115	OUT	9.835	Vacant	South Hills	0.1	1					1
029403116	OUT	9.876	Vacant	South Hills	0.1	1					1
029403117	OUT	9.880	Vacant	South Hills	0.1	1					1
029403118	OUT	9.878	Vacant	South Hills	0.1	1					1
029403119	OUT	9.877	Vacant	South Hills	0.1	1					1
029403120	OUT	13.588	Vacant	South Hills	0.1	1					1
029403121	OUT	11.179	Vacant	South Hills	0.1	1					1
029403122	OUT	4.681	Vacant	South Hills	0.1	0					0
029403124	OUT	1.504	Vacant	South Hills	0.1	0					0
029403127	OUT	4.323	Vacant	South Hills	0.1	0					0
029403129	OUT	17.594	Vacant	South Hills	0.1	2					2
029403135	OUT	32.875	Vacant	South Hills	0.1	3					3
029403136	OUT	32.817	Vacant	South Hills	0.1	3					3
029403137	OUT	32.870	Vacant	South Hills	0.1	3					3

APPENDIX B
Historical Land Use General Plan (Based on 06 data)

APN	Zoning	ACRES	Status	GPLU06_lbl	DU ACRE MX	Housing Capacity (Vacant)	HDR	MHDR	MDR	LDR	HILL
029403138	OUT	19.832	Vacant	South Hills	0.1	2					2
029404103	OUT	3.923	Vacant	South Hills	0.1	0					0
029404105	OUT	4.987	Vacant	South Hills	0.1	0					0
029404109	OUT	20.133	Vacant	South Hills	0.1	2					2
029404110	OUT	19.868	Vacant	South Hills	0.1	2					2
029404121	OUT	7.375	Vacant	South Hills	0.1	1					1
029404122	OUT	10.008	Vacant	South Hills	0.1	1					1
029404128	OUT	6.916	Vacant	South Hills	0.1	1					1
029404129	OUT	10.632	Vacant	South Hills	0.1	1					1
						4,218	**417**	**257**	**243**	**463**	**183**

APPENDIX C

2007 San Bernardino/Riverside County Affordable Housing Worksheet

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2007 San Bernardino/Riverside County Affordable Housing Worksheet

1. Income Eligibility[1]

The first step in determining eligibility for an affordable housing program is determining whether the family which will be purchasing or renting the housing unit meets the following income standards applicable to San Bernardino and Riverside Counties, based upon the size of the family:

Income Level	***1 person household***	***2 person household***	***3 person household***	***4 person household***	***5 person household***	***6 person household***	***7 person household***	***8 person household***
Extremely Low	$12,450	$14,200	$16,000	$17,750	$19,150	$20,600	$22,000	$23,450
Very Low	$20,700	$23,700	$26,650	$29,600	$31,950	$34,350	$36,700	$39,050
Lower	$33,150	$37,900	$42,600	$47,350	$51,150	$54,950	$58,700	$62,500
Median	$41,400	$47,400	$53,300	$59,200	$63,900	$68,700	$73,400	$78,100
Moderate	$49,700	$56,800	$63,900	$71,000	$76,700	$82,400	$88,000	$93,700

[1] Based on currently effective median income of San Bernardino and Riverside Counties, as set forth in 25 Cal. Code Regs. Section 6932, operative as of April 18, 2007. These median income numbers are revised annually.

2. Determining Affordable Housing Cost

For ownership housing, the second step in determining compliance with affordable housing requirements is determining whether the total housing costs payable by the buyer are within allowable amounts.

For Extremely Low Income Buyers:[2]

- purchasing a ***0 bedroom*** house, monthly housing payments may not exceed ***$***310.50
- purchasing a ***1 bedroom*** house, monthly housing payments may not exceed ***$***355.50
- purchasing a ***2 bedroom*** house, monthly housing payments may not exceed ***$***399.75
- purchasing a ***3 bedroom*** house, monthly housing payments may not exceed ***$***444.00
- purchasing a ***4 bedroom*** house, monthly housing payments may not exceed ***$***479.25
- purchasing a ***5 bedroom*** house, monthly housing payments may not exceed ***$***515.25

For Very Low Income Buyers:[3]

- purchasing a ***0 bedroom*** house, monthly housing payments may not exceed ***$***517.50
- purchasing a ***1 bedroom*** house, monthly housing payments may not exceed ***$***592.50
- purchasing a ***2 bedroom*** house, monthly housing payments may not exceed ***$***666.25
- purchasing a ***3 bedroom*** house, monthly housing payments may not exceed ***$***740.00
- purchasing a ***4 bedroom*** house, monthly housing payments may not exceed ***$***798.75
- purchasing a ***5 bedroom*** house, monthly housing payments may not exceed ***$***858.75

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[2] Affordable Housing Cost for Extremely Low Income Households is the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50052.5 (b)(1).

[3] Affordable Housing Cost for Very Low Income Households is the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50052.5 (b)(2).

For Lower Income Buyers:[4]

- purchasing a ***0 bedroom*** house, monthly housing payments may not exceed ***$***724.50
- purchasing a ***1 bedroom*** house, monthly housing payments may not exceed ***$***829.50
- purchasing a ***2 bedroom*** house, monthly housing payments may not exceed ***$***932.75
- purchasing a ***3 bedroom*** house, monthly housing payments may not exceed ***$***1,036.00
- purchasing a ***4 bedroom*** house, monthly housing payments may not exceed ***$***1,118.25
- purchasing a ***5 bedroom*** house, monthly housing payments may not exceed ***$***1,202.25

In addition, for any Lower Income Household whose income falls within the following guidelines, it is optional for the Agency to require that affordable housing cost not exceed 30 percent of the gross income of the household:[5]

- 1 person households whose income is between $28,980 and $33,150
- 2 person households whose income is between $33,180 and $37,900
- 3 person households whose income is between $37,310 and $42,600
- 4 person households whose income is between $41,440 and $47,350
- 5 person households whose income is between $44,730 and $51,150
- 6 person households whose income is between $48,090 and $54,950
- 7 person households whose income is between $51,380 and $58,700
- 8 person households whose income is between $54,670 and $62,500

[4] Affordable Housing Cost for Lower Income Households is the product of 30 percent times 70 percent of the area median income adjusted for family size appropriate for the unit. Health and Safety Code Section 50052.5(b)(3).

[5] Health and Safety Code Section 50052.5 (b)(3).

For Moderate Income Buyers:[6]

- purchasing a ***0 bedroom*** house, monthly housing payments may not exceed ***$***1,328.25
- purchasing a ***1 bedroom*** house, monthly housing payments may not exceed ***$***1,520.75
- purchasing a ***2 bedroom*** house, monthly housing payments may not exceed ***$***1,710.04
- purchasing a ***3 bedroom*** house, monthly housing payments may not exceed ***$***1,899.33
- purchasing a ***4 bedroom*** house, monthly housing payments may not exceed ***$***2,050.13
- purchasing a ***5 bedroom*** house, monthly housing payments may not exceed ***$***2,204.13

In addition, for any Moderate Income Household whose income falls within the following guidelines, it is optional for the agency to require that affordable housing cost not exceed 35 percent of the gross income of the household:[7]

- 1 person households whose income is between $45,540 and $49,700
- 2 person households whose income is between $52,140 and $56,800
- 3 person households whose income is between $58,630 and $63,900
- 4 person households whose income is between $65,120 and $71,000
- 5 person households whose income is between $70,290 and $76,700
- 6 person households whose income is between $75,570 and $82,400
- 7 person households whose income is between $80,740 and $88,000
- 8 person households whose income is between $85,910 and $93,700

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[6] Affordable Housing Cost for Moderate Income Households is not less than 28 percent of the gross income of the household, and not more than the product of 35 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. Health and Safety Code Section 50052.5(b)(4).

[7] Health and Safety Code Section 50052.5 (b)(4).

For purposes of determining Affordable Housing Cost***, "Monthly Housing Payments"*** include an estimate of the following costs for the upcoming twelve months:[8]

- principal and interest payments on the mortgage loan, including rehabilitation loans
- mortgage loan insurance fees
- property taxes and assessments
- fire and casualty insurance
- property maintenance and repairs
- a reasonable allowance for utilities (including garbage collection, sewer, water, electricity, gas and other fuels, but not telephone service). Such an allowance shall take into consideration the cost of an adequate level of service.
- homeowner association fees
- space rent, if the housing unit is on rented land

[8] 25 California Code of Regulations Section 6920.

3. Determining Affordable Rent

For rental housing, the second step in determining compliance with affordable housing requirements is determining whether the total rent costs payable by the tenant are within allowable amounts.

For Extremely Low Income Households:[9]

- renting a 0 bedroom unit, monthly rent may not exceed $310.50
- renting a 1 bedroom unit, monthly rent may not exceed $355.50
- renting a 2 bedroom unit, monthly rent may not exceed $399.75
- renting a 3 bedroom unit, monthly rent may not exceed $444.00
- renting a 4 bedroom unit, monthly rent may not exceed $479.25
- renting a 5 bedroom unit, monthly rent may not exceed $515.25

For Very Low Income Households:[10]

- renting a 0 bedroom unit, monthly rent may not exceed $517.50
- renting a 1 bedroom unit, monthly rent may not exceed $592.50
- renting a 2 bedroom unit, monthly rent may not exceed $666.25
- renting a 3 bedroom unit, monthly rent may not exceed $740.00
- renting a 4 bedroom unit, monthly rent may not exceed $798.75
- renting a 5 bedroom unit, monthly rent may not exceed $858.75

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[9] Affordable Rent for Extremely Low Income Households is the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50053 (b)(1).

[10] Affordable Rent for Very Low Income Households is the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50053 (b)(2).

For Lower Income Households:[11]

- renting a 0 bedroom unit, monthly rent may not exceed $621.00
- renting a 1 bedroom unit, monthly rent may not exceed $711.00
- renting a 2 bedroom unit, monthly rent may not exceed $799.50
- renting a 3 bedroom unit, monthly rent may not exceed $888.00
- renting a 4 bedroom unit, monthly rent may not exceed $958.50
- renting a 5 bedroom unit, monthly rent may not exceed $1,030.50

In addition, for any Lower Income Household whose income falls within the following guidelines, it is optional for the Agency to require that affordable rent not exceed 30 percent of the gross income of the household:[12]

- 1 person households whose income is between $24,840 and $33,150
- 2 person households whose income is between $28,440 and $37,900
- 3 person households whose income is between $31,980 and $42,600
- 4 person households whose income is between $35,520 and $47,350
- 5 person households whose income is between $38,340 and $51,150
- 6 person households whose income is between $41,220 and $54,950
- 7 person households whose income is between $44,040 and $58,700
- 8 person households whose income is between $46,860 and $62,500

[11] Affordable Rent for Lower Income Households is the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50053 (b)(3).

[12] Health and Safety Code Section 50053 (b)(3).

For Moderate Income Households:[13]

- renting a 0 bedroom unit, monthly rent may not exceed $1,138.50
- renting a 1 bedroom unit, monthly rent may not exceed $1,303.50
- renting a 2 bedroom unit, monthly rent may not exceed $1,465.75
- renting a 3 bedroom unit, monthly rent may not exceed $1,628.00
- renting a 4 bedroom unit, monthly rent may not exceed $1,757.25
- renting a 5 bedroom unit, monthly rent may not exceed $1,889.25

In addition, for any Moderate Income Household whose income falls within the following guidelines, it is optional for the Agency to require that affordable rent not exceed 30 percent of the gross income of the household:[14]

- 1 person households whose income is between $45,540 and $49,700
- 2 person households whose income is between $52,140 and $56,800
- 3 person households whose income is between $58,630 and $63,900
- 4 person households whose income is between $65,120 and $71,000
- 5 person households whose income is between $70,290 and $76,700
- 6 person households whose income is between $75,570 and $82,400
- 7 person households whose income is between $80,740 and $88,000
- 8 person households whose income is between $85,910 and $93,700

[13] Affordable Rent for Moderate Income Households is the product of 30 percent times 110 percent of area median income adjusted for family size appropriate to the unit. Health and Safety Code Section 50053 (b)(4).

[14] Health and Safety Code Section 50053 (b)(4).

For purposes of determining Affordable Rent, ***"Rent"*** is an average of estimated housing costs for the next twelve months. ***"Rent"*** includes the total of monthly payments for all of the following:[15]

- Use and occupancy of a housing unit and land and facilities associated therewith.
- Any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
- A reasonable allowance for utilities not included in the above costs, including garbage collection, sewer, water, electricity, gas, and other heating, cooking, and refrigeration fuels. Utilities does not include telephone service. Such an allowance shall take into consideration the cost of an adequate level of service.
- Possessory interest taxes or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than the lessor.

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[15] 25 California Code of Regulations Section 6918.

APPENDIX D

Vacant and Underdeveloped Parcels Listed by Assessor's Number – Current General Plan Land Uses

APPENDIX D

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Current General Plan Land Uses

									Land Use Deisgnation								Zoning Designation			
APN	ACRES	Status	Adop_GPlbl	UID	Adop_GPLU	DU_ACRE_MX_Land Use	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL	Zoning	DU_ACRE_MX_Zoning	Housing Capacity (Vacant)	HC	R1	R2	R3
029301101	7.95980662393	Vacant	Special Planning Area	029301101	MU	N/A	Buildout determined by plan	NA						CM	0	Buildout determined by plan				
029301102	6.38466366285	Vacant	Special Planning Area	029301102	MU	N/A	Buildout determined by plan	NA						CM	0	Buildout determined by plan				
029216205	5.10060712573	Vacant	High Density Residential (0 to 13 du/ac)	029216205	HDR	11.5	59	NA	59					EV/CN	0	0				
029212227	2.46878748746	Vacant	Special Planning Area	029212227	MU	N/A	Buildout determined by plan	NA						EV/CN	0	Buildout determined by plan				
029211104	4.84106725811	Vacant	Special Planning Area	029211104	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211105	8.51405717114	Vacant	Special Planning Area	029211105	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211114	9.38889243206	Vacant	Special Planning Area	029211114	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211136	14.75405669810	Vacant	Special Planning Area	029211136	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211140	4.58551418485	Vacant	Special Planning Area	029211140	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211145	0.21392980642	Vacant	Special Planning Area	029211145	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029211146	6.50549656121	Vacant	Special Planning Area	029211146	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029246101	9.75115001590	Vacant	Special Planning Area	029246101	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029246102	9.76033473387	Vacant	Special Planning Area	029246102	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029246103	6.69749042928	Vacant	Special Planning Area	029246103	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029246105	10.76861968068	Vacant	Special Planning Area	029246105	MU	N/A	Buildout determined by plan	NA						EV/SD	0	Buildout determined by plan				
029401101	21.79336934925	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401101	HCA	0.1	2	NA					2	HC	11.5	251	250.6237475			
029401102	35.54825774553	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401102	HCA	0.1	4	NA					4	HC	11.5	409	408.8049641			
029401109	52.80085473506	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401109	HCA	0.1	5	NA					5	HC	11.5	607	607.2098295			
029402111	46.21997053758	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029402111	LDHP	0.1	5	NA					5	HC	0	0	0			
028304116	1.33608595079	Vacant	Special Planning Area	028304116	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028304121	7.01117681393	Vacant	Special Planning Area	028304121	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028306231	8.54820864833	Vacant	Special Planning Area	028306231	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028306233	12.07255923324	Vacant	Special Planning Area	028306233	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028306234	6.23685366564	Vacant	Special Planning Area	028306234	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028306247	3.37580090494	Vacant	Special Planning Area	028306247	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307103	0.93249102750	Vacant	Special Planning Area	028307103	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307104	0.27703145481	Vacant	Special Planning Area	028307104	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307129	1.03973039991	Vacant	Special Planning Area	028307129	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307140	0.80172529265	Vacant	Special Planning Area	028307140	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307141	3.53796488056	Vacant	Special Planning Area	028307141	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028310106	3.04334934138	Vacant	Special Planning Area	028310106	MU	N/A	Buildout determined by plan	NA						I	0	Buildout determined by plan				
028307135	12.30342047311	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409106	22.60668403184	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	-	23				
028408103	11.57185170623	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409232	6.89932866710	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409231	22.45417514012	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409230	5.47097090284	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409104	3.47944108141	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409228	2.62783895790	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028408215	3.67681257132	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028406430	5.28560122359	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028409232	4.10756273429	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028408218	7.68940838523	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
028307146	3.15884756887	Underdeveloped, Loma Linda University	Institutional			0.0	0.0	Portion of 300 units						INST	0	23				
029401112	40.03271535523	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401112	HCA	0.1	4	NA					4	OUT	0	0				
029401115	46.66218675522	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401115	HCA	0.1	5	NA					5	OUT	0	0				
029401124	79.91059996167	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401124	HCA	0.1	8	NA					8	OUT	0	0				
029401128	48.51595061505	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401128	HCA	0.1	5	NA					5	OUT	0	0				
028415106	0.63368100140	Vacant	High Density Residential (0 to 13 du/ac)	028415106	HDR	11.5	7	NA	7					OUT	0	0				

APPENDIX D

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Current General Plan Land Uses

APN	ACRES	Status	Adop_GPlbl	UID	Adop_GPLU	DU_ACRE_MX_Land Use	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL	Zoning	DU_ACRE_MX_Zoning	Housing Capacity (Vacant)	HC	R1	R2	R3
028420146	0.36594656098	Vacant	High Density Residential (0 to 13 du/ac)	028420146	HDR	11.5	4	NA	4					OUT	0	0				
029401128	0.54790509337	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029401128	LDHP	0.1	0	NA					0	OUT	0	0				
029402103	53.99411302615	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029402103	LDHP	0.1	5	NA					5	OUT	0	0				
029402106	7.34022866478	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029402106	LDHP	0.1	1	NA					1	OUT	0	0				
029402108	159.90332420561	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029402108	LDHP	0.1	16	NA					16	OUT	0	0				
029402118	79.95293622326	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029402118	LDHP	0.1	8	NA					8	OUT	0	0				
029403102	0.76741572974	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403102	LDHP	0.1	1	NA					1	OUT	0	0				
029403106	4.51382549035	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403106	LDHP	0.1	1	NA					1	OUT	0	0				
029403107	9.57391456492	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403107	LDHP	0.1	1	NA					1	OUT	0	0				
029403108	9.65175703753	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403108	LDHP	0.1	1	NA					1	OUT	0	0				
029403109	9.67546188771	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403109	LDHP	0.1	1	NA					1	OUT	0	0				
029403110	9.70938977464	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403110	LDHP	0.1	1	NA					1	OUT	0	0				
029403111	9.74431071326	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403111	LDHP	0.1	1	NA					1	OUT	0	0				
029403112	9.74710718697	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403112	LDHP	0.1	1	NA					1	OUT	0	0				
029403113	9.37751182797	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403113	LDHP	0.1	1	NA					1	OUT	0	0				
029403114	9.38976411621	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403114	LDHP	0.1	1	NA					1	OUT	0	0				
029403115	9.83502375562	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403115	LDHP	0.1	1	NA					1	OUT	0	0				
029403116	9.87593999401	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403116	LDHP	0.1	1	NA					1	OUT	0	0				
029403117	9.88031237808	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403117	LDHP	0.1	1	NA					1	OUT	0	0				
029403118	9.87789387776	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403118	LDHP	0.1	1	NA					1	OUT	0	0				
029403119	9.87685683718	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403119	LDHP	0.1	1	NA					1	OUT	0	0				
029403120	13.58761218904	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403120	LDHP	0.1	1	NA					1	OUT	0	0				
029403121	11.17880610307	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403121	LDHP	0.1	1	NA					1	OUT	0	0				
029403122	4.68085223707	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403122	LDHP	0.1	1	NA					1	OUT	0	0				
029403124	1.50395404717	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403124	LDHP	0.1	1	NA					1	OUT	0	0				
029403127	4.32255817545	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403127	LDHP	0.1	1	NA					1	OUT	0	0				
029403129	17.59446110750	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403129	LDHP	0.1	2	NA					2	OUT	0	0				
029403135	32.87537506916	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403135	LDHP	0.1	3	NA					3	OUT	0	0				
029403136	32.81737137855	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403136	LDHP	0.1	3	NA					3	OUT	0	0				
029403137	32.87001298897	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403137	LDHP	0.1	3	NA					3	OUT	0	0				
029403138	19.83246553440	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029403138	LDHP	0.1	2	NA					2	OUT	0	0				
029404103	3.92280891870	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404103	LDHP	0.1	1	NA					1	OUT	0	0				
029404105	4.98719368212	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404105	LDHP	0.1	1	NA					1	OUT	0	0				
029404109	20.13296537076	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404109	LDHP	0.1	2	NA					2	OUT	0	0				
029404110	19.86792143619	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404110	LDHP	0.1	2	NA					2	OUT	0	0				
029404121	7.37489436347	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404121	LDHP	0.1	1	NA					1	OUT	0	0				
029404122	10.00820716177	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404122	LDHP	0.1	1	NA					1	OUT	0	0				
029404128	6.91632974604	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404128	LDHP	0.1	1	NA					1	OUT	0	0				
029404129	10.63219222373	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029404129	LDHP	0.1	1	NA					1	OUT	0	0				
029307102	1.38267764375	Vacant	Low Density Residential (0 to 4 du/ac)	029307102	LDR	3.5	5	NA				5		OUT	0	0				
029309101	2.62009101009	Vacant	Low Density Residential (0 to 4 du/ac)	029309101	LDR	3.5	9	NA				9		OUT	0	0				
029309104	2.69848092965	Vacant	Low Density Residential (0 to 4 du/ac)	029309104	LDR	3.5	9	NA				9		OUT	0	0				
029309106	1.03050613564	Vacant	Low Density Residential (0 to 4 du/ac)	029309106	LDR	3.5	4	NA				4		OUT	0	0				
029305208	9.65989305333	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305208	MDHP	0.2	2	NA					2	OUT	0	0				
029305209	10.11058275322	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305209	MDHP	0.2	2	NA					2	OUT	0	0				
029305213	9.87529728023	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305213	MDHP	0.2	2	NA					2	OUT	0	0				
029305214	10.40713249925	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305214	MDHP	0.2	2	NA					2	OUT	0	0				
029305224	8.41240022500	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305224	MDHP	0.2	2	NA					2	OUT	0	0				
029305226	6.09579542785	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305226	MDHP	0.2	1	NA					1	OUT	0	0				
029305227	2.10159028049	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029305227	MDHP	0.2	1	NA					1	OUT	0	0				
029312001	10.76118944737	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312001	MDHP	0.2	2	NA					2	OUT	0	0				
029312003	4.89606964110	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312003	MDHP	0.2	1	NA					1	OUT	0	0				
029312009	3.52039524758	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312009	MDHP	0.2	1	NA					1	OUT	0	0				
029312102	12.18024208319	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312102	MDHP	0.2	2	NA					2	OUT	0	0				
029312106	4.64960009078	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312106	MDHP	0.2	1	NA					1	OUT	0	0				
029312107	8.95223066145	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312107	MDHP	0.2	2	NA					2	OUT	0	0				
029312108	4.26195296579	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312108	MDHP	0.2	1	NA					1	OUT	0	0				
029312109	0.31063120517	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029312109	MDHP	0.2	1	NA					1	OUT	0	0				
029316116	8.45161780133	Vacant	Medium Density Hillside Preservation (0 to 1 du/5 ac)	029316116	MDHP	0.2	2	NA					2	OUT	0	0				
029212176	1.44451092246	Vacant	Medium Density Residential (0 to 9 du/ac)	029212176	MDR	7.0	10	NA			10			OUT	0	0				
029213171	0.41170839136	Vacant	Medium Density Residential (0 to 9 du/ac)	029213171	MDR	9.0	4	NA			4			OUT	0	0				
029216102	12.16388732414	Vacant	Medium Density Residential (0 to 9 du/ac)	029216102	MDR	9.0	109	NA			109			OUT	0	0				
029216103	6.02411165922	Vacant	Medium Density Residential (0 to 9 du/ac)	029216103	MDR	9.0	54	NA			54			OUT	0	0				
029302125	0.17047250417	Vacant	Medium Density Residential (0 to 9 du/ac)	029302125	MDR	9.0	2	NA			2			OUT	0	0				
029302127	0.17211695850	Vacant	Medium Density Residential (0 to 9 du/ac)	029302127	MDR	9.0	2	NA			2			OUT	0	0				
029303201	0.26146769736	Vacant	Medium Density Residential (0 to 9 du/ac)	029303201	MDR	9.0	2	NA			2			OUT	0	0				
029216309	9.09642756372	Vacant	Medium High Density Residential (0 to 13 du/ac)	029216309	MHDR	11.5	105	NA		105				OUT	0	0				
029216403	8.04886035548	Vacant	Medium High Density Residential (0 to 13 du/ac)	029216403	MHDR	11.5	93	NA		93				OUT	0	0				
028418125	106.54902822325	Vacant	South Hills	028418125	H/C	0.1	11	NA					11	PC	0	0				
028418125	64.68354971030	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028418125	HCA	0.1	6	NA					6	PC	0	0				
029211122	20.43940313469	Vacant	Special Planning Area	029211122	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029211150	13.96417699363	Vacant	Special Planning Area	029211150	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029212215	3.77642165693	Vacant	Special Planning Area	029212215	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029212216	3.78333965780	Vacant	Special Planning Area	029212216	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029212217	8.72137216344	Vacant	Special Planning Area	029212217	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029212220	6.33197414407	Vacant	Special Planning Area	029212220	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				

APPENDIX D

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Current General Plan Land Uses

APN	ACRES	Status	Adop_GPlbl	UID	Adop_GPLU	DU_ACRE_MX_Land Use	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL	Zoning	DU_ACRE_MX_Zoning	Housing Capacity (Vacant)	HC	R1	R2	R3
029246106	20.12247476245	Vacant	Special Planning Area	029246106	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029246107	9.64892710714	Vacant	Special Planning Area	029246107	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029246108	7.66013436209	Vacant	Special Planning Area	029246108	MU	N/A	Buildout determined by plan	NA						PC	0	Buildout determined by plan				
029303129	0.30074003663	Vacant	Medium Density Residential (0 to 9 du/ac)	029303129	MDR	9.0	3	NA			3			PC-6	0	0				
028422113	33.64475910578	Vacant	South Hills	028422113	H/C	0.1	3	NA					3	R1	3.5	118		117.7566569		
028422115	31.29117611768	Vacant	South Hills	028422115	H/C	0.1	3	NA					3	R1	3.5	110		109.5191164		
028422116	6.53176266891	Vacant	South Hills	028422116	H/C	0.1	1	NA					1	R1	3.5	23		22.86116934		
028422117	171.74757178534	Vacant	South Hills	028422117	H/C	0.1	17	NA					17	R1	3.5	601		601.1165012		
028435101	2.10653356280	Vacant	South Hills	028435101	H/C	0.1	1	NA					1	R1	3.5	7		7.37286747		
028435102	2.12455056009	Vacant	South Hills	028435102	H/C	0.1	1	NA					1	R1	3.5	7		7.43592696		
028435110	0.46441518877	Vacant	South Hills	028435110	H/C	0.1	1	NA					1	R1	3.5	2		1.625453161		
028435111	1.65123647758	Vacant	South Hills	028435111	H/C	0.1	1	NA					1	R1	3.5	6		5.779327672		
028435112	0.16983203317	Vacant	South Hills	028435112	H/C	0.1	1	NA					1	R1	3.5	1		0.594412116		
028435116	0.28222141473	Vacant	South Hills	028435116	H/C	0.1	1	NA					1	R1	3.5	1		0.987774952		
028435122	0.72215312604	Vacant	South Hills	028435122	H/C	0.1	1	NA					1	R1	3.5	3		2.527535941		
028435126	1.00809343938	Vacant	South Hills	028435126	H/C	0.1	1	NA					1	R1	3.5	4		3.528327038		
028435127	1.31197411506	Vacant	South Hills	028435127	H/C	0.1	1	NA					1	R1	3.5	5		4.591909403		
028435128	1.97488961910	Vacant	South Hills	028435128	H/C	0.1	1	NA					1	R1	3.5	7		6.912113667		
028435129	1.41112947730	Vacant	South Hills	028435129	H/C	0.1	1	NA					1	R1	3.5	5		4.938953171		
028435130	1.00197298225	Vacant	South Hills	028435130	H/C	0.1	1	NA					1	R1	3.5	4		3.506905438		
028435131	0.96055148266	Vacant	South Hills	028435131	H/C	0.1	1	NA					1	R1	3.5	3		3.361930189		
028435132	3.15827996183	Vacant	South Hills	028435132	H/C	0.1	1	NA					1	R1	3.5	11		11.05397987		
028435134	0.97257204934	Vacant	South Hills	028435134	H/C	0.1	1	NA					1	R1	3.5	3		3.404002173		
028435152	6.24769802718	Vacant	South Hills	028435152	H/C	0.1	1	NA					1	R1	3.5	22		21.8669431		
028435165	0.60857305377	Vacant	South Hills	028435165	H/C	0.1	1	NA					1	R1	3.5	2		2.130005688		
028435170	5.20788341531	Vacant	South Hills	028435170	H/C	0.1	1	NA					1	R1	3.5	18		18.22759195		
028419261	0.28915131456	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028419261	HCA	0.1	1	NA					1	R1	3.5	1		1.012029601		
028420237	35.66786739859	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028420237	HCA	0.1	4	NA					4	R1	3.5	125		124.8375359		
028420238	9.05441458061	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028420238	HCA	0.1	1	NA					1	R1	3.5	32		31.69045103		
028420242	5.53689116781	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028420242	HCA	0.1	1	NA					1	R1	3.5	19		19.37911909		
028420243	9.72259943937	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028420243	HCA	0.1	1	NA					1	R1	3.5	34		34.02909804		
028455127	0.61106638513	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028455127	HCA	0.1	1	NA					1	R1	3.5	2		2.138732348		
029401126	15.41055365795	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	029401126	HCA	0.1	2	NA					2	R1	3.5	54		53.9369378		
029401126	35.97490156248	Vacant	Low Density Hillside Preservation (0 to 1 du/10 ac)	029401126	LDHP	0.1	4	NA					4	R1	3.5	126		125.9121555		
028316201	0.17440180737	Vacant	Low Density Residential (0 to 4 du/ac)	028316201	LDR	3.5	1	NA				1		R1	3.5	1		0.610406326		
028318135	0.57961637620	Vacant	Low Density Residential (0 to 4 du/ac)	028318135	LDR	3.5	2	NA				2		R1	3.5	2		2.028657317		
028319238	0.20403971570	Vacant	Low Density Residential (0 to 4 du/ac)	028319238	LDR	3.5	1	NA				1		R1	3.5	1		0.714139005		
028320104	0.49698105630	Vacant	Low Density Residential (0 to 4 du/ac)	028320104	LDR	3.5	2	NA				2		R1	3.5	2		1.739433697		
028324609	0.17239232528	Vacant	Low Density Residential (0 to 4 du/ac)	028324609	LDR	3.5	1	NA				1		R1	3.5	1		0.603373138		
028402132	0.60402214674	Vacant	Low Density Residential (0 to 4 du/ac)	028402132	LDR	3.5	2	NA				2		R1	3.5	2		2.114077514		
028416109	0.62774714281	Vacant	Low Density Residential (0 to 4 du/ac)	028416109	LDR	3.5	2	NA				2		R1	3.5	2		2.197115		
028416130	33.12123011390	Vacant	Low Density Residential (0 to 4 du/ac)	028416130	LDR	3.5	116	NA				116		R1	3.5	116		115.9243054		
028416131	17.12863530784	Vacant	Low Density Residential (0 to 4 du/ac)	028416131	LDR	3.5	60	NA				60		R1	3.5	60		59.95022358		
028417123	2.17399269667	Vacant	Low Density Residential (0 to 4 du/ac)	028417123	LDR	3.5	8	NA				8		R1	3.5	8		7.608974438		
028417129	0.74212770891	Vacant	Low Density Residential (0 to 4 du/ac)	028417129	LDR	3.5	3	NA				3		R1	3.5	3		2.597446981		
028417131	0.66323092157	Vacant	Low Density Residential (0 to 4 du/ac)	028417131	LDR	3.5	2	NA				2		R1	3.5	2		2.321308225		
028417303	0.24403678944	Vacant	Low Density Residential (0 to 4 du/ac)	028417303	LDR	3.5	1	NA				1		R1	3.5	1		0.854128763		
028418121	8.60033195276	Vacant	Low Density Residential (0 to 4 du/ac)	028418121	LDR	3.5	30	NA				30		R1	3.5	30		30.10116183		
028418122	1.17035100506	Vacant	Low Density Residential (0 to 4 du/ac)	028418122	LDR	3.5	4	NA				4		R1	3.5	4		4.096228518		
028420242	4.69676873547	Vacant	Low Density Residential (0 to 4 du/ac)	028420242	LDR	3.5	16	NA				16		R1	3.5	16		16.43869057		
028424108	0.29723073740	Vacant	Low Density Residential (0 to 4 du/ac)	028424108	LDR	3.5	1	NA				1		R1	3.5	1		1.040307581		
028424313	0.27352535350	Vacant	Low Density Residential (0 to 4 du/ac)	028424313	LDR	3.5	1	NA				1		R1	3.5	1		0.957338737		
028425209	0.31455736135	Vacant	Low Density Residential (0 to 4 du/ac)	028425209	LDR	3.5	1	NA				1		R1	3.5	1		1.100950765		
028426107	0.48930882565	Vacant	Low Density Residential (0 to 4 du/ac)	028426107	LDR	3.5	2	NA				2		R1	3.5	2		1.71258089		
028426110	0.52817244601	Vacant	Low Density Residential (0 to 4 du/ac)	028426110	LDR	3.5	2	NA				2		R1	3.5	2		1.848603561		
028428301	0.27218437451	Vacant	Low Density Residential (0 to 4 du/ac)	028428301	LDR	3.5	1	NA				1		R1	3.5	1		0.952645311		
028433504	0.51304220407	Vacant	Low Density Residential (0 to 4 du/ac)	028433504	LDR	3.5	2	NA				2		R1	3.5	2		1.795647714		
028433510	0.32562543613	Vacant	Low Density Residential (0 to 4 du/ac)	028433510	LDR	3.5	1	NA				1		R1	3.5	1		1.139689026		
028438326	0.47226269209	Vacant	Low Density Residential (0 to 4 du/ac)	028438326	LDR	3.5	2	NA				2		R1	3.5	2		1.652919422		
028439104	3.13619486922	Vacant	Low Density Residential (0 to 4 du/ac)	028439104	LDR	3.5	11	NA				11		R1	3.5	11		10.97668204		
028439107	0.61515254962	Vacant	Low Density Residential (0 to 4 du/ac)	028439107	LDR	3.5	2	NA				2		R1	3.5	2		2.153033924		
028439108	1.23768937166	Vacant	Low Density Residential (0 to 4 du/ac)	028439108	LDR	3.5	4	NA				4		R1	3.5	4		4.331912801		
028439110	1.38024139058	Vacant	Low Density Residential (0 to 4 du/ac)	028439110	LDR	3.5	5	NA				5		R1	3.5	5		4.830844867		
028440110	0.89323345065	Vacant	Low Density Residential (0 to 4 du/ac)	028440110	LDR	3.5	3	NA				3		R1	3.5	3		3.126317077		
028440130	1.39459416781	Vacant	Low Density Residential (0 to 4 du/ac)	028440130	LDR	3.5	5	NA				5		R1	3.5	5		4.881079587		
028440138	0.79435811189	Vacant	Low Density Residential (0 to 4 du/ac)	028440138	LDR	3.5	3	NA				3		R1	3.5	3		2.780253392		
028444302	0.33191486299	Vacant	Low Density Residential (0 to 4 du/ac)	028444302	LDR	3.5	1	NA				1		R1	3.5	1		1.16170202		
028449510	0.75173595263	Vacant	Low Density Residential (0 to 4 du/ac)	028449510	LDR	3.5	3	NA				3		R1	3.5	3		2.631075834		
028455105	0.58225704623	Vacant	Low Density Residential (0 to 4 du/ac)	028455105	LDR	3.5	2	NA				2		R1	3.5	2		2.037899662		
028455110	0.24789215407	Vacant	Low Density Residential (0 to 4 du/ac)	028455110	LDR	3.5	1	NA				1		R1	3.5	1		0.867622539		
028455111	0.24776022367	Vacant	Low Density Residential (0 to 4 du/ac)	028455111	LDR	3.5	1	NA				1		R1	3.5	1		0.867160783		
028456117	0.34130913580	Vacant	Low Density Residential (0 to 4 du/ac)	028456117	LDR	3.5	1	NA				1		R1	3.5	1		1.194581975		
028456121	0.42313797500	Vacant	Low Density Residential (0 to 4 du/ac)	028456121	LDR	3.5	1	NA				1		R1	3.5	1		1.480982913		
028464101	0.34188339484	Vacant	Low Density Residential (0 to 4 du/ac)	028464101	LDR	3.5	1	NA				1		R1	3.5	1		1.196591882		
029307101	2.00892139421	Vacant	Low Density Residential (0 to 4 du/ac)	029307101	LDR	3.5	7	NA				7		R1	3.5	7		7.03122488		
029307115	1.17253464925	Vacant	Low Density Residential (0 to 4 du/ac)	029307115	LDR	3.5	4	NA				4		R1	3.5	4		4.103871272		

APPENDIX D

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Current General Plan Land Uses

APN	ACRES	Status	Adop_GPlbl	UID	Adop_GPLU	DU_ACRE_MX_Land Use	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL	Zoning	DU_ACRE_MX_Zoning	Housing Capacity (Vacant)	HC	R1	R2	R3
028316105	0.21806309617	Vacant	Medium Density Residential (0 to 9 du/ac)	028316105	MDR	7.0	2	NA			2			R1	3.5	1		0.763220837		
029211128	7.66258016628	Vacant	Special Planning Area	029211128	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
029211131	6.87074613324	Vacant	Special Planning Area	029211131	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
029211141	5.91861475035	Vacant	Special Planning Area	029211141	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
029211142	3.32899453817	Vacant	Special Planning Area	029211142	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
029212202	1.08415878758	Vacant	Special Planning Area	029212202	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
029212203	2.36868823068	Vacant	Special Planning Area	029212203	MU	N/A	Buildout determined by plan	NA						R1	3.5	Buildout determined by plan		Buildout determined by plan		
028403217	0.70336309116	Vacant	Medium Density Residential (0 to 9 du/ac)	028403217	MDR	7.0	5	NA			5			R2	7	5			4.923541638	
028406513	0.34888815442	Vacant	Medium Density Residential (0 to 9 du/ac)	028406513	MDR	7.0	2	NA			2			R2	7	2			2.442217081	
028407105	0.19559985747	Vacant	Medium Density Residential (0 to 9 du/ac)	028407105	MDR	7.0	1	NA			1			R2	7	1			1.369199002	
028407119	0.23644367617	Vacant	Medium Density Residential (0 to 9 du/ac)	028407119	MDR	7.0	2	NA			2			R2	7	2			1.655105733	
028407122	0.31881134008	Vacant	Medium Density Residential (0 to 9 du/ac)	028407122	MDR	7.0	2	NA			2			R2	7	2			2.231679381	
028407307	0.17195137059	Vacant	Medium Density Residential (0 to 9 du/ac)	028407307	MDR	7.0	1	NA			1			R2	7	1			1.203659594	
029216209	2.62667990291	Vacant	Medium High Density Residential (0 to 13 du/ac)	029216209	MHDR	11.5	30	NA		30				R3	15.75	41				41.37020847
028404139	0.75096377599	Vacant	Medium Density Residential (0 to 9 du/ac)	028404139	MDR	7.0	5	NA			5			R3 11-17	15.75	12				11.82767947
028311410	1.34722406374	Vacant	High Density Residential (0 to 13 du/ac)	028311410	HDR	11.5	15	NA	15					R3 11-20	15.75	21				21.218779
028312102	1.45414852687	Vacant	High Density Residential (0 to 13 du/ac)	028312102	HDR	11.5	17	NA	17					R3 11-20	15.75	23				22.9028393
028312109	0.33387738058	Vacant	High Density Residential (0 to 13 du/ac)	028312109	HDR	11.5	4	NA	4					R3 11-20	15.75	5				5.258568744
028312112	1.37380766016	Vacant	High Density Residential (0 to 13 du/ac)	028312112	HDR	11.5	16	NA	16					R3 11-20	15.75	22				21.63747065
028312118	0.43896159168	Vacant	High Density Residential (0 to 13 du/ac)	028312118	HDR	11.5	5	NA	5					R3 11-20	15.75	7				6.913645069
028312123	0.21636493983	Vacant	High Density Residential (0 to 13 du/ac)	028312123	HDR	11.5	2	NA	2					R3 11-20	15.75	3				3.407747802
028312135	0.21247171405	Vacant	High Density Residential (0 to 13 du/ac)	028312135	HDR	11.5	2	NA	2					R3 11-20	15.75	3				3.346429496
028312139	0.25279177467	Vacant	High Density Residential (0 to 13 du/ac)	028312139	HDR	11.5	3	NA	3					R3 11-20	15.75	4				3.981470451
028312141	0.19011900216	Vacant	High Density Residential (0 to 13 du/ac)	028312141	HDR	11.5	2	NA	2					R3 11-20	15.75	3				2.994374284
028312155	0.24478305537	Vacant	High Density Residential (0 to 13 du/ac)	028312155	HDR	11.5	3	NA	3					R3 11-20	15.75	4				3.855333122
028312162	0.72740923206	Vacant	High Density Residential (0 to 13 du/ac)	028312162	HDR	11.5	8	NA	8					R3 11-20	15.75	11				11.4566954
028312164	0.72741104417	Vacant	High Density Residential (0 to 13 du/ac)	028312164	HDR	11.5	8	NA	8					R3 11-20	15.75	11				11.45672395
028312165	0.74950211173	Vacant	High Density Residential (0 to 13 du/ac)	028312165	HDR	11.5	9	NA	9					R3 11-20	15.75	12				11.80465826
028314114	0.47155682618	Vacant	High Density Residential (0 to 13 du/ac)	028314114	HDR	11.5	5	NA	5					R3 11-20	15.75	7				7.427020012
028314131	0.35921154817	Vacant	High Density Residential (0 to 13 du/ac)	028314131	HDR	11.5	4	NA	4					R3 11-20	15.75	6				5.657581884
028314136	0.23021872298	Vacant	High Density Residential (0 to 13 du/ac)	028314136	HDR	11.5	3	NA	3					R3 11-20	15.75	4				3.625944887
028314145	0.17752926085	Vacant	High Density Residential (0 to 13 du/ac)	028314145	HDR	11.5	2	NA	2					R3 11-20	15.75	3				2.796085858
028314146	0.17181763605	Vacant	High Density Residential (0 to 13 du/ac)	028314146	HDR	11.5	2	NA	2					R3 11-20	15.75	3				2.706127768
028314149	0.75880762761	Vacant	High Density Residential (0 to 13 du/ac)	028314149	HDR	11.5	9	NA	9					R3 11-20	15.75	12				11.95122013
028314152	1.04181891249	Vacant	High Density Residential (0 to 13 du/ac)	028314152	HDR	11.5	12	NA	12					R3 11-20	15.75	16				16.40864787
028314153	0.24351495718	Vacant	High Density Residential (0 to 13 du/ac)	028314153	HDR	11.5	3	NA	3					R3 11-20	15.75	4				3.835360576
028314157	0.26382765092	Vacant	High Density Residential (0 to 13 du/ac)	028314157	HDR	11.5	3	NA	3					R3 11-20	15.75	4				4.155285502
028314162	0.46373423887	Vacant	High Density Residential (0 to 13 du/ac)	028314162	HDR	11.5	5	NA	5					R3 11-20	15.75	7				7.303814262
028314171	0.43115859087	Vacant	High Density Residential (0 to 13 du/ac)	028314171	HDR	11.5	5	NA	5					R3 11-20	15.75	7				6.790747806
028412215	0.24043496476	Vacant	Special Planning Area	028412215	MU	N/A	Buildout determined by plan	NA						R3 11-20	15.75	Buildout determined by plan				Buildout determined by plan
028412216	0.33132953313	Vacant	Special Planning Area	028412216	MU	N/A	Buildout determined by plan	NA						R3 11-20	15.75	Buildout determined by plan				Buildout determined by plan
028434101	0.28850277499	Vacant	Special Planning Area	028434101	MU	N/A	Buildout determined by plan	NA						R3 11-20	15.75	Buildout determined by plan				Buildout determined by plan
028434102	0.28482302174	Vacant	Special Planning Area	028434102	MU	N/A	Buildout determined by plan	NA						R3 11-20	15.75	Buildout determined by plan				Buildout determined by plan
028434103	0.26638861077	Vacant	Special Planning Area	028434103	MU	N/A	Buildout determined by plan	NA						R3 11-20	15.75	Buildout determined by plan				Buildout determined by plan
028310303	0.28148475003	Vacant	High Density Residential (0 to 13 du/ac)	028310303	HDR	11.5	3	NA	3					R3 15	15	4				4.22227125
028310308	0.25181708398	Vacant	High Density Residential (0 to 13 du/ac)	028310308	HDR	11.5	3	NA	3					R3 15	15	4				3.77725626
028310309	0.55994859122	Vacant	High Density Residential (0 to 13 du/ac)	028310309	HDR	11.5	6	NA	6					R3 15	15	8				8.399228868
028310310	0.20454761658	Vacant	High Density Residential (0 to 13 du/ac)	028310310	HDR	11.5	2	NA	2					R3 15	15	3				3.068214249
028314205	0.58604411056	Vacant	High Density Residential (0 to 13 du/ac)	028314205	HDR	11.5	7	NA	7					R3 15	15	9				8.790661658
028309218	0.85669771840	Vacant	Medium Density Residential (0 to 9 du/ac)	028309218	MDR	7.0	6	NA			6			R3 5-10	10	9				8.566977184
028309237	0.24333129531	Vacant	Medium Density Residential (0 to 9 du/ac)	028309237	MDR	7.0	2	NA			2			R3 5-10	10	2				2.433312953
028309246	0.25686638505	Vacant	Medium Density Residential (0 to 9 du/ac)	028309246	MDR	7.0	2	NA			2			R3 5-10	10	3				2.568663851
028311473	0.17688873513	Vacant	Medium Density Residential (0 to 9 du/ac)	028311473	MDR	7.0	1	NA			1			R3 5-10	10	2				1.768887351
028315157	0.33766713586	Vacant	Medium Density Residential (0 to 9 du/ac)	028315157	MDR	7.0	2	NA			2			R3 5-10	10	3				3.376671359
028315158	0.33765790673	Vacant	Medium Density Residential (0 to 9 du/ac)	028315158	MDR	7.0	2	NA			2			R3 5-10	10	3				3.376579067
028315159	0.39552990092	Vacant	Medium Density Residential (0 to 9 du/ac)	028315159	MDR	7.0	3	NA			3			R3 5-10	10	4				3.955299009
028420118	10.13932720824	Vacant	Special Planning Area	028420118	MU	N/A	Buildout determined by plan	NA						R3 PD 5-10	10	Buildout determined by plan				Buildout determined by plan
028435135	1.72626326346	Vacant	South Hills	028435135	H/C	0.1	1	NA					1	UNKNOWN	0	0				
028435173	3.15026950122	Vacant	South Hills	028435173	H/C	0.1	1	NA					1	UNKNOWN	0	0				
028435174	0.91185874947	Vacant	South Hills	028435174	H/C	0.1	1	NA					1	UNKNOWN	0	0				
028435175	0.61927851926	Vacant	South Hills	028435175	H/C	0.1	1	NA					1	UNKNOWN	0	0				
028435176	0.90464894379	Vacant	South Hills	028435176	H/C	0.1	1	NA					1	UNKNOWN	0	0				
028419263	61.95203749767	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028419263	HCA	0.1	6	NA					6	UNKNOWN	0	0				
028419264	83.74869332800	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028419264	HCA	0.1	8	NA					8	UNKNOWN	0	0				
028423101	254.05974859792	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028423101	HCA	0.1	25	NA					25	UNKNOWN	0	0				
028464127	1.18640988495	Vacant	Hillside Conservation Area (0 to 1 du/10 ac)	028464127	HCA	0.1	1	NA					1	UNKNOWN	0	0				
00	2.71828829245	Vacant	Low Density Residential (0 to 4 du/ac)	NOAPN15603	LDR	3.5	10	NA				10		UNKNOWN	0	0				
028464120	0.48729317159	Vacant	Low Density Residential (0 to 4 du/ac)	028464120	LDR	3.5	2	NA				2		UNKNOWN	0	0				
028464127	0.04245834397	Vacant	Low Density Residential (0 to 4 du/ac)	028464127	LDR	3.5	1	NA				1		UNKNOWN	0	0				
029332187	0.47261916783	Vacant	Medium Density Residential (0 to 9 du/ac)	029332187	MDR	7.0	3	NA			3			UNKNOWN	0	0				
00	0.22216961761	Vacant	Special Planning Area	NOAPN14218	MU	N/A	Buildout determined by plan	NA						UNKNOWN	0	Buildout determined by plan				
							1,304.84	-	240	227	228	357	253			3263	1,267	1,673	14	310

APPENDIX E

Vacant and Underdeveloped Parcels Listed by Assessor's Number – Proposed General Plan Amendment

APPENDIX E

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
00	UNKNOWN	0.222	Special Planning Area	Vacant	9.0	2	NA					
00	UNKNOWN	2.718	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	10	NA				10	
028304116	I	1.336	Special Planning Area	Vacant	9.0	12	NA					
028304121	I	7.011	Special Planning Area	Vacant	9.0	63	NA					
028306231	I	8.548	Special Planning Area	Vacant	9.0	77	NA					
028306233	I	12.073	Special Planning Area	Vacant	9.0	109	NA					
028306234	I	6.237	Special Planning Area	Vacant	9.0	56	NA					
028306247	I	3.376	Special Planning Area	Vacant	9.0	30	NA					
028307103	I	0.932	Special Planning Area	Vacant	9.0	8	NA					
028307104	I	0.277	Special Planning Area	Vacant	9.0	2	NA					
028307129	I	1.040	Special Planning Area	Vacant	9.0	9	NA					
028307140	I	0.802	Special Planning Area	Vacant	9.0	7	NA					
028307141	I	3.538	Special Planning Area	Vacant	9.0	32	NA					
028309218	R3 5-10	0.857	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	6	NA			6		
028309237	R3 5-10	0.243	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028309246	R3 5-10	0.257	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028310106	I	3.043	Special Planning Area	Vacant	9.0	27	NA					
028310303	R3 15	0.281	High Density Residential (0 to 13 du/ac)	Vacant	18.0	5	NA	5				
028310308	R3 15	0.252	High Density Residential (0 to 13 du/ac)	Vacant	18.0	5	NA	5				
028310309	R3 15	0.560	High Density Residential (0 to 13 du/ac)	Vacant	18.0	10	NA	10				
028310310	R3 15	0.205	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028311410	R3 11-20	1.347	High Density Residential (0 to 13 du/ac)	Vacant	18.0	24	NA	24				
028311473	R3 5-10	0.177	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	1	NA			1		
028312102	R3 11-20	1.454	High Density Residential (0 to 13 du/ac)	Vacant	18.0	26	NA	26				
028312109	R3 11-20	0.334	High Density Residential (0 to 13 du/ac)	Vacant	18.0	6	NA	6				
028312112	R3 11-20	1.374	High Density Residential (0 to 13 du/ac)	Vacant	18.0	25	NA	25				
028312118	R3 11-20	0.439	High Density Residential (0 to 13 du/ac)	Vacant	18.0	8	NA	8				
028312123	R3 11-20	0.216	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028312135	R3 11-20	0.212	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028312139	R3 11-20	0.253	High Density Residential (0 to 13 du/ac)	Vacant	18.0	5	NA	5				
028312141	R3 11-20	0.190	High Density Residential (0 to 13 du/ac)	Vacant	18.0	3	NA	3				
028312155	R3 11-20	0.245	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028312162	R3 11-20	0.727	High Density Residential (0 to 13 du/ac)	Vacant	18.0	13	NA	13				
028312164	R3 11-20	0.727	High Density Residential (0 to 13 du/ac)	Vacant	18.0	13	NA	13				
028312165	R3 11-20	0.750	High Density Residential (0 to 13 du/ac)	Vacant	18.0	13	NA	13				
028314114	R3 11-20	0.472	High Density Residential (0 to 13 du/ac)	Vacant	18.0	8	NA	8				
028314131	R3 11-20	0.359	High Density Residential (0 to 13 du/ac)	Vacant	18.0	6	NA	6				
028314136	R3 11-20	0.230	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028314145	R3 11-20	0.178	High Density Residential (0 to 13 du/ac)	Vacant	18.0	3	NA	3				
028314146	R3 11-20	0.172	High Density Residential (0 to 13 du/ac)	Vacant	18.0	3	NA	3				
028314149	R3 11-20	0.759	High Density Residential (0 to 13 du/ac)	Vacant	18.0	14	NA	14				
028314152	R3 11-20	1.042	High Density Residential (0 to 13 du/ac)	Vacant	18.0	19	NA	19				
028314153	R3 11-20	0.244	High Density Residential (0 to 13 du/ac)	Vacant	18.0	4	NA	4				
028314157	R3 11-20	0.264	High Density Residential (0 to 13 du/ac)	Vacant	18.0	5	NA	5				
028314162	R3 11-20	0.464	High Density Residential (0 to 13 du/ac)	Vacant	18.0	8	NA	8				
028314171	R3 11-20	0.431	High Density Residential (0 to 13 du/ac)	Vacant	18.0	8	NA	8				
028314205	R3 15	0.586	High Density Residential (0 to 13 du/ac)	Vacant	18.0	11	NA	11				
028315157	R3 5-10	0.338	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028315158	R3 5-10	0.338	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028315159	R3 5-10	0.396	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	3	NA			3		
028316105	R1	0.218	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028316201	R1	0.174	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028318135	R1	0.580	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028319238	R1	0.204	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028320104	R1	0.497	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028324609	R1	0.172	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	

APPENDIX E

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
028402132	R1	0.604	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028403217	R2	0.703	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	5	NA			5		
028404139	R3 11-17	0.751	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	5	NA			5		
028406513	R2	0.349	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028407105	R2	0.196	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	1	NA			1		
028407119	R2	0.236	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028407122	R2	0.319	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	2	NA			2		
028407307	R2	0.172	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	1	NA			1		
028412215	R3 11-20	0.240	Special Planning Area	Vacant	9.0	2	NA					
028412216	R3 11-20	0.331	Special Planning Area	Vacant	9.0	3	NA					
028415106	OUT	0.634	High Density Residential (0 to 13 du/ac)	Vacant	18.0	11	NA	11				
028416109	R1	0.628	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028416130	R1	33.121	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	116	NA				116	
028416131	R1	17.129	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	60	NA				60	
028417123	R1	2.174	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	8	NA				8	
028417129	R1	0.742	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	3	NA				3	
028417131	R1	0.663	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028417303	R1	0.244	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028418121	R1	8.600	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	30	NA				30	
028418122	R1	1.170	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	4	NA				4	
028418125	PC	106.549	South Hills	Vacant	0.1	11	NA					11
028418125	PC	64.684	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	6	NA					6
028419261	R1	0.289	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028419263	UNKNOWN	61.952	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	6	NA					6
028419264	UNKNOWN	83.749	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	8	NA					8
028420118	R3 PD 5-10	10.139	Special Planning Area	Vacant	9.0	91	NA					
028420146	OUT	0.366	High Density Residential (0 to 13 du/ac)	Vacant	18.0	7	NA	7				
028420237	R1	35.668	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	4	NA					4
028420238	R1	9.054	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028420242	R1	5.537	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028420242	R1	4.697	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	16	NA				16	
028420243	R1	9.723	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028422113	R1	33.645	South Hills	Vacant	0.1	3	NA					3
028422115	R1	31.291	South Hills	Vacant	0.1	3	NA					3
028422116	R1	6.532	South Hills	Vacant	0.1	1	NA					1
028422117	R1	171.748	South Hills	Vacant	0.1	17	NA					17
028423101	UNKNOWN	254.060	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	25	NA					25
028424108	R1	0.297	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028424313	R1	0.274	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028425209	R1	0.315	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028426107	R1	0.489	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028426110	R1	0.528	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028428301	R1	0.272	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028433504	R1	0.513	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028433510	R1	0.326	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028434101	R3 11-20	0.289	Special Planning Area	Vacant	9.0	3	NA					
028434102	R3 11-20	0.285	Special Planning Area	Vacant	9.0	3	NA					
028434103	R3 11-20	0.266	Special Planning Area	Vacant	9.0	2	NA					
028435101	R1	2.107	South Hills	Vacant	0.1	1	NA					1
028435102	R1	2.125	South Hills	Vacant	0.1	1	NA					1
028435110	R1	0.464	South Hills	Vacant	0.1	1	NA					1
028435111	R1	1.651	South Hills	Vacant	0.1	1	NA					1
028435112	R1	0.170	South Hills	Vacant	0.1	1	NA					1
028435116	R1	0.282	South Hills	Vacant	0.1	1	NA					1
028435122	R1	0.722	South Hills	Vacant	0.1	1	NA					1
028435126	R1	1.008	South Hills	Vacant	0.1	1	NA					1

APPENDIX E
Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
028435127	R1	1.312	South Hills	Vacant	0.1	1	NA					1
028435128	R1	1.975	South Hills	Vacant	0.1	1	NA					1
028435129	R1	1.411	South Hills	Vacant	0.1	1	NA					1
028435130	R1	1.002	South Hills	Vacant	0.1	1	NA					1
028435131	R1	0.961	South Hills	Vacant	0.1	1	NA					1
028435132	R1	3.158	South Hills	Vacant	0.1	1	NA					1
028435134	R1	0.973	South Hills	Vacant	0.1	1	NA					1
028435135	UNKNOWN	1.726	South Hills	Vacant	0.1	1	NA					1
028435152	R1	6.248	South Hills	Vacant	0.1	1	NA					1
028435165	R1	0.609	South Hills	Vacant	0.1	1	NA					1
028435170	R1	5.208	South Hills	Vacant	0.1	1	NA					1
028435173	UNKNOWN	3.150	South Hills	Vacant	0.1	1	NA					1
028435174	UNKNOWN	0.912	South Hills	Vacant	0.1	1	NA					1
028435175	UNKNOWN	0.619	South Hills	Vacant	0.1	1	NA					1
028435176	UNKNOWN	0.905	South Hills	Vacant	0.1	1	NA					1
028438326	R1	0.472	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028439104	R1	3.136	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	11	NA				11	
028439107	R1	0.615	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028439108	R1	1.238	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	4	NA				4	
028439110	R1	1.380	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	5	NA				5	
028440110	R1	0.893	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	3	NA				3	
028440130	R1	1.395	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	5	NA				5	
028440138	R1	0.794	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	3	NA				3	
028444302	R1	0.332	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028449510	R1	0.752	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	3	NA				3	
028455105	R1	0.582	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028455110	R1	0.248	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028455111	R1	0.248	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028455127	R1	0.611	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028456117	R1	0.341	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028456121	R1	0.423	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028464101	R1	0.342	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
028464120	UNKNOWN	0.487	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	2	NA				2	
028464127	UNKNOWN	1.186	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028464127	UNKNOWN	0.042	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	1	NA				1	
029211104	EV/SD	4.841	Special Planning Area	Vacant	9.0	44	NA					
029211105	EV/SD	8.514	Special Planning Area	Vacant	9.0	77	NA					
029211114	EV/SD	9.389	Special Planning Area	Vacant	9.0	85	NA					
029211122	PC	20.439	Special Planning Area	Vacant	9.0	184	NA					
029211128	R1	7.663	Special Planning Area	Vacant	9.0	69	NA					
029211131	R1	6.871	Special Planning Area	Vacant	9.0	62	NA					
029211136	EV/SD	14.754	Special Planning Area	Vacant	9.0	133	NA					
029211140	EV/SD	4.586	Special Planning Area	Vacant	9.0	41	NA					
029211141	R1	5.919	Special Planning Area	Vacant	9.0	53	NA					
029211142	R1	3.329	Special Planning Area	Vacant	9.0	30	NA					
029211145	EV/SD	0.214	Special Planning Area	Vacant	9.0	2	NA					
029211146	EV/SD	6.505	Special Planning Area	Vacant	9.0	59	NA					
029211150	PC	13.964	Special Planning Area	Vacant	9.0	126	NA					
029212176	OUT	1.445	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	13	NA			13		
029212202	R1	1.084	Special Planning Area	Vacant	9.0	10	NA					
029212203	R1	2.369	Special Planning Area	Vacant	9.0	21	NA					
029212215	PC	3.776	Special Planning Area	Vacant	9.0	34	NA					
029212216	PC	3.783	Special Planning Area	Vacant	9.0	34	NA					
029212217	PC	8.721	Special Planning Area	Vacant	9.0	78	NA					
029212220	PC	6.332	Special Planning Area	Vacant	9.0	57	NA					
029212227	EV/CN	2.469	Special Planning Area	Vacant	9.0	22	NA					

APPENDIX E
Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
029213171	OUT	0.412	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	4	NA			4		
029216102	OUT	12.164	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	109	NA			109		
029216103	OUT	6.024	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	54	NA			54		
029216205	EV/CN	5.101	High Density Residential (0 to 13 du/ac)	Vacant	11.5	59	NA	59				
029216209	R3	2.627	Medium High Density Residential (0 to 13 du/ac)	Vacant	11.5	30	NA		30			
029216309	OUT	9.096	Medium High Density Residential (0 to 13 du/ac)	Vacant	11.5	105	NA		105			
029216403	OUT	8.049	Medium High Density Residential (0 to 13 du/ac)	Vacant	11.5	93	NA		93			
029246101	EV/SD	9.751	Special Planning Area	Vacant	9.0	88	NA					
029246102	EV/SD	9.760	Special Planning Area	Vacant	9.0	88	NA					
029246103	EV/SD	6.697	Special Planning Area	Vacant	9.0	60	NA					
029246105	EV/SD	10.769	Special Planning Area	Vacant	9.0	97	NA					
029246106	PC	20.122	Special Planning Area	Vacant	9.0	181	NA					
029246107	PC	9.649	Special Planning Area	Vacant	9.0	87	NA					
029246108	PC	7.660	Special Planning Area	Vacant	9.0	69	NA					
029301101	CM	7.960	Special Planning Area	Vacant	9.0	72	NA					
029301102	CM	6.385	Special Planning Area	Vacant	9.0	57	NA					
029302125	OUT	0.170	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	2	NA			2		
029302127	OUT	0.172	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	2	NA			2		
029303129	PC-6	0.301	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	3	NA			3		
029303201	OUT	0.261	Medium Density Residential (0 to 9 du/ac)	Vacant	9.0	2	NA			2		
029305208	OUT	9.660	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029305209	OUT	10.111	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029305213	OUT	9.875	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029305214	OUT	10.407	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029305224	OUT	8.412	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029305226	OUT	6.096	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029305227	OUT	2.102	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029307101	R1	2.009	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	7	NA				7	
029307102	OUT	1.383	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	5	NA				5	
029307115	R1	1.173	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	4	NA				4	
029309101	OUT	2.620	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	9	NA				9	
029309104	OUT	2.698	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	9	NA				9	
029309106	OUT	1.031	Low Density Residential (0 to 4 du/ac)	Vacant	3.5	4	NA				4	
029312001	OUT	10.761	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029312003	OUT	4.896	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029312009	OUT	3.520	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029312102	OUT	12.180	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029312106	OUT	4.650	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029312107	OUT	8.952	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029312108	OUT	4.262	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029312109	OUT	0.311	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	1	NA					1
029316116	OUT	8.452	Medium Density Hillside Preservation (0 to 1 du/5 ac)	Vacant	0.2	2	NA					2
029332187	UNKNOWN	0.473	Medium Density Residential (0 to 9 du/ac)	Vacant	7.0	3	NA			3		
029401101	HC	21.793	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029401102	HC	35.548	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	4	NA					4
029401109	HC	52.801	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	5	NA					5
029401112	OUT	40.033	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	4	NA					4
029401115	OUT	46.662	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	5	NA					5
029401124	OUT	79.911	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	8	NA					8
029401126	R1	35.975	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	4	NA					4
029401126	R1	15.411	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029401128	OUT	48.516	Hillside Conservation Area (0 to 1 du/10 ac)	Vacant	0.1	5	NA					5
029401128	OUT	0.548	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	0	NA					0
029402103	OUT	53.994	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	5	NA					5
029402106	OUT	7.340	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029402108	OUT	159.903	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	16	NA					16

APPENDIX E

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
029402111	HC	46.220	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	5	NA					5
029402118	OUT	79.953	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	8	NA					8
029403102	OUT	0.767	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403106	OUT	4.514	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403107	OUT	9.574	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403108	OUT	9.652	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403109	OUT	9.675	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403110	OUT	9.709	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403111	OUT	9.744	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403112	OUT	9.747	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403113	OUT	9.378	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403114	OUT	9.390	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403115	OUT	9.835	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403116	OUT	9.876	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403117	OUT	9.880	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403118	OUT	9.878	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403119	OUT	9.877	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403120	OUT	13.588	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403121	OUT	11.179	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403122	OUT	4.681	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403124	OUT	1.504	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403127	OUT	4.323	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029403129	OUT	17.594	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029403135	OUT	32.875	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	3	NA					3
029403136	OUT	32.817	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	3	NA					3
029403137	OUT	32.870	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	3	NA					3
029403138	OUT	19.832	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029404103	OUT	3.923	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029404105	OUT	4.987	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029404109	OUT	20.133	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029404110	OUT	19.868	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	2	NA					2
029404121	OUT	7.375	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029404122	OUT	10.008	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029404128	OUT	6.916	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
029404129	OUT	10.632	Low Density Hillside Preservation (0 to 1 du/10 ac)	Vacant	0.1	1	NA					1
028307135	INST	12.303	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409106	INST	22.607	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028408103	INST	11.572	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409232	INST	6.899	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409231	INST	22.454	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409230	INST	5.471	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409104	INST	3.479	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028409228	INST	2.628	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028408215	INST	3.677	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028406430	INST	5.286	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					

APPENDIX E

Vacant and Underdeveloped Parcels Listed by Assessor's Number - Proposed General Plan Amendment

APN	Zoning	ACRES	Adop_GPlbl	Status	DU_ACRE_MX	Housing Capacity (Vacant)	Excess Housing Capacity (Underdeveloped)	HDR	MHDR	MDR	LDR	HILL
028409232	INST	4.108	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028408218	INST	7.689	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
028307146	INST	3.159	Institutional	Underdeveloped, Loma Linda University	0.0	0	Portion of 300 units					
						3,969	300	342	227	231	357	253

6.0 TRANSPORTATION AND CIRCULATION ELEMENT

Circulation is one of the most pervasive issues of the General Plan, and is related to land use, community design, economic development, air quality, energy consumption, and the City's infrastructure. The Circulation and Transportation element define the City's overall planned transportation system. This element identifies and establishes the City's policies governing streets and highways, public transit network, bicycle routes, pedestrian ways, and other components of the circulation system. The identified goals and policies are intended to provide guidance and specific actions to ensure the continued safe and efficient movement of people and goods within and through the City.

State law recognizes that circulation and land use are closely related, and requires that these two components of a City's General Plan be correlated. Through a comprehensive program of transportation and land use planning, the City will ensure that there is sufficient roadway capacity to accommodate traffic generated by planned future development. Loma Linda's transportation issues affect more than just the City, and are of a regional nature, involving adjacent communities as well as State and Federal agencies. Thus, the City's circulation plan has been coordinated with those of surrounding jurisdiction, as well as with the plans and programs of regional, State, and Federal transportation agencies.

6.1 EXISTING ROADWAY NETWORK

The circulation network provides the linkage between land uses and facilitates access to home, shopping, jobs, and recreation. While this network is planned to provide sufficient capacity to accommodate the growth envisioned in the General Plan, the City must plan not only for roadway capacity improvements, but also for alternatives to roadway widening such as bus, bicycle, and pedestrian circulation systems.

Figure 6.1 shows the existing roadway network. Major east-west highways (arterials) include the following:

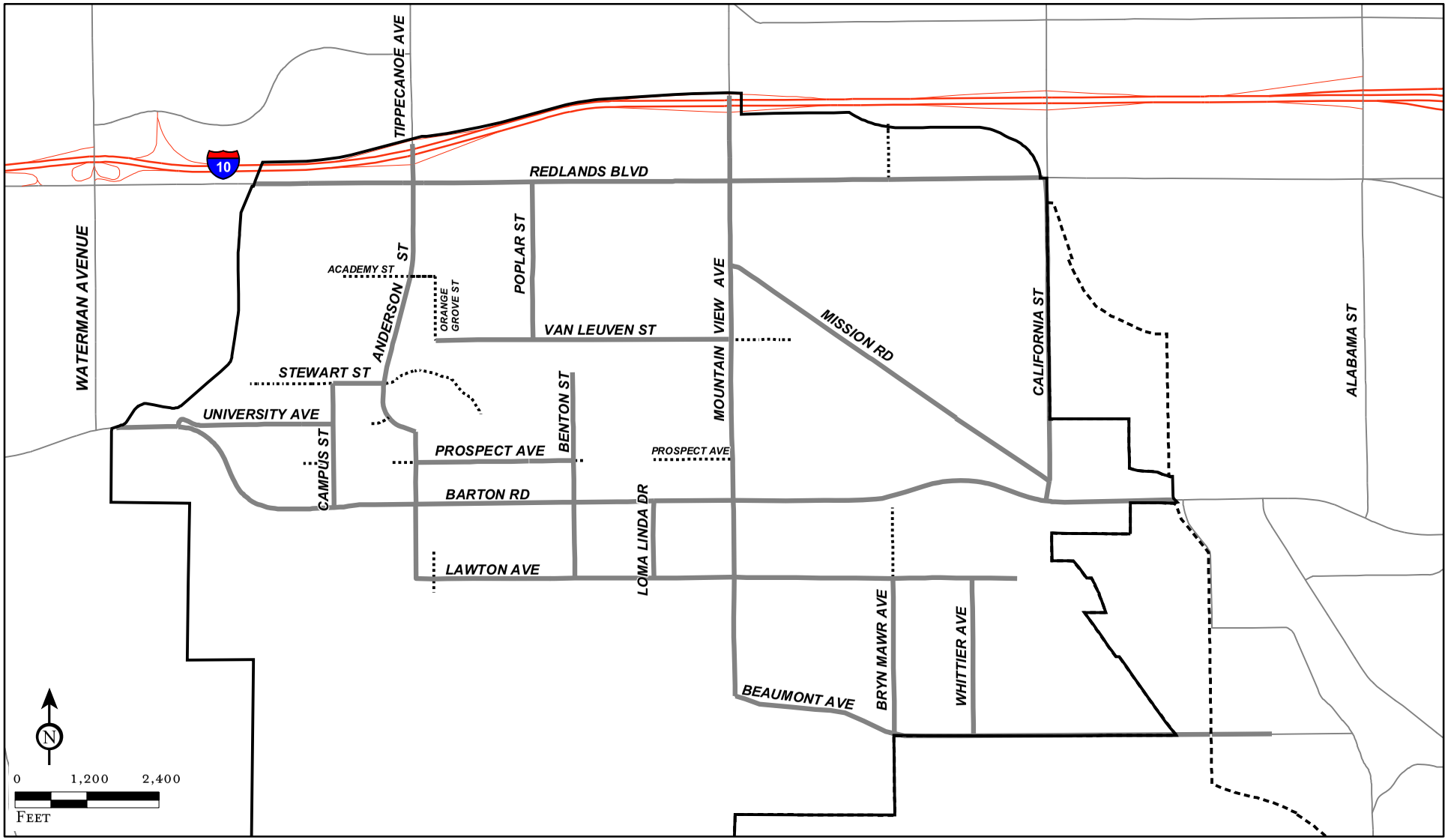

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FIGURE 6.1

CITY OF LOMA LINDA

CITY OF LOMA LINDA PLANNING AREA

GENERAL PLAN ROADS

LOCAL ROADS

City of Loma Linda General Plan

MAJOR ROADWAYS

SOURCE: City of Loma Linda, 2006

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- Redlands Boulevard – A four-lane roadway with a continuous two-way center turn lane. Speed limit is generally 45 mph.
- Van Leuven Street – A two-lane undivided roadway. Speed limit is generally 35 mph.
- Stewart Street – A two-lane undivided roadway. Speed limit is generally 30 mph.
- University Avenue – A two-lane undivided roadway. Speed limit is generally 35 mph.
- Prospect Avenue – A two-lane undivided roadway. Speed limit is generally 30 mph.
- Barton Road – A four-lane roadway with bike lanes and a wide, lushly landscaped median with left turn pockets at major intersections. Speed limit is 45 mph west of Mountain View Avenue and 55 mph east of Mountain View Avenue. Landscaped median exists west of Newport Avenue. Bike lanes exist west of the bridge over Union Pacific Railroad (UPRR).
- Lawton Avenue – A two-lane undivided roadway. Speed limit is generally 35 mph.
- Beaumont Avenue – A two-lane undivided roadway. Speed limit is generally 45 mph.

Major north-south highways (arterials) include the following:

- Campus Street – A two-lane undivided roadway. Speed limit is generally 30 mph.
- Anderson Street – A four-lane roadway with a two-way center turn lane or left turn pockets from the I-10 freeway to Barton Road. A two-lane undivided roadway south of Barton Road. Bike lanes exist from Court Street to University Avenue. Speed limit is 35 mph north of University Avenue, 25 mph between University Avenue and Barton Road, and 30 mph south of Barton Road.
- Poplar Street – A narrow two-lane undivided roadway. No posted speed limit.
- Benton Street – A two-lane undivided roadway. No posted speed limit.
- Loma Linda Drive – A two-lane undivided roadway. No posted speed limit.
- Mountain View Avenue – Generally, a four-lane roadway with a continuous center turn lane; speed limit is 40 mph. Narrows to three lanes (two southbound, one northbound) with no center turn lane between Van Leuven Street and Barton Road as it crosses the San Timoteo Creek and the UPRR; speed limit on this section is 35 mph.
- Bryn Mawr Avenue – A two-lane undivided roadway. Speed limit is generally 35 mph.
- Whittier Avenue – Generally, a two-lane undivided roadway. No posted speed limit other than 25 mph school zone. A two-way center turn lane exists between George Street and Picton Street.
- California Street – A two-lane undivided roadway. Speed limit is generally 45 mph.

In addition, Mission Road is an arterial that runs northwest to southeast from Mountain View Avenue to California Avenue. It is a two-lane undivided roadway. The speed limit is generally 45 mph, except for the residential area along the several hundred feet immediately east of Mountain View Avenue, where the speed limit is 35 mph.

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS), which are defined using the letter grades A through F, with LOS A being best and LOS F being worst. LOS A, B, and C indicate conditions where traffic can move relatively free. LOS D describes conditions where delay is more noticeable, and average travel speeds during peak hours are as low as 40 percent of the free flow speed. LOS E indicates significant delays and average travel speeds as low as one-third of free flow speed or lower where traffic volumes are at or close to capacity. Finally, LOS F characterizes flow at very slow speeds (stop and go) and intersection delays over one minute as traffic exceeds the roadway's capacity. These levels

recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. Brief descriptions of the six levels of service are as follows:

Table 6.A: Level of Service Definitions and Volume-to-Capacity Ratios

Level of Service Definitions		Roadway and Intersection Volume-to-Capacity Ratio	
LOS	**Description**		
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation. *Conditions of free flow; speed is controlled by driver's desires, speed limits, or physical roadway conditions.*	*0.00 to 0.30*	*0.00 to 0.60*
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles. *Conditions of stable flow; operating speeds begin to be restricted; little or no restrictions on maneuverability from other vehicles.*	*0.31 to 0.49*	*0.61 to 0.70*
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so. *Conditions of stable flow; speeds and maneuverability are more restricted; occasional backups behind left-turning vehicles at intersections.*	*0.50 to 0.71*	*0.71 to 0.80*
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups. *Conditions approach unstable flow; tolerable speeds little freedom to maneuver; comfort and convenience low; at intersection, some motorists, especially those making left turns, may wait through one or more signal changes.*	*0.72 to 0.88*	*0.81 to 0.90*
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand. *Conditions approach capacity; unstable flow with stoppages of momentary duration; maneuverability severely limited.*	*0.89 to 1.00*	*0.91 to 1.00*
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds reduce substantially and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.	*>1.00*	*>1.00*

Sources: Transportation Research Board, Highway Capacity Manual, 1994. DKS Associates.

All of the intersections in the City currently operate at LOS C or better except for the Anderson Street/1-10 Westbound Ramps and Richardson Street/Redlands Boulevard during the p.m. peak hour when both intersections operate at LOS F. The average daily traffic volumes are shown in Figure 6.2.

6.2 BICYCLE FACILITIES

According to the Caltrans Highway Design Manual, bicycle facilities are categorized by the degree of separation from motorized vehicles that they provide for bicycles:

- Class I facilities provide a completely separated right-of-way for the exclusive use of bicycles and pedestrians with crossflow minimized.
- Class II facilities provide a striped lane for one-way bike travel on a street or highway.
- Class III facilities provide for shared use of a lane with pedestrian or motor vehicle traffic.

Figure 6.3 illustrates existing bicycle facilities in the City.

6.3 PUBLIC TRANSPORTATION

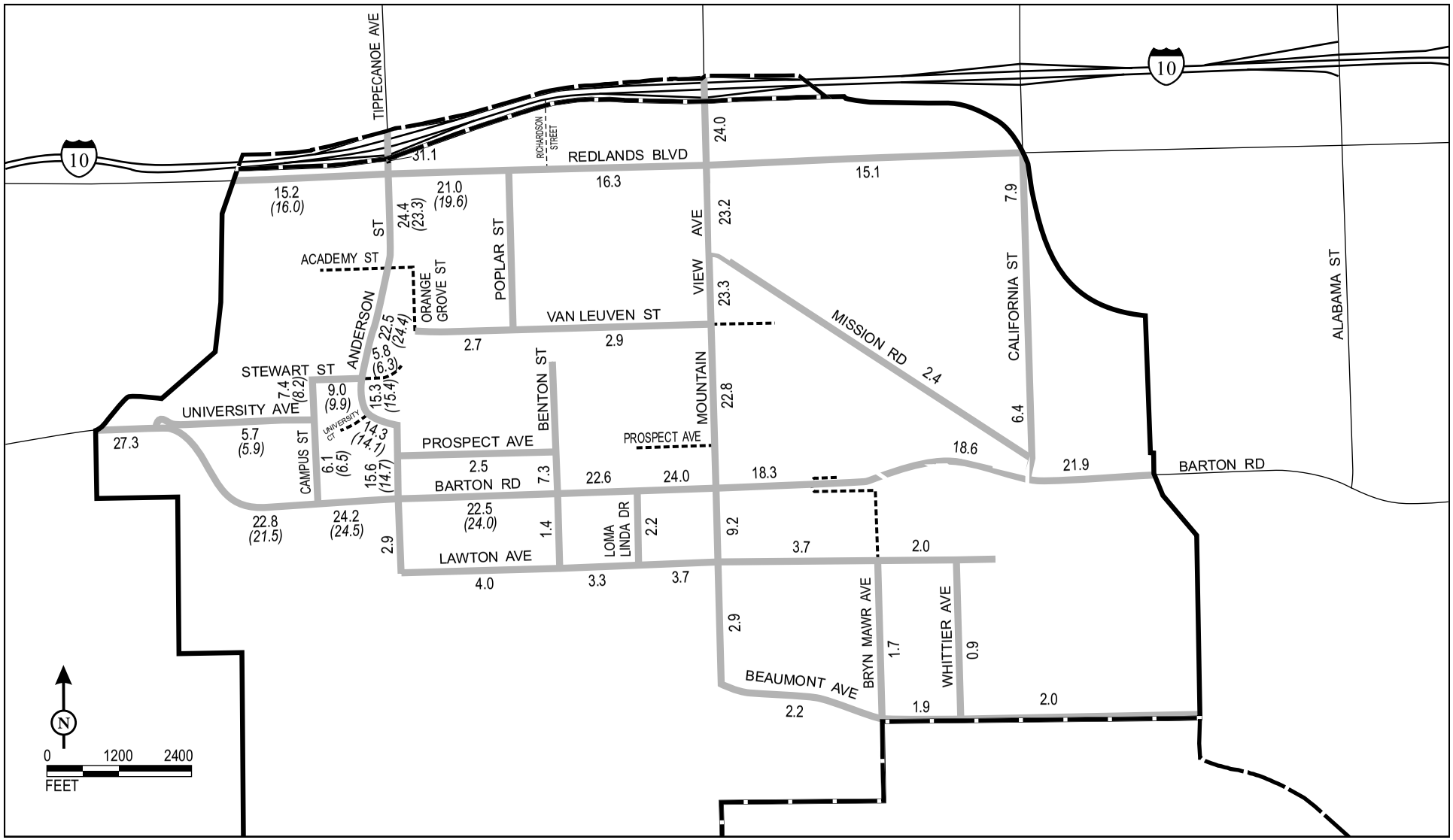
Omnitrans is the primary provider of public transportation within the western portion of San Bernardino County, including the City of Loma Linda. Omnitrans operates five routes that traverse Loma Linda. The Riverside Transit Authority also operates one route that connects Loma Linda to downtown Riverside. There are about 60 bus stops in the City, with approximately 1,400 average weekday boardings on all Omnitrans routes in Loma Linda. According to the Riverside Transit Authority, approximately 29,000 passengers ride its Route 25 monthly; however, data are not available identifying the number of passengers boarding or leaving buses in Loma Linda. LLUMC and the VA Medical Center dial-a-ride also provide limited bus services.

6.4 PARKING

Parking requirements and standards for development within the City of Loma Linda are incorporated in the City's Zoning Ordinance. Parking facilities currently appear to be adequate throughout the community, except for areas around Loma Linda University and the Loma Linda University Medical Center. Because of the high parking demand generated by the University and Medical Center, parking is at a premium in this portion of the City. The proximity of residential areas to the University and Medical center highlights the need to expand off-street parking availability in the area. In response to residents' concerns about the availability of parking on local streets, the City has instituted a residential preferential parking permit program. Under this program, parking on residential streets in the vicinity of the University and the Medical Center is restricted to residents and their guests from 8:00 a.m. to 5:00 p.m. on weekdays. Residents are issued one permit per registered vehicle plus one guest pass.

6.5 TRUCK ROUTES

The City has designated Redlands Boulevard, Anderson Street, Mountain View Avenue north of Barton Road, and Barton Road as truck routes. No other roads in the City are designated as truck routes.



LSA

Figure 6.2

CITY OF LOMA LINDA

CITY OF LOMA LINDA PLANNING AREA

GENERAL PLAN ROADS

LOCAL ROADS

1.0 (1.0) SUMMER (FALL) AVERAGE DAILY TRAFFIC VOLUMES IN THOUSANDS

City of Loma Linda General Plan

EXISTING AVERAGE DAILY TRAFFIC VOLUMES

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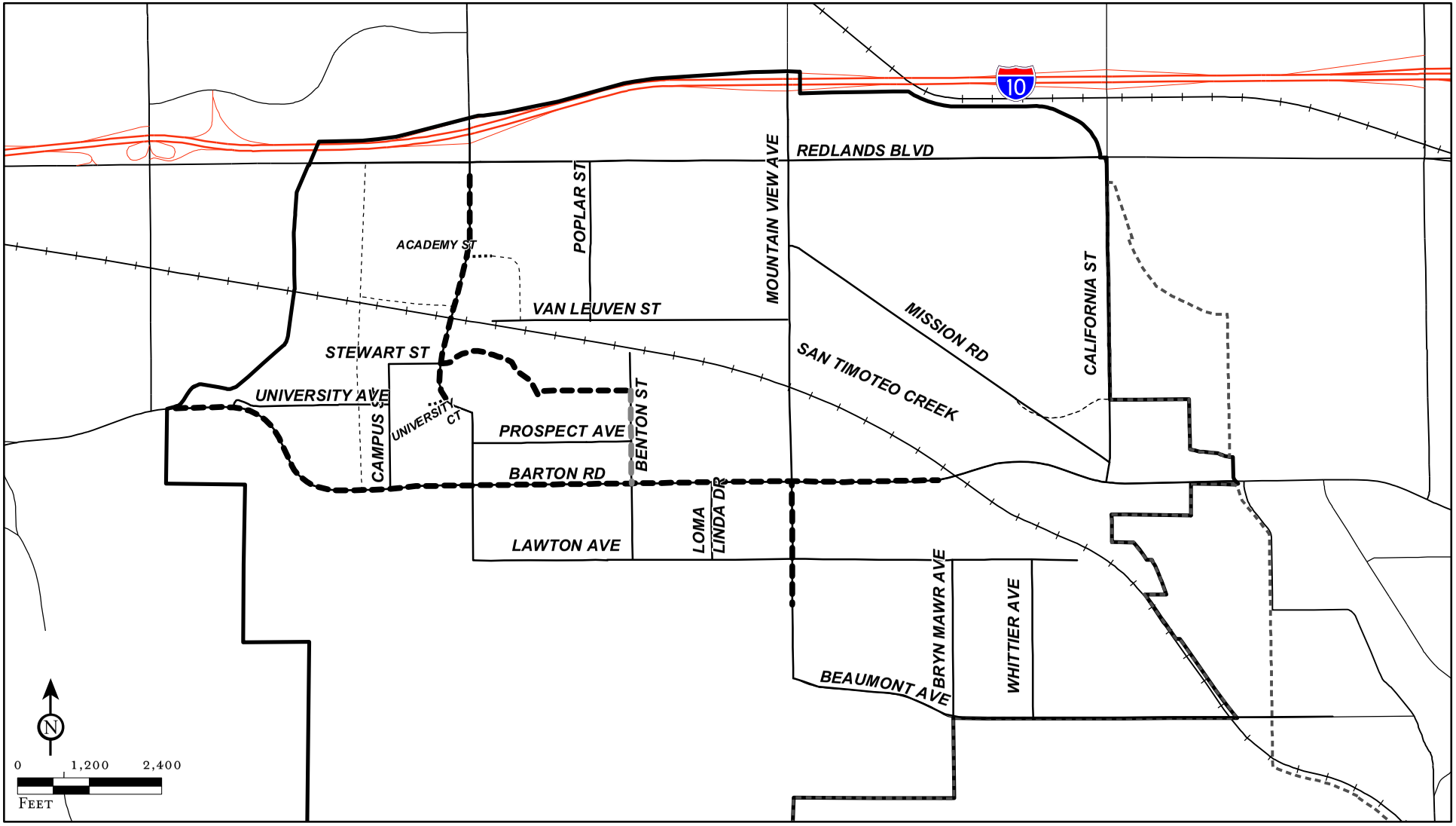

LSA

Figure 6.3

City Boundary

City Sphere of Influence

FUTURE ROADS

GENERAL PLAN ROADS

LOCAL ROADS

Class II Bicycle Facility

Class III Bicycle Facility

City of Loma Linda General Plan

EXISTING BICYCLE FACILITIES MAP

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6.6 PEDESTRIAN ROUTES/TRAILS

The City facilitates pedestrian travel through the design of pedestrian-oriented neighborhoods with well-connected streets and sidewalks. The City also provides convenient and safe sidewalk routes to shopping, schools and recreation areas. One such route connects Hulda Crooks Park to Beaumont Avenue thus encouraging pedestrian travel. In addition, the City provides an off-road trail system designed for walking and hiking activities. The Conservation and Open Space Element includes the Trails Plan which covers the City and sphere of influence. One of these proposed pedestrian trails is the Edison Easement Trail, which is partially complete, and parallels Mountain Avenue between Redlands Boulevard and Beaumont Avenue. This trail, as shown on the Figure 9.1 (Conservation and Open Space Element), continues throughout the Badlands on the several utility easements in the area with the consent of the landowners, Southern California Edison Company. Another proposed trail, the San Timoteo Creek Trail, follows the creek from Anderson Street to the City limits, providing the flood control district grants approval. For further discussion of the Trail System see the Conservation and Open Space Element.

6.7 RAILROAD LINES

A Union Pacific Railroad (UPRR) line runs from northwest to southeast through the City. Grade separations exist at Anderson Street, Mountain View Avenue, and Barton Road. In addition, a Burlington Northern Santa Fe Railroad (BNSF) line runs along part of the City's northern border. However, the Mission Channel physically separates this railroad line from the rest of Loma Linda. Neither railroad has any spur lines that serve properties in Loma Linda.

6.8 REGIONAL TRANSPORTATION IMPROVEMENT PLANS

Several planned transportation improvements have been programmed for completion in the seven-year Capital Improvement Program (CIP) contained in the San Bernardino Congestion Management Program (CMP). The County CMP provides the overall direction and approach for the regional transportation system, and includes specific projects that may affect the future regional transportation system. The projects included in the CIP are those that:

- Maintain or enhance the performance of the multi-modal transportation system, and minimize travel delay;
- Assist in focusing available transportation funding on cost-effective responses to subregional and regional transportation needs;
- Provide for technical consistency in multi-modal transportation system analysis;
- Help to coordinate development and implementation of subregional transportation strategies across jurisdictional boundaries;
- Anticipate the impacts of proposed new development on the multi-modal transportation system, provide consistent procedures to identify and evaluate the effectiveness of mitigation measures, and provided for adequate funding of mitigation measures;
- Promote air quality and improve mobility through implementation of land use and transportation alternatives or incentives that reduce both vehicle trips and miles travels, and vehicle emission; and
- Participate in tier I and II traffic signal coordination with SANBAG.

The following regional roadway improvements within the City of Loma Linda are identified in the CMP Capital Improvement Program and the Final 2002 Regional Transportation Improvement Program (RTIP):

- Anderson Street/Tippecanoe Avenue from University Court to Hospitality Lane – Provide traffic signal coordination and timing interconnect at seven traffic signals and install emergency preemption of traffic signal operation;
- Mountain View Avenue from Van Leuven to Prospect – Widen existing bridge from three lanes to four lanes – Add pedestrian walkway to outside of bridge;
- Redlands Boulevard at California Street – Widen intersection and install traffic signals and drainage;
- Redlands Boulevard from east City limits to west City limits – Widen from four lanes to six lanes; and
- California Street from Barton Road to Redlands Boulevard – Widen from two to ~~six~~ four lanes.

6.9 CIRCULATION ISSUES AND OPPORTUNITIES

Evans Street/West Road Extension. To assist in relieving the congestion on Anderson Street, a new north-south roadway is being planned to connect Redlands Boulevard and Barton Road. This will also relieve congestion at the Anderson Street/Tippecanoe Avenue interchange, ~~., a new exit is being proposed at Evans Street by a working group consisting of the cities of Loma Linda and San Bernardino, SANBAG, and Caltrans. This eastbound exit is proposed to connect to a new roadway, Evans Street, which will extend from the I-10 to Barton Avenue. Construction of this interchange, along with an eastbound auxiliary lane between the new off-ramp and the existing Anderson Street/Tippecanoe Avenue interchange, is expected to~~ and will provide an alternative route ~~for eastbound freeway traffic~~ to access the University and Medical Center, as well as other facilities within Loma Linda. ~~It is anticipated that this new interchange will provide significant traffic relief to the congested existing Anderson Street/Tippecanoe Avenue interchange. While the General Plan Master Plan of Roadways includes this proposal, it is the General Plan's intent that the Master Plan of Roadways reflects the ultimate recommendation of the working group once it is finalized.~~

Anderson Street/Tippecanoe Avenue Interchange–Redlands Boulevard/Anderson Street. As noted in the existing conditions, this intersection operates at LOS F during p.m. peak hours. ~~To alleviate some of the operation issues, a protected left turn lane is to be constructed in 2003.~~ In addition, the existing geometrics of the intersection make southbound right turns difficult for trucks servicing existing commercial uses along Redlands Boulevard. Modification of the curb line at the northwest quadrant of the intersection is needed to improve the truck turning radius. The interchange will be reconstructed with a westbound loop on-ramp and wider eastbound ramps. Construction of this interchange will include an eastbound auxiliary lane on the freeway up to the Anderson Street/Tippecanoe Avenue interchange. While the General Plan Master Plan of Roadways includes this proposal, it is the General Plan's intent that the Master Plan of Roadways reflects the ultimate recommendation of the working group once it is finalized.

Mountain View Avenue Interchange. As part of a regional truck traffic study, improvements to this interchange are being reviewed. It is anticipated that improvements to this interchange will be constructed in the future ~~by 2010~~.

Redlands Boulevard/California Avenue Intersection. Improvements to this intersection are necessary to realign the two streets and eliminate the current offset configuration.

California Street/Mission Road and California Street/Barton Road Intersections. These intersections are in close proximity. Realignment of Mission road to move its intersection with California Street to the north is proposed in the General Plan.

Access to South Hills. ~~Three potential points of access to the western portion of the South Hills exist at Welebir Street, Richardson Street, and Oakwood Drive. In consideration of the City's Hillside initiative, access to the western portion of the southern hillside area will be limited to Oakwood Drive, with emergency access provided to the west to Reche Canyon.~~ In order to protect the sensitive environment of the South Hills and retain its natural character, limitations on access into this area are set forth in Chapter 2A, Growth Management, and Implementing Policy 6.10.1c of this Element.

6.9.1 Future Traffic Demands

New development within the City of Loma Linda along with regional growth will result in an increase in traffic volumes with in the City. Loma Linda recognizes that even by constantly expanding the local roadway network and providing an ongoing sequence of programmed street improvements, problems of traffic congestion will continue. Providing a real solution to traffic congestion requires a balanced approach to future transportation improvements.

In order to estimate the effect of future traffic on the City's arterial roadway system, the East Valley Traffic Model was used. The model included the land uses proposed in the General Plan Update as well as the most recent data for long-range regional transportation patterns (Figure 6.4). To accommodate this anticipated increase in traffic volumes, a master circulation plan was developed. Figure 6.5 illustrates Loma Linda's Circulation Plan, which has been developed to provide acceptable access to and within the City with General Plan build out.

This plan includes existing and proposed major thoroughfares. Loma Linda's roadway classifications consist of the following categories:

- *Freeway*. Freeways are divided highways with full control of access and grade separations for all intersecting traffic flows. There are no intersection at-grade, traffic signals, pedestrians, or parking on freeways to interfere with the continuity of high-capacity, high-speed traffic flow. Freeways are designed to provide regional rather than local traffic movement.
- *Six-lane Divided Highway.* A major arterial roadway with six lanes of through traffic (three in each direction) with a landscaped, raised median. This roadway serves large volumes of through traffic between different sections of the City and may provide access to freeways. The primary function of this arterial is to provide for through traffic movement. The six-lane divided highways have been proposed to provide sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Additional turning lanes are typically provided at intersections.
- *Six-lane Undivided Highway.* A major arterial roadway with six lanes of through traffic (three in each direction) and no median: This roadway serves large volumes of through traffic between different sections of the City and may provide access to freeways. The primary function of this arterial is to provide for through traffic movement. The six-lane undivided highways have been proposed to provide sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Additional turning lanes are typically provided at intersections.
- *Four-lane Divided Highway.* A four-lane (two in each direction) primary arterial highway with a landscaped, raised median. Direct access for individual uses along four lane divided highways is limited to intersecting streets and major driveways serving larger uses. Four-lane divided highways have been proposed to provide sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Additional turning lanes are typically provided at intersections.

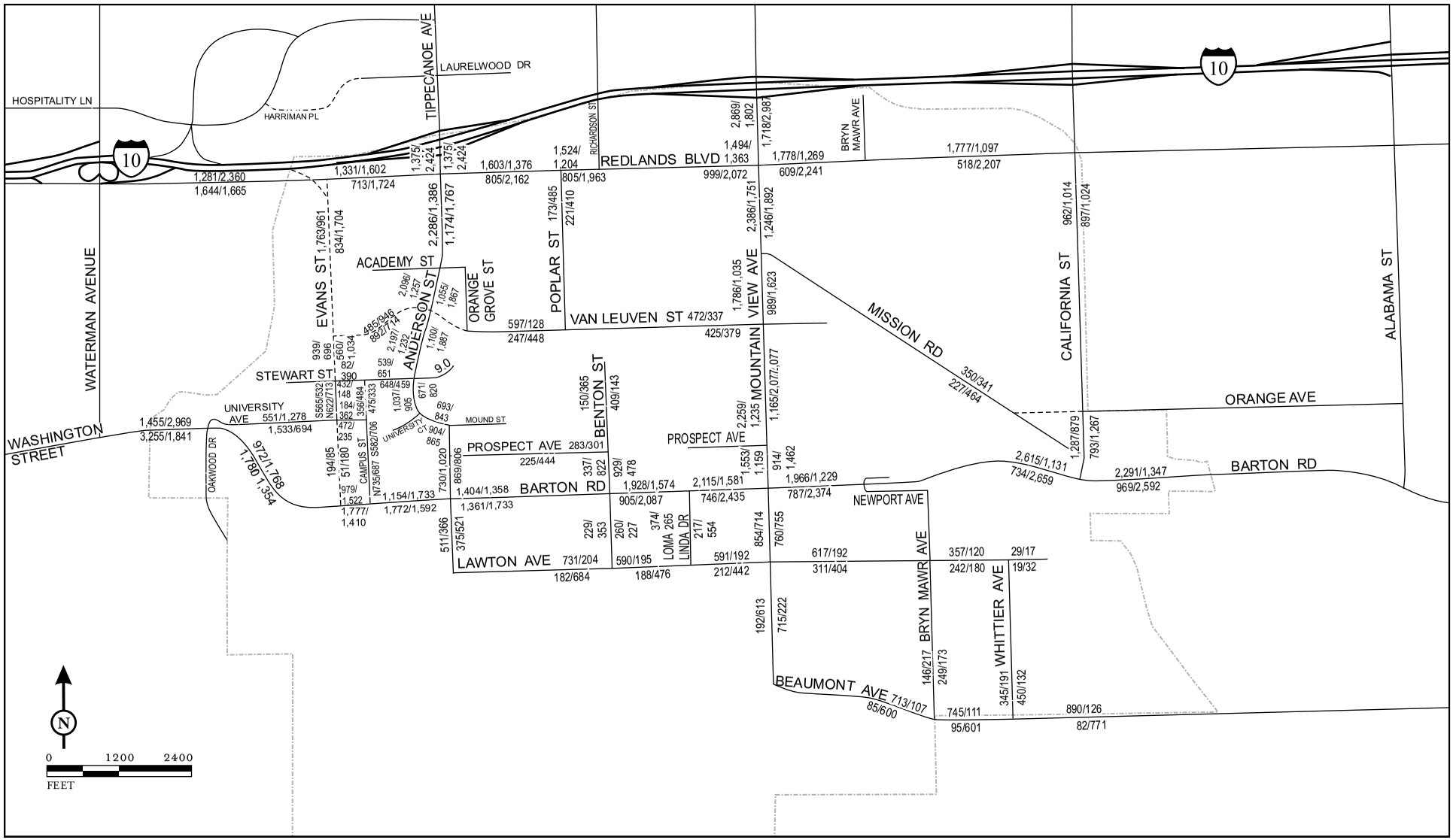

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FIGURE 6.4

217/554 PEAK HOUR TRAFFIC VOLUME AM/PM*

FUTURE ROADWAY (ALIGNMENT UNDETERMINED)

CITY OF LOMA LINDA

*Northbound values are on the east side of road
Southbound values are on the west side of road
Eastbound values are on the south side of road
Westbound values are on the north side of road

City of Loma Linda General Plan

BUILD OUT PEAK HOUR TRAFFIC VOLUMES

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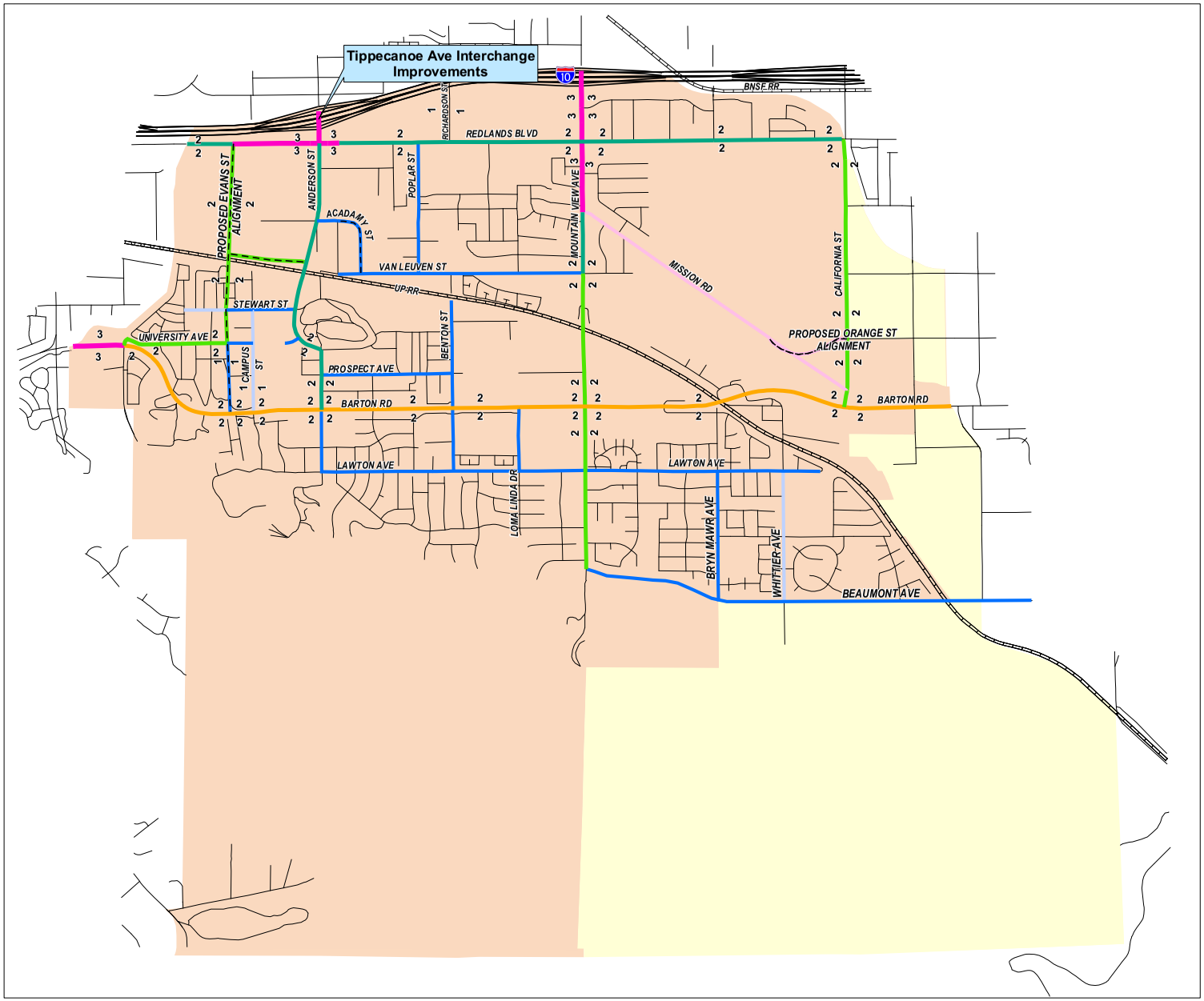

LEGEND

- FUTURE ROADWAY
- 2-LANE UNDIVIDED LOCAL STREET
- 2-LANE UNDIVIDED ROADWAY
- 2-LANE DIVIDED ROADWAY
- 4-LANE UNDIVIDED ROADWAY
- 4-LANE DIVIDED ROADWAY
- MODIFIED 4-LANE UNDIVIDED ROADWAY
- 6-LANE UNDIVIDED ROADWAY
- 6-LANE DIVIDED ROADWAY

JURISDICTIONAL AND INFRASTRUCTURE

- SPHERE OF INFLUENCE
- CITY LIMIT
- FREEWAY
- RAILROAD

N

0 1,000 2,000
FEET

SOURCE: Parcel Base - City of Loma Linda, Thomas Bros. 2001

LSA

FIGURE 6.5

City of Loma Linda General Plan

MASTER PLANS OF ROADWAYS

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- *Four-lane Undivided Highway.* A secondary arterial highway with four lanes of roadway (two in each direction) and no median. Arterials need to have sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Four-lane undivided highways have been proposed to provide sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Left-turn lanes are typically provided at intersections.
- *Modified Four-lane Undivided Highway.* A secondary arterial highway with four lanes of roadway (two in each direction) with a continuous two-way center turn lane: Arterials need to have sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Modified four-lane undivided highways have been proposed to provide sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods. Left-turn lanes are typically provided at intersections.
- *Two-lane Divided Highway.* A collector street with relatively moderate-speed, moderate-volume, with two through lanes (one in each direction), designed for circulation within and between neighborhoods with a landscaped, raised median: These roads serve relatively short trips, and are meant to collect and distribute traffic from local streets to the arterial network. Left-turn lanes are typically provided at major intersections.
- *Two-lane Undivided Highway.* A collector street with relatively moderate-speed, moderate-volume, with two through lanes (one in each direction), designed for circulation within and between neighborhoods. These roads serve relatively short trips, and are meant to collect and distribute traffic from local streets to the arterial network. Left-turn lanes are typically provided at major intersections.

The recommended General Plan build out roadway classifications are as follows:

- ***Redlands Boulevard:*** A divided six-lane highway between Evans Street and approximately 400 feet east of Anderson Street. A four-lane divided highway at all other segments with additional through lanes at the intersection with Mountain View Avenue.
- ***Van Leuven Street:*** A four-lane undivided highway between Evans Street and Anderson Street. A two-lane undivided highway between Academy Street and Mountain View Avenue.
- ***Stewart Street:*** A two-lane local street west of Evans Street. A two-lane undivided highway between Evans Street and Anderson Street.
- ***University Avenue:*** A two-lane undivided highway.
- ***Prospect Avenue:*** A two-lane undivided highway.
- ***Barton Road:*** A four-lane divided highway with bike lanes and a wide, lushly landscaped median with left-turn pockets at major intersections. A special circumstances roadway between western City limits and University Avenue and between Loma Linda Drive and eastern City limits.
- ***Lawton Avenue:*** A two-lane undivided highway.
- ***Beaumont Avenue:*** A two-lane undivided highway.
- ***Evans Street:*** A four-lane undivided highway between Redlands Boulevard and University Avenue. A two-lane undivided highway between University Avenue and Barton Road.
- ***Campus Street:*** A two-lane local street.
- ***Anderson Street:*** A six-lane undivided highway between the I-10 Ramps and Redlands Boulevard. A modified four-lane undivided highway with a two-way center turn lane or left-turn

pockets from I-10 to Barton Road. A two-lane undivided highway south of Barton Road. Bike lanes from Court Street to University Avenue.

- ***Academy Street:*** A two-lane undivided highway between Anderson Street and Van Leuven Street.
- ***Poplar Street:*** A two-lane undivided highway.
- ***Benton Street:*** A two-lane undivided highway.
- ***Loma Linda Drive:*** A two-lane undivided highway.
- ***Mountain View Avenue:*** An undivided six-lane highway between I-10 Ramps and Mission Road. A modified four-lane undivided highway with a continuous center turn lane between Mission Road and Van Leuven Street. An undivided four-lane highway between Van Leuven Street and Beaumont Avenue.
- ***Bryn Mawr Avenue:*** A two-lane undivided highway.
- ***Whittier Avenue:*** Generally, a two-lane local street. A two-way center turn lane exists between George Street and Picton Street.
- ***Mission Road:*** A two-lane divided highway running northwest to southeast from Mountain View Avenue to California Street.
- ***California Street:*** A four-lane undivided highway.
- *Local Streets.* These streets are primarily used for access to individual abutting land uses. These streets are more pedestrian-oriented than collector or arterial roadways, and will also carry higher volumes of bicycle traffic. Through vehicular traffic is discouraged.
- *Special Circumstances*. Traffic volumes along certain roadways require special treatment, and are identified on the Circulation Plan as having "Special Circumstances." These include the southern end of proposed Evans Street between University Avenue and Barton Road, which is to be designed as a two-lane street, with a continuous two-way left turn lane in the median. Redlands Boulevard is to be provided with additional through lanes at its intersection with Anderson Street. Similarly, Benton Street is to be with additional through lanes at its intersection with Barton Road. To preserve the historic district, a two-lane divided highway is to be provided on a major portion of Mission Road even though the volume on the roadway meets the guidelines for a four-lane roadway.

6.10 GUIDING POLICY

Provide a balanced, convenient, energy-efficient and safe transportation system that incorporates all feasible modes of transportation.

6.10.1 Vehicular Circulation

Transportation conditions on Loma Linda roadways are generally acceptable, with congestion developing at the intersections of major roadways at freeway interchanges during peak hours. As traffic volumes increase throughout the City due to future development within Loma Linda and surrounding communities, it will be critical to improve the local roadway system to provide additional capacity, including extending or expanding existing roadways, and providing connections between existing roadways.

Implementing Policies - Vehicular Circulation

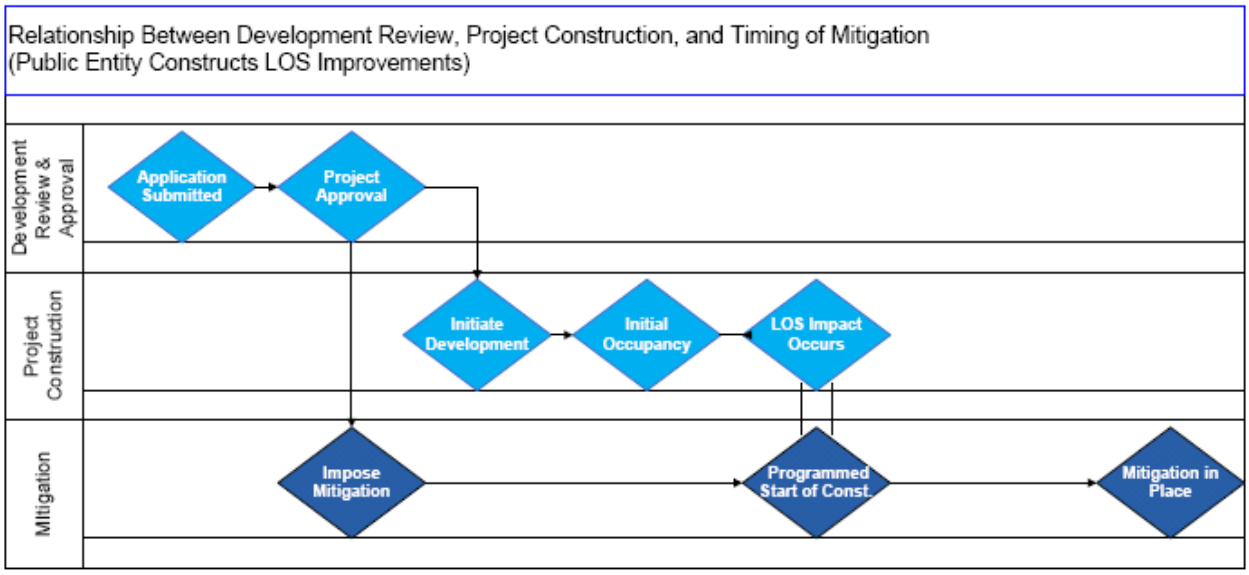
a. Maintain long-term traffic levels of service at LOS C.

(1) In those locations where maintaining LOS C is not feasible and Measure V permits a lower level of service, implement all feasible mitigation measures.

b. Require all development projects to provide their fair share (in the form of physical improvements and/or fee payment) for all feasible improvements needed to implement Policy "a," above.

(1) Where it is determined that it is not feasible to impose the mitigation measures necessary to meet City LOS standards on a project that is not exempt from the traffic level of service standards set forth in Measure V, development shall not be permitted to proceed unless and until the project is able to meet applicable level of service standards in Measure V.

c. Where the payment of fees is accepted as mitigation in lieu of actual construction of physical improvements, such fee payment shall be considered to be adequate mitigation if, at the time of project approval, a public agency has programmed construction of the improvements needed to meet City LOS standards to commence at or prior to the time that the proposed project is anticipated to cause or contribute to the deterioration of traffic levels of service below City standards.[1]



d. Alternatively, if the physical improvements are to be constructed by a private entity, construction of the needed improvements shall have begun prior to the time that the proposed project causes or contributes to the deterioration of traffic levels of service below City standards.

e. Facilitate roadway capacity by implementing the Loma Linda Circulation Plan.

- Pursue the Evans Street interchange and roadway extension.
- Although included in regional funding for additional lanes, maintain a four-lane divided highway on Redlands Boulevard except at intersection of Anderson Street where additional through lanes will be necessary.

[1] Generally, this would be considered to be opening day of the project (first occupancy), unless a traffic study approved by the City identifies a later date.

[2] "Existing" levels of service and the level of service standard to be applied to the project is to be determined at the time an application is deemed complete and an initial study pursuant to the requirements of CEQA is prepared, and not at the time of project approval.

- ~~Provide access to new development in the western portion of the South Hills via Oakwood Drive, with emergency access connection to Reche Canyon.~~
- Widen roadways as feasible consistent with the General Plan Circulation map, consistent with City level of service objectives.

f. Promote the design of arterial and collector roadways to optimize safe traffic flow within established roadway configurations by minimizing driveways and intersections, uncontrolled access to adjacent parcels, on-street parking, and frequent stops to the extent consistent with the character of adjacent land uses.

g. As development occurs, provide adequate capacity at intersections to accommodate future traffic volumes by installing intersection traffic improvements and traffic control devices, as needed.

- ~~At the intersection of California Street and Redlands Boulevard, add additional lanes as necessary.~~
- ~~At the intersection of Benton Street and Barton Road, provide additional lanes when necessary.~~
- ~~Provide additional lanes at Anderson Street and Redlands Boulevard to accommodate traffic as needed.~~
- ~~Provide two-way center left turn lane at the intersection of the proposed Evans Street as needed.~~
- ~~Realign Mission Road intersection to coincide with Orange Avenue intersection.~~

h. Facilitate the synchronization of traffic signals along Redlands Boulevard, Barton Road, Anderson Street, and Mountain View Avenue.

i. Require the provision of reciprocal access and parking agreements between adjacent land uses where appropriate to facilitate off-street vehicular movement between adjacent commercial and other non-residential uses, and to reduce the number of driveways along major roadways.

j. Encourage regional goods movement to remain on area freeways and other appropriate routes.

k. Require the design of new developments to focus through traffic onto arterial streets, and away from local neighborhoods.

l. Require that existing driveways that are unnecessary or substandard be removed or upgraded, wherever feasible, in conjunction with any on-site development or any adjacent street construction.

m. Where single-family residences have no feasible alternative but to front on collector or arterial roadways, require, wherever possible, that circular driveways or on-site turnarounds be provided to eliminate the need for residents to back onto the street.

n. Locate driveways on corner parcels as far away from the intersection as is possible.

o. Avoid locating driveways within passenger waiting areas of bus stops or within bus bays. Locate driveways so that drivers will be able to see around bus stop improvements.

p. Where a series of traffic signals is provided along a route, facilitate the coordination of traffic signals to optimize traffic progression on a given route. Traffic signalization should emphasize facilitating access from neighborhood areas onto the City's primary roadway network, and should work to discourage through traffic from using local streets.

q. Expand intersections to include additional turning and through lanes at intersections where needed to relieve congestion and improve intersection operation, so long as the intersection can

continue to accommodate pedestrians and bicyclists. Avoid traffic system improvements that facilitate vehicular turning and bus movements, but that also discourage pedestrian or bicycle movements.

r. Maintain the first priority for public streets of providing safe and efficient travel for the public with on-street parking as a second priority.

s. Pursue construction of parking structures within the downtown area to serve projected parking demand and facilitate mixed-use development without the need to meet off-street parking standards on each individual parcel.

t. Work with the Loma Linda University/Medical Center to provide a direct connection of Van Leuven Street to Anderson Street, preferably at the existing intersection of Academy Street.

u. Work with the Loma Linda Academy to modify its entry to provide stacking room for parents' vehicles waiting to drop off or pick up students.

v. As part of the development of the mixed-use area west of California Street, realign Mission Road to connect to Orange Street. West of California Street, design the realigned Mission Road to maximize access to lands north of Barton Road.

6.10.2 Non-motorized Transportation

Bicycling and walking are key elements of Loma Linda's planned circulation system. A trail system has been adopted and is shown in Figure 9.1 of the Conservation and Open Space Element. In addition, the City currently has an extensive network of sidewalks that enhance neighborhoods' accessibility, and help to reduce reliance on the private automobile for mobility within the community.

Maintaining a system of bicycle facilities in Loma Linda is important, both as recreation and transportation. Bikeways are becoming increasingly important because they are a non-polluting alternative mode of transport, and provide links to schools, civic and neighborhood shopping centers and employment within the region. By providing bicycle routes throughout the City, riders will be able to travel with a greater sense of security (Figure 6.6).

The City's Master Plan of Bikeways as shown in Figure 6.6 has three bicycle facility classifications. Bike trails (Class I) are facilities at least eight feet in width that are physically separated from vehicular roadways and are reserved exclusively for bicycle use. Bike lanes (Class II) consist of a painted stripe reserving at least five feet nearest the curb for bicycle use. Bike routes (Class III) are designated only with signs and are mainly used to bridge short distances between bike lanes or trails.

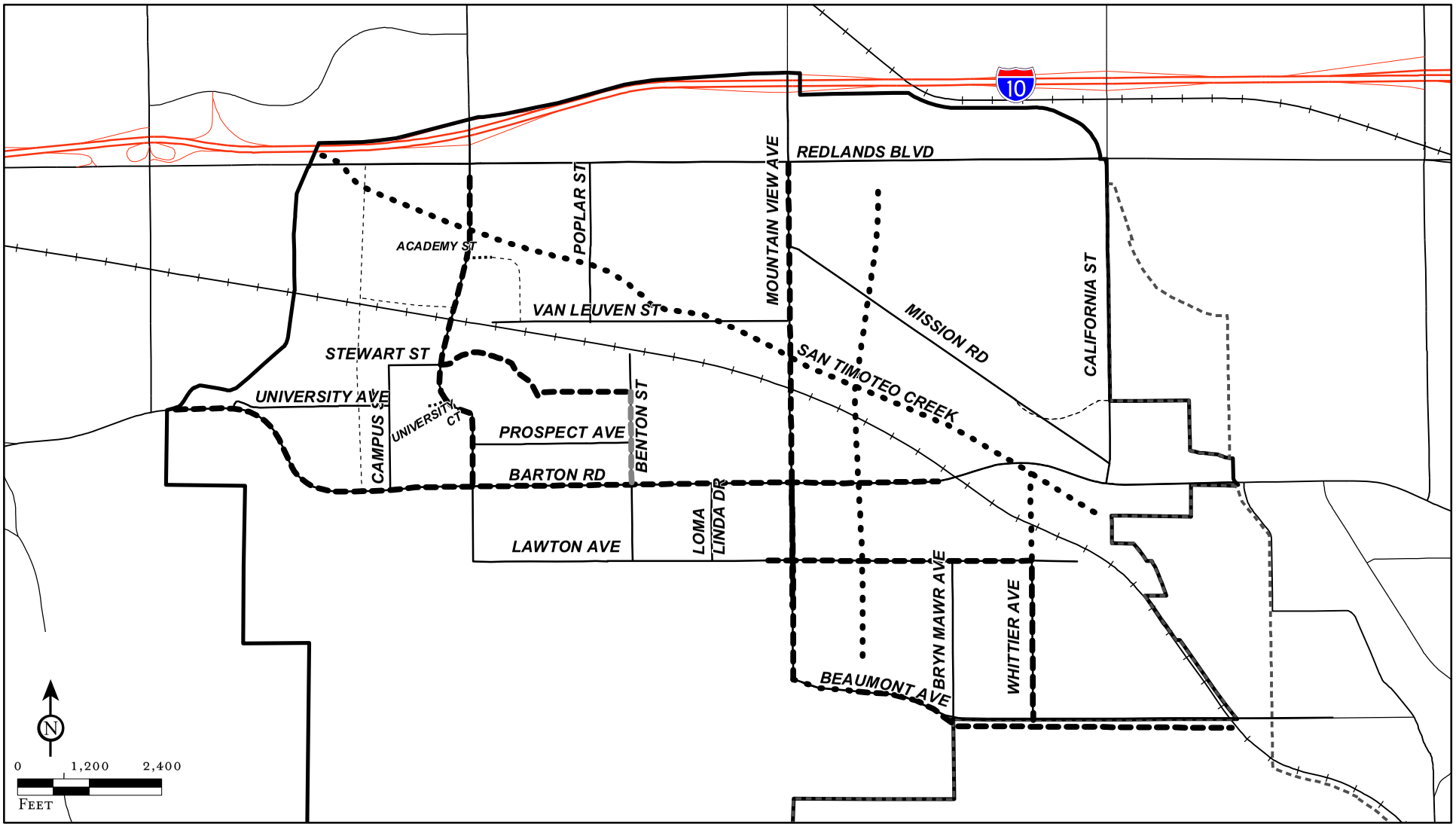
Implementing Policies – Non-motorized Transportation

a. Design new residential neighborhoods to provide safe pedestrian and bicycle access to schools, parks and neighborhood commercial facilities through explicit development requirements for such amenities.

b. Provide lighting that is attractive, functional, and appropriate to the character and scale of the neighborhood or area, and which contributes to pedestrian, and bicycle safety.

c. Maintain roadway designs that maintain mobility and accessibility for bicyclists and pedestrians through incorporation of sidewalks and bicycle lanes, where appropriate.

d. Integrate multi-use paths into creek corridors, railroad rights-of-way, utility corridors, and park facilities through proactive coordination with property owners and developers.



LSA

Figure 6.6

City Boundary
City Sphere of Influence
FUTURE ROADS
GENERAL PLAN ROADS
LOCAL ROADS
Class I Bicycle Trail
Class II Bicycle Facility
Class III Bicycle Facility

City of Loma Linda General Plan

MASTER PLANS OF BIKEWAYS

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e. Where shopping facilities are located adjacent to residential areas, provide direct access between residential and commercial uses without requiring pedestrians and bicyclists to travel completely around the commercial development through stipulations in the design review process.

f. Require the construction of attractive walkways in new residential, commercial, office, and industrial developments, through the use of landscaping which includes shading for pedestrian paths.

g. Orient site design in non-residential areas to allow for safe and convenient pedestrian access from sidewalks, transit and bus stops, and other pedestrian facilities, in addition to access through required parking facilities.

6.10.3 Transit

Although rail transit service is not currently available in Loma Linda, there has been discussion regarding the potential of extending Metrolink service to the Loma Linda area. In addition, the Riverside Transit Authority and Omnitrans provide public bus transportation over six separate bus routes in the City. These bus routes provide a necessary transportation service by improving access to employment and service centers such as Loma Linda University and the Veterans Hospital. Omnitrans and the cities of Loma Linda and San Bernardino are also involved in a major transit initiative called the "E Street Locally Preferred Alternative," which involves establishment of transit-oriented development at key locations to serve as the impetus for expanding public transit services to the area. The Loma Linda City Council has gone on record as supporting the E Street Locally Preferred Alternative

Implementing Policies for Transit

a. Ensure that the site design of new developments provides for pedestrian access to existing and future transit routes and transit centers through specific review during the development review process.

b. Preserve options for future transit use when designing roadway and highway improvements.

c. When applicable, such as adjacent to E Street Locally Preferred Alternative station(s), include Omnitrans in the review of new development projects, and require new development to provide transit improvements in proportion to traffic demands created by the project. Transit improvements may include direct and paved access to transit stops; provision of bus turnout areas and bus shelters; and roadway geometric designs to accommodate bus traffic.

d. Support transit-oriented development in proximity to E Street Locally Preferred Alternative station(s). Such development would include a variety of retail, housing, employment opportunity, healthcare, and civic/governmental uses in walking distances of stations to encourage transit ridership and address air quality and traffic congestion concerns. In addition, support integration of E Street Locally Preferred Alternative transit stations into nearby planned developments and attractively landscaped pedestrian linkages interconnecting transit supportive uses to the transit stations.

e. Encourage ridership on public transit through use of City information sources (e.g., City web site, and mail-outs) to provide information on transit services.

f. Encourage extension of Metrolink service to the Loma Linda area, including assistance in locating and developing a Metrolink station within Loma Linda should service be extended to the area.

g. Require community care facilities and large age-restricted developments (50 units or more, but excluding facilities designed for "active" adults) to provide transportation services for the convenience of residents as a condition of development.

7.0 NOISE ELEMENT

The Noise Element generally describes the fundamental concepts of noise and summarizes existing noise levels and noise sources in the City of Loma Linda. Goals and supporting policies related to the control of noise levels and the maintenance of appropriate noise levels are described in this section.

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. Projected noise levels for planned land uses as well as transportation corridors are given. The projected noise levels are used to guide future land use decisions to limit noise and its effects on the community. The Noise Element contains policies for limiting the noise generated from future projects as well as means to abate existing noise problems.

Government Code Section 65302(f) states that a General Plan shall include a Noise Element, which identifies and appraises noise problems in the community. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards.

7.1 NOISE CONCEPTS

Noise may be defined as sound that is objectionable and disturbing to some individuals. There are several noise measurement scales used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement that indicates the relative intensity of a sound. The decibel scale increases as the square of the change, representing the sound pressure energy. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect, but changes of 3.0 dB or less are perceptible only in laboratory environments. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A sound as soft as human breathing is about 10 times greater than 0 dB. Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. An increase of 10 dB represents a tenfold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness. Sound intensity is normally measured through the "A-weighted sound level, or dBA". This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound similar to the human ear's de-emphasis of these frequencies. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect our ability to hear. Pitch is the number of complete vibrations or cycles per second of a wave that results in the tone's range from high to low. Loudness is the strength of a sound that describes a noisy or quiet environment, and the amplitude of the sound wave measures it. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity refers to how hard the sound wave strikes an object, which in turn produces the sound's effect. Sound intensity can be measured precisely with instruments. Sound intensity and its effect on adjacent sensitive land uses are evaluated as part of the noise environment of a project area.

The predominant rating scales for human communities in the State of California are the Equivalent-Continuous Sound Level (L_{eq}) and the Community Noise Equivalent Level (CNEL) based dBA. L_{eq} is the total sound energy of time-varying noise over a sample period. CNEL is 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). Events occurring between 10:00 p.m. and 7:00 a.m. (defined as sleeping hours), 10 dBA is applied. The noise adjustments are added to the noise events occurring during the more sensitive evening and nighttime hours. The Day-Night Average Level (L_{dn}) is similar to the CNEL scale, but with no adjustments for the evening hours between 7:00 p.m. and 10:00 p.m. CNEL and L_{dn} are typically within 1 dBA of each other and are interchangeable.

7.2 HUMAN HEALTH NOISE CONSIDERATIONS

The effects of noise on people can be listed in three general categories: subjective effects of annoyance, nuisance and dissatisfaction; interference with activities such as speech, sleep, and learning; and physiological effects such as startling, and hearing loss. The levels associated with environmental noise, in almost every case, produce effects only in the first two categories. Workers in facilities such as industrial plants can experience effects in the last category. Unfortunately, there is as yet no completely satisfactory way to measure the subjective effects of noise, or to the corresponding reactions of annoyance and dissatisfaction. This is because of the wide variation in individual thresholds of annoyance and the habituation to noise over differing individual past experiences with noise. Table 7.A identifies common sound levels and their sources.

Physical damage to human hearing occurs with prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects our entire systems, with prolonged noise exposure in excess of 75 dBA increasing body tensions and thereby affecting blood pressure, functions of the heart, and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 130 dBA, the tickling sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain. A sound level of 140 dBA will rupture the eardrum and permanently damage the inner ear.

Table 7.A: Common Sound Levels and Their Noise Sources

Noise Source	A-Weighted Sound Level in Decibels	Noise Environment	Subjective Evaluations
	0	Very Faint	
Human Breathing	10	Very Faint	Threshold of Hearing
Rustling Leaves	20	Very Faint	
Soft Whisper	30	Faint	
Average Residence Without Stereo Playing	40	Faint	⅛ as Loud
Large Transformer	45	Quiet	
Light Traffic; Soft Radio Music in Apartment	50	Quiet	¼ as Loud
Suburban Street	55	Moderate	
Average Office	60	Moderate	½ as Loud
Normal Conversation	65	Moderate	
Near Freeway Auto Traffic	70	Moderately Loud	Loud
Busy Restaurant	75	Moderately Loud	
Pneumatic Drill; Vacuum Cleaner	80	Moderately Loud	2 times as Loud
Freight Cars; Living Room Music	85	Moderately Loud	
Garbage Disposal	90	Very Loud	4 times as Loud
Ambulance Siren; Food Blender	95	Very Loud	
Pile Driver; Noisy Urban Street/Heavy City Traffic	100	Very Loud	8 times as Loud
Accelerating Motorcycle at a few feet away	110	Very Loud	16 times as Loud
Hard Rock Band	120	Threshold of Feeling	32 times as Loud
Civil Defense Siren	130	Threshold of Pain	64 times as Loud
Jet Engine in close proximity	140	Deafening	128 times as Loud

Source: Compiled by LSA Associates, Inc. 2000.

7.3 NOISE STANDARDS

Tolerance to noise varies by land use. Commercial and industrial uses are less affected by noise intrusion than are hospitals, schools and residences. On a broader level, the amount of ambient noise in a community can affect whether the community is perceived as a desirable place to live, work, and play, or a stressful place. Because of this, noise and land use compatibility relationships are important factors to consider in planning and land use studies.

Land use and noise compatibility criteria have been developed from various sources, including the California Office of Noise Control. These criteria are designed to integrate noise consideration into

land use planning to prevent noise/land use conflicts. The California Land Use Compatibility Matrix is shown in Table 7.B.

Table 7.B: California Office of Noise Control Land Use Compatibility Matrix for Community Noise Exposure

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dB) 55	60	65	70	75	80
Residential – Low-Density Single-Family, Duplex, Mobile Homes						
Residential – Multifamily						
Transient Lodging – Hotels, Motels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Areas, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings – Business, Commercial & Professional						
Industrial, Manufacturing, Utilities, Agriculture						

NORMALLY – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise.

CONDITIONALLY – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY – New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY – New construction or development should generally not be undertaken.

Source: California Department of Health, Guidelines for the Preparation and Content of Noise Elements of the General Plan, February 1976.

As shown in Table 7.A, low-density residential uses are most sensitive to community noise with noise levels of 60 dBA CNEL/L_{dn} and below considered "normally acceptable" (65 dBA CNEL/L_{dn} for multifamily uses). For schools, churches hospitals, and business and commercial areas, noise levels up to 70 dBA CNEL/L_{dn} are "normally acceptable." For industrial, manufacturing, and utility uses, noise levels up to 75 dBA CNEL/L_{dn} may be considered "normally acceptable."

Table 7.C shows the City's policies related to land use and acceptable noise levels which are based on the California Office of Noise Control Community Compatibility Matrix. These standards are determined to be performance guidelines that provide a decibel range for the City to follow and to help determine what type of noises are nuisances and are unacceptable to the community.

Table 7.C: City of Loma Linda Noise Level Standards

Land Use Categories	Energy Average CNEL			
	Normally Acceptable(1)	Conditionally Acceptable(2)	Normally Unacceptable(3)	Clearly Unacceptable(4)
Residential	55	70	75	76 or more
Residential (10:00 p.m. to 7:00 p.m.)	< 50	55 or more	----	----
Transient Lodging, Motels, Hotels	65	70	75	76 or more
Schools, Libraries, Churches, Hospitals, Nursing Homes	70	70	80	81 or more
Auditoriums, Concert Halls, Amphitheaters	----	80	----	90 or more
Sports Arenas, Outdoor Spectator Sports	----	80	----	90 or more
Playgrounds, Neighborhood Parks	70	----	75	76 or more
Golf Course, Riding stables, Water Recreation, Cemeteries	----	----	80	81 or more
Office Buildings, Business Commercial and Professional	70	75	76 or more	----
Industrial Manufacturing, Utilities, Agriculture	70	80	81 or more	----

Emergency type land uses, emergency response vehicles, and emergency notification measures shall be considered as Normally Acceptable measures and exempt from violations and or penalties.
Source: Chapter 9.20 Loma Linda Municipal Code
INTERPRETATION
(1) Specified land use activities that are satisfactory based upon the assumption that any land use or buildings involved are of ordinary performance standards.
(2) Activities or Actions shall be undertaken only after a detailed analysis of the noise reduction (muffling) requirements is made and noise reduction insulation features are included as a preventive measure.
(3) Noise levels exceeding the following ranges shall generally be discouraged. If new activities or actions proceed, a detailed analysis of the noise reduction requirements must be made and necessary noise insulation features included in the design.
(4) Activities shall not be undertaken or permitted.

In addition to the performance guidelines, the noise ordinance lists prohibited noises in the community. For example, refuse collection trucks are prohibited between the hours of 10 p.m. and

6 a.m. and construction activity is limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, with heavy construction not permitted on weekends, or national holidays.

7.4 NOISE SOURCES

Typical major noise sources in communities like Loma Linda include:

- Cars, trucks and buses;
- Routine community activities of daily life;
- Trains along railroad tracks; and
- Aircraft near airport

Transportation is the dominant noise source

The most important difference between transportation and non-transportation noise sources is that municipalities can generally exercise control on the level and duration of noise at the property line of any non-transportation source of noise. Cities can adopt noise exposure standards for noise levels generated from mobile sources, such as trucks, trains or planes, and then make permitting decisions regarding sensitivity of land uses in areas with excessive noise. Cities play a role in enforcing the requirement in the state vehicle code regarding properly operating mufflers and may also set speed limits or weight restrictions on streets. In general terms, a city's actions are primarily proactive with respect to stationary noise sources versus reactive for those mobile sources beyond City control.

Automobiles, buses, trucks and trains dominate transportation noise in Loma Linda. Bus service is provided on major streets, collectors, and local streets within the Loma Linda circulation system. Measurements have shown that background noise levels on "quieter" major streets in Loma Linda are near 60 dBA while the "noisier" streets are about 65 dBA at the nearest residences. An increase of 3 dB is generally considered the threshold level at which people complain that their noise quality has become noticeably degraded. Major transportation noise sources in the City of Loma Linda include traffic on I-10, Redlands Boulevard, Barton Road, Anderson Street, Mountain View Avenue, and Mission Road and trains on the UPRR lines.

The City does not have industrial uses that would generate high noise levels to be considered stationary noise sources.

Rail noise occurs at intervals from the operations on the Union Pacific rail lines, which currently transports only freight. Although the City supports the Metropolitan Transportation Authority (MTA) light rail transit service through the City, currently the City has no Metrolink service.

There are no airports in Loma Linda and the nearest Airport is the San Bernardino International Airport. This airport serves only small aircraft and does not offer commercial flights. The City is outside the 60 dBA CNEL airport noise contours of the Airport. Therefore, aircraft noise is not typically

a problem in the City. The Jerry L. Pettis Memorial Medical Center and the Loma Linda University Medical Center operate helipads on the roof of each hospital. The hospitals and the County of San Bernardino Sheriff's Search and Rescue Division use these helipads. Flights to the hospitals average one to two per day primarily between 3:00 p.m. and midnight. The Search and Rescue Division uses the helipads only on an as-needed basis, generally averaging one flight a month.

7.5 EXISTING NOISE MEASUREMENTS

Twelve representative locations throughout the City were monitored for existing noise exposure. Measurements were made using a Larson-Davis Model 720 sound level meter on August 29, 2001. Each site was monitored for 20 minutes. Measurement sites were chosen to provide a representative spectrum of the community's existing noise environment, focusing on locations where there might be a reasonable expectation of quiet, such as hospitals and residences. Several commercial sites near busy streets were included to provide some basis for comparison with some of the less noisy locations.

Results of the community noise monitoring survey are summarized in Table 7.D. The quietest locations were homes on low-traffic streets or places where traffic was screened by topography or distance. As would be expected, the noisiest locations were along major arterials/expressways/freeways or near commercial areas. Many sites were heavily street-oriented, and many readings were taken at corners where traffic noise from two roadways was combined. Since most people cannot detect ambient noise differences of less than 3 dBA, and it takes a doubling of traffic volumes to increase noise levels by 3 dBA, very few Loma Linda receiver sites are likely to have experienced a perceptible change in noise levels in the past few years.

Table 7.D: Ambient Noise Monitoring August 29, 2001

Location	Start Time (Duration)	L_{eq} (dBA)	Noise Sources	Remarks
1. Court Street off Anderson Street	9:20 a.m. (20 minutes)	60.3	Traffic on Anderson Street, light traffic on Court Street, birds.	Monitor is approx. 50 feet from Anderson Street, facing west. Wind is 0-5 mph.
2. Corner of Anderson Street and Stewart Street	9:50 a.m. (20 minutes)	71.8	Traffic on Anderson, lighter traffic on Stewart, birds.	Monitor is approx. 30 feet from Anderson Street and 15 feet from Stewart Street, facing west. Wind is 0-5 mph.
3. Corner of Campus Street and University Avenue	10:20 a.m. (20 minutes)	64.7	Traffic on Campus and University streets. Pedestrians.	Monitor is facing southwest approx. 15 feet from inter-section. Wind is 0-5 mph.
4. Corner of Barton Road and Anderson Street	10:55 a.m. (20 minutes)	69.3	Traffic on Barton and Anderson. Pedestrians	Monitor is on southwest corner, facing northeast approx. 20 feet from inter-section. Wind is 0-5 mph.
5. Barton Road and Benton Street	11:25 a.m. (20 minutes)	67.5	Traffic on both streets passing through intersection.	Monitor is on northeast corner facing south, approx. 30 feet from Barton Road and 10 feet from Benton Street Wind is 0-5 mph.

Table 7.D: Ambient Noise Monitoring August 29, 2001 (continued)

Location	Start Time (Duration)	L_{eq} (dBA)	Noise Sources	Remarks
6. Mountain View Avenue and Lawton Avenue	12:05 p.m. (20 minutes)	74.8	Traffic on both streets coming through intersection. Birds.	Monitor is approx. 30 feet from Mt. View Avenue facing east. Wind is 0-5 mph.
7. Railroad tracks near Nevada Street	1:00 p.m. (20 minutes)	77.2	Light traffic on road, birds, winds. Train passing through - 3 minutes of actual noise, 2 minutes as the train passed by.	Monitor is on western side of tracks facing east approx. 30 feet from tracks. Wind is 0-5 mph.
8. New Jersey Street and Barton Road	1:35 p.m. (20 minutes)	62.4	Traffic on Barton, occasional vehicle on New Jersey. High winds.	Monitor is approx. 100 yards from Barton Road and approx. 8 feet from New Jersey Street facing south. Wind is 15-20 mph.
9. Mission Road near historical landmark	2:10 p.m. (20 minutes)	59.1	Traffic on Mission, high winds and birds.	Monitor is approx. 20 feet from road facing west. Wind velocity is 15-20 mph.
10. Mobile home park at southwest corner of Redlands Boulevard and Mt. View Avenue	2:35 p.m. (20 minutes)	63.7	Traffic on Redlands, winds.	Monitor is approx. 15 feet from Redlands Boulevard facing south. A brick wall separates the monitor from Redlands Boulevard. Wind is 5-10 mph.
11. Richardson Road near I-10	3:05 p.m. (20 minutes)	65.7	Traffic on Richardson Road and I-10. Winds.	Monitor is approx. 15 feet from road, facing south. Redlands Boulevard is approx. 400 yards away; I-10 is approx. 200 yards to the north. Wind is 10-15 mph.
12. Taft Street and Redlands Boulevard	3:35 p.m. (20 minutes)	69.4	Traffic on Redlands Boulevard, light traffic on Taft Street. Ambulance with sirens on passing by.	Monitor is approx. 25 feet from Redlands Boulevard, facing south. Wind velocity is 0-10 mph.

Source: LSA Associates, Inc., August 2001.

7.6 IDENTIFIED ISSUES

Although there are no significant citywide noise problems, there are locations in the City that are subject to noise impacts. These locations consist primarily of areas adjacent to major streets. It is likely that some longtime Loma Linda residents have noticed that noise levels have become significantly degraded within the last two decades. Roadways that have maintained a reasonable travel speed despite moderate volume increases are probably only slightly noisier. Clearly, traffic

noise is a pervasive problem in an urbanized environment that will not change much in Loma Linda until some quieter mode of transportation replaces the combustion engine vehicle.

Because of the hour of the flights and the nature of the need, helicopters to the VA Medical Center and Loma Linda University Medical Center may cause noise levels sufficient to cause sleep interruption during nighttime hours. However, overflights are usually brief, lasting only a few minutes.

The railroad track that traverses the City serves both passenger and freight trains. The passage of these trains through the City creates noise problems not only from the movement of the trains themselves but also from the sounding of train whistles. As the number of trains using the track increases in the future, the noise pollution created by the trains will increase.

Should the proposed off-ramp from the I-10 Freeway at Evans be constructed, a new source of noise impacts is likely to be created. Not only will new traffic noise be created, but there will also be short-term noise during construction. Existing sensitive receptors need to be considered in the design of the off-ramp.

7.7 NOISE ABATEMENT AND POTENTIAL FUTURE NOISE CONTOUR TABLE

Three basic mechanisms are effective at reducing excessive noise exposure: 1) reducing the strength of the noise at the source; 2) increasing the distance between the source and the receiver; and 3) placing an obstruction between the noise source and the receiver. The potential future noise contour map for the City of Loma Linda based upon build out of the proposed land uses and completion of the Master Plan of Arterial Highways denotes the areas in the City susceptible to excessive noise in the future (Figure 7.1).

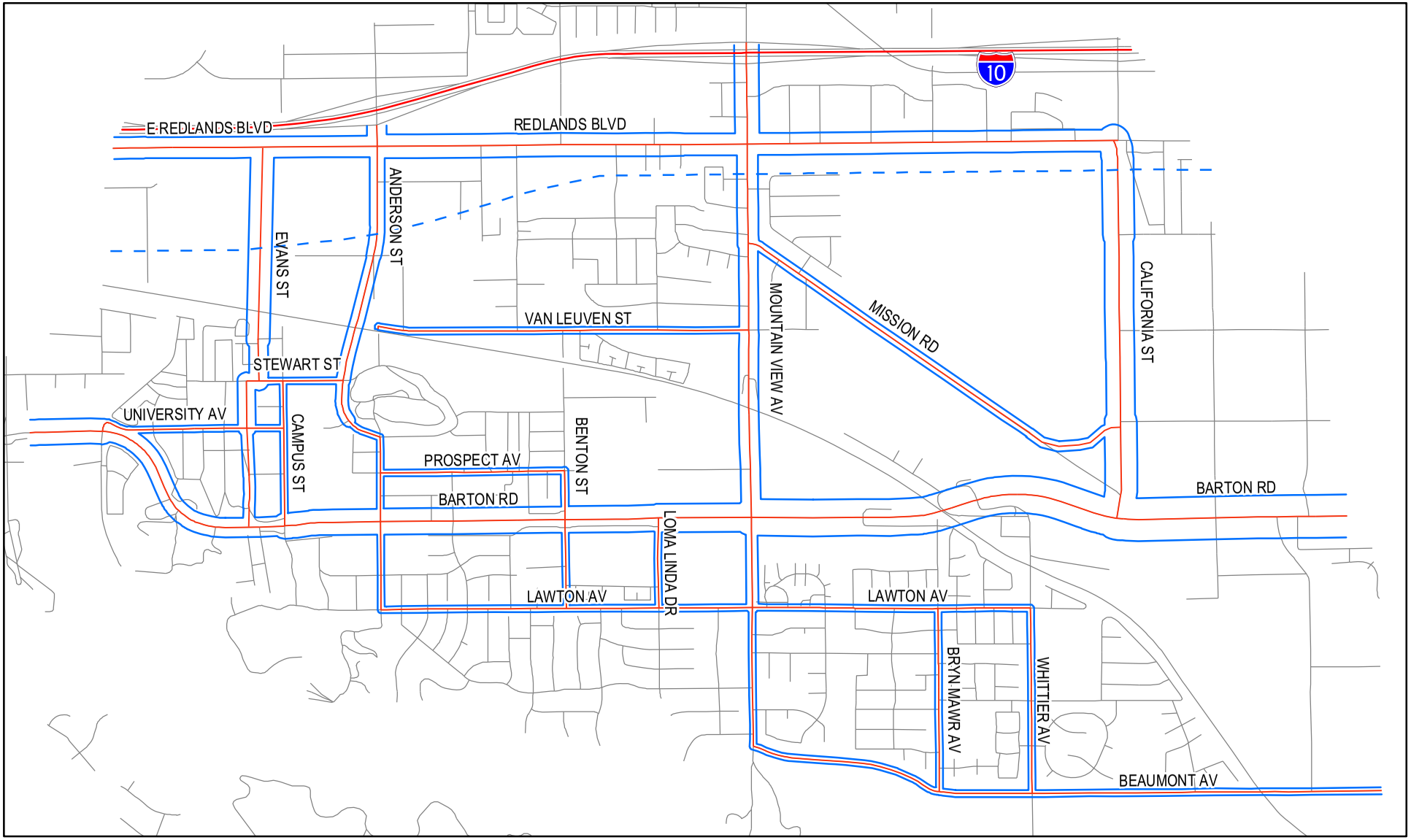
Although State and Federal law establish vehicular noise emissions standards, local agencies can play a significant part in reducing traffic noise by controlling traffic volume and congestion. Traffic noise is greatest at intersections due to acceleration, deceleration and gear shifting. Measures such as signal synchronization can help minimize this problem. Likewise, reduction of congestion aids in reduction of noise. This can be accomplished through the application of traffic engineering techniques such as channelization of turning movements, parking restrictions, separation of modes (bus, auto, bicycle, pedestrian), and restrictions on truck traffic.

Noise caused by traffic volumes can also be reduced with incentive programs for use of public transit facilities and high-occupancy vehicles, staggering of work hours, and land use controls. Vehicle trips can be turned into pedestrian trips with integration of housing and employment into the same project area and affordable housing in proximity to employment, shopping, and public transit facilities, among other techniques.

Placement of walls, landscaped berms, or a combination of the two between the noise source and the receiver can accomplish noise reduction. Garages or other buildings may be used to shield dwelling units and outdoor living areas from traffic noise. In addition to site design techniques, noise insulation can be accomplished through proper design of buildings. Nearby noise generators should be recognized in determining the location of doors, windows, and vent openings. Sound-rated windows and wall insulation are also effective.

7.8 POLICIES

Following are the City policies pertaining to noise.



L S A

Figure 7.1

MODELED ROAD SEGMENT*

CENTER-LINE TO 65 CNEL (FEET)

*ASSUMES ALL FUTURE ROADWAYS COMPLETE

I-10 CENTER-LINE TO 65 CNEL (FEET)

N

0 1,000 2,000 FEET

SOURCE: Basemap - Thomas Bros. 2001

I:\LLD0701\Reports\Traffic\Orchard_Park\fig7-1_noise_contour.mxd (06/21/04)

City of Loma Linda General Plan

FUTURE NOISE CONTOURS

7.8.1 Guiding Policy

Strive to achieve an acceptable noise environment for existing and future residents of the City of Loma Linda.

7.8.1.1 Implementing Noise Policies for Land Use and New Development

a. Achieve and maintain exterior noise levels appropriate to planned land uses throughout Loma Linda as indicted below:

- Residential

  Single-Family 65 dBA within rear yards.

  Multifamily: 65 dBA within private yard or enclosed balcony spaces.

  Single/Multifamily, indoor noise level: 45 dBA with windows closed.

- Schools

  Classrooms: 65 dBA exterior noise environment at the classroom location.

  Play and sports areas: 70 dBA.

- Libraries, Churches, Hospitals, Nursing Homes: 60dBA exterior noise environment at the building location.
- Commercial/Industrial: 70 dBA exterior noise environment at the building location, unless additional interior mitigation is provided.

b. Maintain a pattern of land uses that separates noise-sensitive land uses (e.g., residential, churches, schools, hospitals) from major noise sources to the extent possible, and guide noise-tolerant land uses into the noisier portions of the Planning Area.

c. Require new developments to limit noise impacts on adjacent properties through acoustical site planning, which may include, but is not limited to the following actions:

- Increased setbacks from noise sources from adjacent buildings;
- Screen and control noise sources, such as parking, and loading facilities, outdoor activities and mechanical equipment;
- Use soundproofing materials and double-glazed windows;
- Retain fences, walls, and landscaping that serve as noise buffers;
- Orient delivery, loading docks, and outdoor work areas away from noise-sensitive areas;
- Cluster office, commercial, or multifamily residential structures to reduce noise levels within interior open space areas.

d. Where new development (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan, or where the development of proposed uses could result in an increase of more than 3.0 dBA above existing background noise, require a detailed noise attenuation study prepared by a qualified acoustical engineer to determine and incorporate appropriate mitigation into project design and implementation to reduce potential noise levels to acceptable noise levels as identified in the General Plan.

e. Utilize site design and architectural design features to the extent feasible to mitigate impacts on residential neighborhoods and other noise-sensitive uses. In addition to sound barriers, design techniques to mitigate noise impacts may include, but are not limited to:

- Increased building setbacks to increase the distance between the noise source and sensitive receptors.
- Orienting buildings that are noise-compatible with adjacent to noise generators or in a manner that shields noise-sensitive uses.
- Orienting delivery, loading docks, and outdoor work areas away from noise-sensitive uses.
- Placing noise tolerant activity areas, (e.g., parking) between the noise source and sensitive receptors.

f. Provide double glazed and double paned windows on the side of the structure facing a major noise source, and place entries away from the noise source to the extent possible.

g. Continue enforcement of California Noise Insulation Standards (Title 25, Section 1092, California Administrative Code).

h. Discourage new projects that have potential to create ambient noise levels more than 5 dBA above existing background noise within 250 feet of sensitive receptors, (e.g., schools, hospitals, churches, residential uses, etc.).

i. Require new noise sources to use best available control technology (BACT) to minimize noise from all sources.

j. Ensure that construction activities are regulated as to the hours of operation in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.

k. Require proposed development adjacent to occupied noise-sensitive uses to implement a construction-related noise mitigation plan that identifies the location of construction equipment storage and maintenance areas, and documents the methods that will be used to minimize impacts on adjacent noise-sensitive land uses.

l. Require that all construction equipment utilize noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

7.8.1.2 Implementing Noise Policies for Circulation and Transportation Noise

a. Implement measures – which may include reduced speed limits, improved paving texture, and traffic controls – to assist in reducing noise levels to acceptable levels (as defined in Section 7.8.1.1.a.) in areas where noise standards are presently or will be exceeded.

b. Work with Caltrans and SANBAG to include noise mitigation measures in the design and operation of the proposed new Evans Street off-ramp. Design and operation measures may include synchronized traffic controls, landscaping berms, and improved paving textures.

c. Work with the administrators of the area hospitals that have, or plan to have, helicopters to coordinate non-emergency helicopter service during normal business hours to help reduce potential noise impacts to nearby residential neighborhoods.

d. Work with public transit agencies to ensure that the buses, vans, and other vehicles used rely on the best available control technology to minimize noise.

e. Participate and monitor the plans to continue the conversion of Norton Air Force Base to the San Bernardino International Airport to ensure that no additional adverse noise impacts will result in the City.

f. Work with the passenger and freight train operators to establish “quiet zones” (areas where train whistles are not sounded) within the City.

8.0 PUBLIC SERVICES AND FACILITIES ELEMENT

The Public Services and Facilities Element is concerned with the provision of public services, community facilities, and utility systems, which promote and enhance the daily activities of all Loma Linda citizens. Many of these systems, including wastewater treatment, and the provision of water, natural gas, electricity, and telecommunications, act as catalysts for urban growth and development. These facilities must be in place for growth to occur in an area. Other facilities are also necessary to serve both existing and new development. These facilities include solid waste disposal, parks, libraries, educational facilities and service, and the delivery and availability of police, fire, and health/medical services. In addition, this element focuses on City's current service levels of the existing facilities and services.

The purpose of the Public Services and Facilities Element is to identify and plan for the public services necessary to serve the functional needs of Loma Linda as it grows in area and population. The focus of this Element is on the capital facilities and public services needed to support build out of the land uses identified in the Land Use Element while maintaining a full range of high-quality public and private services. This Element sets forth standards desired by the community for its fire and police services, library services, public schools, private institutions, public utilities, and solid waste management.

In accord with the provisions of California Government Code Sections 66000 et seq., all development projects as defined therein shall be required to pay development fees to cover 100 percent of their pro rata share of the cost of any public infrastructure, facilities, or services, including without limitation roads, sewer, utility, police, and fire services, necessitated as a result of the approval of such development. The City Council shall set and determine development fees sufficient to cover 110 percent of their pro rata share of the estimated cost of such public infrastructure, facilities, and services based on appropriate cost-benefit analyses, as required by the provisions of California Law.

8.1 FIRE PROTECTION

The Fire and Rescue Division of the Department of Public Safety provide fire protection. Fire Station 251, located at 11325 Loma Linda Drive, services the City of Loma Linda. The Fire Station houses the equipment listed in Table 8.A.

Table 8.A: Loma Linda Fire and Rescue Division Equipment as of February 2004

Equipment	Capacity/Function
Two triple-combination engines	1,500 gallons per minute; structure fires, etc.
One aerial multi-purpose ladder truck	2,000 gallons per minute, 102-foot aerial.
One brush engine	750 gallons per minute; wildland fires
One water tender	750 gallons per minute; 1,500-gallon tank.
One paramedic fire/rescue squad	Medical aid and rescue
One portable lighting/rehab trailer	Lighting and rehab support
One rescue/backup paramedic squad	Rescue and Haz Mat equipment

The Department of Public Safety's Fire and Rescue Division currently consists of two Chief Officers, six Captains, six Engineers, and six Firefighter/Paramedics. Additionally, the Division has 10 part-time Firefighters participating in the Paid Call Program. The average 24-hour shift consists of two Captains, two Engineers, two Firefighter/Paramedic, and two part-time Firefighters. This set of personnel normally staffs an Engine Company the Paramedic Rescue Squad and either an additional engine or the truck. The Fire and Rescue Division handles structural, wildland, vehicle, and refuse fire suppression, fire investigation, heavy rescue, technical rescue, confined-space rescue, hazardous materials response, vehicle extrication, emergency medical procedures, building collapse, train derailment, CPR/First-aid training, and fire hydrant testing.

Paramedic fire rescue truck

The Department of Public Safety's Community Safety Division consists of one Fire Prevention Inspector, two Code Enforcement Officers, contract animal control services, and one Parking Control Officer. This Division handles fire plan checks, fire prevention inspections, weed abatement, public fire safety and fire extinguisher training, traffic control, fire public education, disaster preparedness, municipal code enforcement, animal control services, and parking enforcement.

Response time varies within the City and is difficult to measure due to the daily influx of traffic from the University and the related medical center. The Fire and Rescue Division is currently experiencing an approximately 11 percent increase in call volume (2003 over 2000) at this time. Additionally, the Department is experiencing a number of simultaneous calls (approximately 25% of all calls). To ensure adequate fire protection services in an emergency, the City of Loma Linda 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.

8.1.1 Identified Fire Protection Issues

The southern portion of the City, including the Hillside Initiative and adjacent hillside areas, has been identified by the Public Safety Department as an area that may need a second station for several

reasons. First, these hills lie within the City's identified Hazardous Fire Area. Second, there is an extended drive time into the southern hill area from the headquarters station. Third, future development is likely to occur in this area. The need to expand services is being addressed in the budgetary process due to a rapidly increasing rate of calls for service. Along with a new station, the City will need the equipment and personnel to service the area.

8.1.2 Guiding Policy

Provide an adequate number of fire stations, along with fire fighting personnel and equipment to protect the residents and businesses of Loma Linda.

Implementing Policies

a. Assess the short-term and long-term needs of the Department of Public Safety to ascertain how the Fire and Rescue Division should grow to serve Loma Linda adequately.

b. All discretionary development projects shall be reviewed by the Department of Public Safety to ensure that a five-minute response time (including three-minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a Citywide response area basis.

c. Conduct an annual assessment of the adequacy of facilities and services serving Loma Linda, personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in Implementing Policy b, above. This assessment should be undertaken as part of the annual review of proposed capital projects required by the California Government Code Sections 65103(c) and 65410.

d. Require implementation of fire protection measures, such as a buffer area of fire-resistant plants and non-combustible roofing in areas of high fire hazard as identified on Figure 10.3 and in Section 10.4.

e. Continue to collaborate with other jurisdictions in the provision of back-up fire services in emergency situations.

f. Continue and expand Fire Education and Safety Programs.

Loma Linda Public Safety Department

8.1.3 Fire Protection Facilities

8.1.3.1 Performance Objective

Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property.

8.1.3.2 Performance Standard

Prior to approval of discretionary development projects, require written verification from the Fire Department that a five-minute response time (including three-minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

8.2 POLICE PROTECTION SERVICES

Police protection for the City is provided by and contracted through the San Bernardino Sheriff's Department, located at 655 East Third Street in San Bernardino, at Sheriff's Headquarters, Central Station. The City has recently provided a workstation at City Hall, which provides deputies and a sheriff's service specialist with an area for completing reports, conducting interviews, and crime prevention activities. The City shares the cost of law enforcement personnel and equipment with the City of Grand Terrace. Loma Linda University maintains its own security force with the City providing services on an as-needed basis.

The sheriff personnel currently serving the City of Loma Linda includes 12 sworn officers and 5 non-sworn (civilian) employees. The present ratio of sheriff officers to population in the City of Loma Linda is 1 deputy per 2,478 residents. The volunteer staff includes 11 citizens on patrol and 13 Explorer Scouts. Sheriff vehicles include 5.5 marked units, 2 unmarked units, and 1 citizen patrol unit.

The Sheriff Department divides the City into 16 reporting districts, and has an average emergency response time within the City of 3.25 minutes. The present ratio of sheriff deputy to population is 1 deputy per 2,478 residents. Table 8.B details the City of Loma Linda's Crime Statistics from 1995 through 2000.

Table 8.B: City of Loma Linda Crime Statistics

Offense	1995	1996	1997	1998	1999	2000
Criminal Homicide	0	0	1	2	0	3
Forcible Rape	6	6	7	4	2	8
Robbery	22	26	21	15	14	12
Assault	113	74	100	86	72	83
Burglary	239	203	223	171	93	157
Larceny – Theft	407	471	506	407	374	321
Grand Theft Auto	325	291	251	160	106	105
Grand Total	**1,112**	**1,071**	**1,109**	**845**	**661**	**689**

8.2.1 Identified Police Protection Issues

A number of factors are considered in assessing the law enforcement needs for the community in the future. First, the level of calls for police services has been steadily increasing during the past several years and is now reaching the range of 55 to 60 per day. This trend is expected to continue. Second, while the resident City population is listed at 19,418, this number increases to an estimated 50,000 during the day due to activities related to the LLU and related Medical Centers. The daytime population is expected to increase in the future. Third, community arterial roadways, including Barton Road, Redlands Boulevard, Anderson Street, and Mountain View Avenue, routinely handle over 25,000 cars daily, which significantly impacts law enforcement transportation issues. Travel on these roadways is expected to increase in the future. Lastly, with several large housing and business developments in the final stages of planning, the population of Loma Linda could easily expand by a projected 25 percent during the next several years, which would increase the need for law enforcement services. These issues could significantly tax the available resources and impact the ability of the Sheriff's Department deputies to respond to calls for service in the appropriate time frame.

8.2.2 Guiding Policy

Provide for the protection of Loma Linda citizens and businesses from crime through maintenance of an adequate force of police officers, appropriate physical planning of new development, and a high level of public involvement in crime prevention.

Implementing Policies

a. Strive to provide an adequate police force to respond to emergency calls within an average of 3.25 minutes from time of dispatch.

b. Provide sufficient facilities and staff to ensure that the dispatch staff can collect emergency information and immediately forward requests for service to patrol units.

c. Annually assess crime prevention and law enforcement programs to evaluate the adequacy of Loma Linda's services, facilities, and personnel needs based on short and long-term growth.

d. Continue collaboration with other jurisdictions in providing back-up police services and where necessary, equipment and personnel.

e. Continue working with Loma Linda University Security in providing as needed police services to the University community.

f. Promote the establishment and operation of neighborhood watch programs.

g. Expand community outreach programs and promote community involvement in crime prevention.

h. Require design features in new development to reduce potential for crime.

- Provide well-lighted and visible streets and street names, building entrances and addresses, recreation areas, and parking areas.
- Limit access into and between buildings to reduce escape routes and to make undetected entry difficult.
- Landscape development sites to permit surveillance of open areas and entryways, and avoid creating places for concealment.
- Within multifamily and non-residential developments, provide emergency vehicle access around buildings to the extent feasible.
- Within multifamily and non-residential developments, eliminate the potential for access to roofs by pallets, flag poles, etc.

8.2.3 Police Service Facilities

8.2.3.1 Performance Objective

Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Loma Linda by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.

8.2.3.2 Performance Standard

Maintain a force level, including sworn and community service officers assigned to community policing and prisoner custody details that is capable of responding to emergency calls within an average of 3.25 minutes from time of dispatch.

8.3 EDUCATIONAL FACILITIES

The City of Loma Linda's roots are tied to education beginning with the "College of Medical Evangelists," which opened in 1909 and later became Loma Linda University (LLU) in 1961. From the first nursing school to the seven schools comprising LLU today, the university has been a dominant force in the growth and development of the community. LLU is a Seventh-day Adventist educational health-sciences institution with 3,000 students. Seven schools and the Faculty of Religion comprise the University organization. The schools of Allied Health Professions, Dentistry, Medicine, Nursing, Pharmacy, Public Health, and the Graduate School offer more than 55 programs. Curricula offered range from certificates of completion and associate in science degrees to doctor of philosophy and professional doctoral degrees. Students from more than 80 countries and virtually every state in the nation are represented in LLU's student body. Postgraduate medical and dental education programs are also conducted with the LLU. In addition, the Medical Center is affiliated with 27 other educational institutions and provides training for a variety of allied health specialists. An active research program at the Medical Center supports 184 research projects in all major areas of medicine and surgery, particularly mineral metabolism, neurobiology, cardiovascular, and AIDS research. Within a short drive of Loma Linda are three junior colleges: San Bernardino Valley College, Crafton Hills College, and Riverside Community College. The University of California at Riverside, Cal State University San Bernardino, the University of Redlands, the California Baptist College, and the Claremont Colleges are available for upper division and graduate courses.

Bryn Mawr Elementary School

Public education in the City of Loma Linda is provided by Redlands Unified School District (RUSD) except for the western portion of the City, which is served by Colton Joint Unified School District (CJUSD). In addition to these school districts, one community day school, overseen by San Bernardino County Superintendent of Schools Office, is located in the City of Loma Linda. Loma Linda Academy, a private Seventh-day Adventist school, also provides schooling for kindergarten through high school grades.

All the RUSD schools serving the City of Loma Linda have exceeded their original capacities (Table 8.C). To accommodate student enrollment, the three elementary schools are on a year-round schedule, which increases the seats available for students by approximately 25 percent. RUSD converted these schools to year-round schedules because funding was not available to construct new schools to meet enrollment demands. The recent implementation of 20:1 student/teacher ratio significantly impacted the District's elementary and middle schools. Portable classrooms have been and will continue to be placed on all campuses from year-to-year to meet student enrollment needs.

Table 8.C: Redlands Unified School District Enrollment

School	Capacity			Enrollment		
	Permanent	Portable	Total	2000–2001[1]	2001–2002	Projected 2006
Bryn Mawr Elementary (K-5) 11680 Whittier Avenue Loma Linda, CA 92354	605	311	916	891	946	1,075
Smiley Elementary (K-5) 1210 W. Cypress Avenue Redlands, CA 92373	739	25	764	681	663	1,024
Victoria Elementary (K-5) 1505 Richardson Street San Bernardino, CA 92408	442	260	702	639	661	719
Cope Middle School (6-8) 1000 W. Cypress Avenue Redlands, CA 92373	1,061	522	1,583	1,505	1,602	1,713
Redlands High School (9-12) 840 E. Citrus Avenue Redlands, CA 92374	2,292	609	2.901	2,722	2,912	3,268

[1] CBEDS: California Basic Education Date System. The state designates a day in October for reporting enrollment, which is used on year-to-year basis for comparison and reporting purposes. Special education students are not included.

The western portion of the City of Loma Linda is within the boundaries of CJUSD. Currently, Reche Canyon Elementary School, Terrace Hills Middle School, and Colton High School serve this portion of the City. Individual school capacities along with current and projected enrollment at schools serving the City of Loma Linda within CJUSD are presented in Table 8.D.

Table 8.D: Colton Joint Unified School District Enrollment

School	Capacities	2000–2001[1]	Projected 2001–2002[2]
Reche Canyon Elementary (K-6) 3101 Canyon Vista Drive, Colton CA 92324	750	702	723
Terrace Hills Middle School (7-8) 22579 De Berry Street, Grand Terrace CA 92313	1050	951	979
Colton High School (9-12) 777 W. Valley Boulevard, Colton CA 92324	2900	2,720	2,801

[1] CBEDS: California Basic Education Date System. The Designates a day in October for reporting enrollment, which is used on year-to-year basis for comparison and reporting purposes. Special education students are not included.
[2] Projections are based on a District-wide annual growth of approximately 3% per year.

Loma Linda Academy, a private educational institution associated with the Seventh-day Adventist Church, has three campuses on 45 acres located on Anderson Street, south of I-10. The academy has a current capacity of 1,550 students. However, through creative arrangements, the school is able

to accommodate a current enrollment of 1,648 students. The school's projected enrollment is shown in Table 8.E.

Table 8.E: Loma Linda Academy Enrollment

Grade Level	2000–2001	Projected 2001–2002	Projected 2002–2003	Projected 2003–2004
K-5	628	647	666	686
6-8	411	423	435	448
9-12	609	627	646	665
Total	**1,648**	**1,697**	**1,747**	**1,799**

Projected enrollment is based on a 3% annual growth. Enrollment has grown at 3% annually over the past 15 years.

The San Bernardino County Superintendent of Schools oversees a County-operated day school in the northeast portion of the Planning Area. Known as the Mission Community School (MSC), this school offers an educational opportunity for students who have been expelled or are no longer permitted to attend schools in their appropriate school districts. The MCS accepts grades 7 through 12 from surrounding school districts. As of January 22, 2002, enrollment ranged between 50 and 60 students with maximum capacity ranging between 100 and 120 students. In January 2002, this educational facility had an unutilized classroom. Due to this surplus, it is expected to be able to accommodate future growth and educational needs.

8.3.1 Identified Educational Issues

The City of Loma Linda places a high priority on quality educational facilities. The high priority placed on schools by area residents is reflective of the family-oriented nature of the community. The City also takes pride in being the home of an internationally known university that plays a key role in the community's economic well being.

Although the construction of school is the responsibility of local school districts and not the City, municipal development policies, along with the ups and downs of the housing market, significantly affect the rate at which new schools must be built. As a result, close cooperation between the City and local school districts is essential both for the districts and the City to address the impact of new development on the all ready overcrowded educational facilities.

School districts are exempt from local regulations and cannot be required to adhere to City General Plan policies. However, cooperation between the City and the School Districts is essential in order to provide high quality educational facilities. Present laws regulating school facility financing place responsibility on the State and local school districts. State law also caps development fees for schools, and limits the ability of cities to require new development to provide new school facilities. In general, payment of development fees established by local school districts is considered to be "mitigation in full" for the impacts of such development on schools, whether or not the maximum fees allowable under the law are adequate to construct new facilities.

Additionally, there is presently only one public school located in the City of Loma Linda. Neighborhood schools are an asset to a community and more local public schools would enhance the livability of Loma Linda.

8.3.2 Guiding Policy

Facilitate the acquisition of sites for public and private educational institutions such that all school-age children have access to school facilities that are not overcrowded and that can provide superior educational opportunities.

Implementing Policies

a. Maintain clear, ongoing communications with area school districts on all matters related to the need for and provision of school sites and other administrative, educational, and recreational facilities. On a regular basis, exchange information with the County Superintendent of Schools on the Mission Community School. On a regular basis, exchange information with the Redlands and Colton Unified School Districts on:

- The status of development review and construction;
- The capacity of schools serving Loma Linda residents;
- The status of site acquisitions by the districts; and
- Applicable student-generation factors by type of development.

b. Assist the various school districts in developing school sites and facilities to serve all neighborhoods in the City.

c. As more schools are built within the City, maximize the joint use of facilities by the City and the local school districts (including joint school/park sites and, where feasible, joint use of athletic fields, community meeting facilities, and provision of child and senior care facilities) by developing joint funding for such facilities through a combination of school district and City sources, provided that City contributions to joint facilities are consistent with the availability of such joint facilities to meet non-school recreational and other community needs.

d. Require new development to pay all legally established fees, provide capital facilities, and/or participate in land-based financing districts established by local school districts for the acquisition and development of school sites with adequate, permanent classroom space, as required by the local school districts and State law.

e. Maintain land use regulations permitting the development of public and private educational facilities at appropriate locations within the Planning Area.

- Within lands planned for residential or mixed-use development, permit public and private schools along arterial and collector roads at the periphery of neighborhoods where traffic impacts created by the school on the local neighborhood can be minimized.
- Provide adequate buffer areas along common property lines with residential uses.

f. Work with Loma Linda University to provide public transportation services, circulation system, affordable housing, and other public services that contribute to the maintenance and long-term success of this institution.

g. Cooperate and support joint public/private endeavors, such as a performing arts center, with Loma Linda Academy.

h. Work with trade schools to locate new facilities in Loma Linda.

8.3.3 School Facilities

Recognizing that provision of school facilities is the responsibility of the school district, as set forth in State law (SB 50). The intent of the General Plan in setting forth objectives and a performance standard for school facilities is to require the maximum mitigation allowable by law.

8.3.3.1 Performance Objective

Provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.

8.3.3.2 Performance Standard

Require new development to provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities, as determined by the Redlands Unified School District.

8.4 LIBRARY SERVICES

The Loma Linda library facility is a branch of the San Bernardino County Library system. This library is located in a City-owned facility operated under the jurisdiction of the San Bernardino County Library and is funded by the State of California and San Bernardino County property taxes.

The library has a collection of 46,267 items, including periodicals, and is staffed by 2 full-time and 8 part-time employees. The Loma Linda Branch Library currently provides the following resources and services: videos, compact discs, books on tape, foreign language materials, an African-American collection, four computers with Internet access and Microsoft Office, free literary services, interlibrary loan services, an online public access catalog, and a Countywide reference center. The Loma Linda Branch Library serves an estimated population base of 20,900.

Loma Linda Branch Library

8.4.1 Key Library Service Issues

The Loma Linda Branch Library current facilities and services are only a quarter to half of what is needed to accommodate the current population of the City. The average ratio for public library facilities is 0.46 square feet per capita according to the *2000 Public Library Data Service Statistical Report*, an annual publication of the Public Library Association.

The County of San Bernardino released a facilities study in November 2001 that analyzed future needs of library facilities in San Bernardino County, including the City of Loma Linda, through the year 2021. According to this facilities study, the City of Loma Linda Branch Library will need to expand and renovate the existing facility to accommodate future growth. This study proposed a building size of 14,974 square feet, requiring 75 public and staff parking spaces. It was estimated that the expanded facility would increase the square footage per capita from the present 0.33 to 0.39 by the year 2021.

Future library facility funding will be the responsibility of the City with assistance from the County for operation of the facilities. There are currently no capital improvement dollars at the County for improvement or expansion of library facilities.

8.4.2 Guiding Policy

Provide library facilities and services necessary to meet the needs of the community.

Implementing Policies

a. As the library facility is City-owned, continue to work with the San Bernardino County Library System to maintain the facility and secure library titles consistent with the standards of the American Library Association.

b. Seek opportunities to expand and renovate the existing library facility by securing State and Federal funds for facilities and services.

c. Continue and explore new ways in which the City can support the goal of expanded facilities and services such as book sales, corporate sponsorships, and volunteer programs.

d. Continue to seek State funding for library facilities which will service the residents of the City.

8.5 MEDICAL INSTITUTIONS AND SOCIAL SERVICES

Private businesses and non-profit institutions provide many services that are beneficial to the citizens of the City of Loma Linda. The City benefits from private business and non-profit institutions offering childcare, youth programs and senior services. With the aging population, single-parent families, two-worker households, and the increasing problem of drug abuse, the community is dependent upon social services and programs offered by these agencies, businesses, and non-profits organizations. Some of these services, such as Shopping 4 Seniors and the Ronald McDonald House, are located in the City of Loma Linda. Other services, such as Inland Harvest, Big Brother, Big Sister of the Inland Empire, and Easter Seals of Southern California, are located in nearby communities. The City does not control the provisions of these services; however, City policies and actions can affect the availability of these services.

Loma Linda University Medical Center

Of particular importance to the City are the regionally and internationally known medical facilities, which provide the latest in health care services. The combination of Loma Linda University Community Medical Center, Loma Linda University Behavioral Medicine Center, Loma Linda University Proton Treatment Center, and the Loma Linda University Children's Hospital, offers nearly 900 beds for patient care. Loma Linda University Medical Center (LLUMC) operates some of the largest clinical programs in the United States in areas such as neonatal care, and is recognized as the international leader in infant heart transplantation and proton treatments for cancer. As the only referral (tertiary care) center for specialties hospital in the area, LLUMC is the only level-one regional trauma center, which means it meets a complex set of criteria and provides the highest level of complete care around the clock for Inyo, Mono, Riverside, and San Bernardino Counties.

In addition, a Veterans Medical Center located in the City of Loma Linda provides care for area veterans under the teaching auspices of LLU School of Medicine. The Jerry L. Pettis Memorial VA Medical Center is part of the Desert Pacific Healthcare Network, providing services to veterans in Southern California and Southern Nevada. Opened in 1977, this modern facility fulfills the agency's threefold mission of patient care, research and teaching. The Medical Center provides a wide variety of services through inpatient; outpatient and home care programs. The major services provided are in the areas of general medicine, surgery, psychiatry, and neurology.

8.5.1 Identified Medical and Social Services Issues

The General Plan does not control the provision of private businesses, non-profit organizations, or public agencies offering services to the community of Loma Linda. It does, however, establish policies to facilitate the availability of services in the City.

8.5.2 Guiding Policy

Encourage the continuance and the development of private and public medical facilities and human and social services in Loma Linda.

Implementing Policies

a. Provide for and encourage the development of facilities offering childcare and elder care by providing a reasonable range of sites where such facilities could be located.

b. Collaborate with schools, businesses, non-profit agencies, religious organizations, law enforcement, and others to prioritize needs and establish programs and services for children and youth.

c. Encourage the development of a variety of housing and recreational options for senior citizens in areas close to services and transportation.

d. Actively work with public, private, and non-profit service providers to create and expand opportunities for elder care facilities, programs, and services in Loma Linda.

e. Provide for religious facilities and preschool facilities on arterial or collector streets.

f. Promote development of multi-use buildings/community centers that can be utilized for youth and teen activities and childcare.

g. Encourage and support private businesses and public facilities and services that contribute to the maintenance and long-term success of the medical facilities in the City.

h. Encourage and support businesses that would benefit from close association to the medical facilities to locate on sites designated for mixed-use development.

8.6 PARKS AND SCHOOL GROUNDS

The City owns and administers nine parks, varying in size and amenities from the ¼-acre Sun Avenue Portal Park to the 50-acre Hulda Crooks Park. Over 73 acres of parks and open space areas are located within the City, over 64 acres of which are developed. The remaining 10 acres consist of acreage awaiting development. Table 8.F gives a detailed list of all existing parks, their locations, and the amenities they provide, also included are future park facilities planned for the City.

Table 8.F: Existing Parks

Park Name	Location	Acres	Barbecue Pits	Baseball Fields	Basketball Courts	Picnic Tables	Tennis Courts	Tot Play Area	Turf/Landscaping	Volleyball/Sport Court	Youth Play Area	Trail/Open Space	Comments
Hulda Crooks Park	Mountain View Ave and Beaumont Avenue	50	✓			✓		✓		✓		✓	
Leonard Bailey Park	Adjacent to Bryn Mawr Elementary School	10		✓			✓	✓	✓				Proposed soccer field
Elmer Digneo Park	East Side of Anderson Street, north of Van Leuven Street and the UPRR tracks and right-of-way	4	✓		✓	✓					✓		
Sun Avenue Portal Park	Northwest corner of Sun Avenue and Mountain View Avenue	0.16				✓							Unim-proved
Baseball Park	Adjacent to Mountain View viaduct that crosses over the UPRR tracks and right-of-way and the San Timoteo Creek Flood Control Channel	5.1		✓									Little League field
Cottonwood Road Park	Northwest corner of Cottonwood Road and Mountain View Avenue	0.9							✓				Improved with pro-posed play area
Edison Easement Park	Runs linearly through the City from north to south about one half mile east of Mountain View Avenue	3.5										✓	Unim-proved
Dawson Park													
Dog Park													

8.6.1 Future Park Facilities

San Timoteo West Park Site, Cottonwood Road Park Site, and the Edison Easement are City planned parks that have not yet been developed. San Timoteo West Park Site is located east and adjacent to the Mountain View viaduct that crosses over the UPRR tracks and right-of-way and the San Timoteo Creek Flood Control Channel. Due to limited access to the site and related issues, the City has not decided if it will pursue acquisition of this site. The Cottonwood Road Park Site is located

at the northwest corner of Cottonwood Road and Mountain View Avenue. The site has physical constraints in that it is about 360 feet long and 110 feet deep, extending west from the corner. Funds were included in the Fiscal Year 2001/2002 budget for landscaping, irrigation, fencing, walls, and outdoor seating at this park. A tot lot may also be included if there is enough funding. The Edison Easement runs linearly through the City from north to south about one-half mile east of Mountain View. A portion of the easement has been improved with a trail system, orange groves, and minimal, natural landscaping. It has always been the intent of the City to improve the entire length of the easement with the previously mentioned improvements. Currently, there are fund raising efforts underway to improve the easement from Beaumont Avenue to Whittier Avenue.

8.6.2 Recreation Programs

The City has no formal recreation programs. Organizations and members of the public are able to obtain no-fee Park Use Permits for special events (e.g., family reunions, large picnics, weddings, and showers). Long-term use is granted to organizations for league use at Baseball Park.

8.6.3 Parks Standards, Acquisition, and Maintenance

The City has adopted a population to parkland acreage ratio of 5 acres per 1,000 population. With a population of 19,418 persons in January 2001 and 64.16 acres of parkland, the City currently has a park ratio of 3.30 acres. With the addition of the proposed parks, the park ratio would be 3.8 acres. The Community Development Department provides the public with information on park usage and is responsible for park facility planning. The Parks, Recreation and Beautification Committee oversees all park planning and construction efforts. The City's Public Works Department provides maintenance of the parks (but only portions of the Edison Easement).

The City imposes a Parks Facilities Development Impact Fee on all new residential development. In recent years, the City Council has provided some monies from the General Fund for park facilities. City staff is also utilizing grant funding from the California Department of Parks and Recreation and is in the process of identifying other sources of grant funding. The City's Capital Improvements Plan (CIP) includes some of the park facilities and improvements that have been identified in the Parks Master Plans for Leonard Bailey and Hulda Crooks Parks.

8.6.4 Identified Park Issues

The previous Parks and Recreation Element, adopted in 1992, has not been implemented due to lack of funding and staff time. A current Citywide Parks Master Plan does not exist and the City does not sponsor an ongoing recreational program. The few park and recreation services that do exist, such as special events and processing of park permits are funded from a combination of funding sources, which include Development Impact Fees, various State grant programs, and the City's General Fund. As noted earlier, the City currently falls short of the park ratio of 5 acres per 1,000 population. <u>While the City can require new development to provide new parks at a rate of 5.0 acres of developed park land per 1,000 new residents, new development can not be required to make for the City's existing shortfall in park land. It is, however, the desire of the City of Loma Linda to make up its existing park land deficit and achieve a ratio of 5.0 acres of park land per 1,000 at General Plan buildout.</u> In addition to the number and size of parks, key factors in determining the effectiveness of a local park network include the type of facilities offered, the level of maintenance and the distribution of parks throughout the community. The City's two community parks are both located in the southeastern portion of the City and are partially completed. Of the existing Neighborhood Parks, one is a temporary park, one is developed as a Little League baseball field, and one is soon to be relocated and developed only with outdoor picnic areas.

Local public school sites can act as neighborhood park and recreation facilities when not in use. While school facilities are primarily utilized during daytime hours, joint use of athletic fields, ball courts, or play areas can substantially increase the amount of available usable open space, especially in urbanized areas of the City. The City has one public school site, Bryn Mawr Elementary School that is not under control of the City.

8.6.5 Guiding Policy for Parkland Acquisition

The City will acquire and/or gain control of sufficient parkland to develop a system of park, recreational, and open space lands of sufficient size and in the appropriate locations, including provision of a range of recreational facilities, to serve the needs of Loma Linda residents of all ages and attain a population-to-parkland acreage ratio of 5 acres per 1,000 population.

Implementing Policies

a. Provide a range of public parklands for use by the community including the following:

- Neighborhood Park. A park or playground generally 5 to 10 acres in size primarily developed to meet the recreational needs of citizens living within 0.5 to 1 mile.
- Joint School/Park. A neighborhood park development, improved, and maintained on or adjacent to school grounds by the City. Joint school/park facilities are utilized jointly by students and residents from the surrounding neighborhoods. Since school facilities are only available for use by the general public when school in not in session, only half of the total acreage is to be applied to the City's park standard.
- Community Park. A larger park facility developed to meet the park and recreational needs of those living or working within a 3- to 5-mile radius. Community parks generally range in size from 10 to 60 acres.
- Sports Park. A park development designed to serve the needs of organized sports activities including youth and adult leagues. Generally ranges in size from 5 to 30 acres.
- Specialized Recreational Area. These include linear parks (trails), community centers, and preservation areas or structures. These facilities vary in size depending on use.

b. Complete and maintain an up to date Parks and Recreation Master Plan setting forth a program to meet the recreational needs of citizens of all ages and achieve 5.0 acres of developed park land per 1,000 population distributed throughout the community.

c. Utilize the resources of national, regional and local conservation organizations, corporations, and non-profit associations and to identify and acquire environmentally sensitive land or preservation areas particularly in the hill areas in the southern section of the City.

d. Encourage the preservation of significant natural features and development of landscaped parkways and trail systems in new development in addition to the required park development. (See Conservation and Open Space Section 9.2.6.3 and Land Use Section 2.2.6.3 regarding existing trail plan and development of utility easement trail.)

e. Actively pursue the acquisition of land for neighborhood parks in areas currently under served.

f. Use existing City-owned properties to the extent feasible for development of a 20-30 acre sports park within Special Planning Area D and as a means eliminating the City's existing park land deficit by buildout.

g. Cooperate with the public school districts and private educational institutions serving the City to promote joint development and use of school sites and facilities located within the City and its Sphere of Influence.

h. Continue to seek funding resources for the acquisition, design and construction of public parks, trails, and recreation facilities. Participate in federal and state bonds and grants programs to ensure that the City is taking full advantage of all appropriate local and non-local sources of financial assistance.

i. Provide incentives for private individuals to donate land and funds for park development to the City by establishing a means to accept tax-deductible donations, which may also include donation of equipment and facilities.

j. Require the provision of private play space for children in ~~small lot, single family and~~ attached residential developments.

k. To the extent feasible, acquire and develop open space linkages between existing and future park facilities.

8.6.6 Guiding Policy for Park Improvement

Provide for the orderly and comprehensive planning of parklands and resources through specific planning and Master Plan procedures.

Implementing Policies

a. Continue to implement improvements at existing park sites through yearly capital improvements.

b. Encourage and support development of “grass roots” community-based programs for park improvements such as donations from organized sports like Little League Baseball.

c. Ensure that neighborhood and community parks are developed with facilities appropriate to all ages and interests including athletic fields; active play areas, passive open space, tot lots, and picnic areas.

d. Park design shall conform to standards developed by the National Recreation and Parks Association for access, safety, health and protection of humans and domestic animal species.

e. Provide for the needs of special populations including the physically and mentally challenged in park facility and program design.

f. Seek partnership opportunities with the private sector and with other public agencies to enhance park facilities and provide leisure time activities through mechanisms such as zoning, donation, purchase of easement, management strategies, or establishment of resource conservation and recreation authorities with coordinated taxing and management roles.

8.6.7 Guiding Policy for Recreation Programs and Services

Provide recreation programs that are responsive to the needs of the community and offered throughout the City.

Implementing Policies

a. Promote community events, family programs and activities and other programs that serve special populations of the community in terms of population, age groups and interests.

b. Conduct citizen participation and preference surveys every 3-5 years to determine and/or adjust recreation needs data.

c. Fund City staff positions dedicated to parks and recreation services and programs.

d. Use neighborhood residents as volunteer recreation leaders and aides, where feasible.

e. Develop joint programs and participate in joint recreation services with other community groups and associations, as well as surrounding communities within the local or sub-regional area to enhance the programs available to the community.

f. Encourage ongoing community input into the management of park facilities and programs through the Parks, Recreation and Beautification Committee.

g. Promote historical and cultural education through special programs, the operation of museums, preservation of historical sites, and promotion of special events.

8.6.8 Guiding Policy for Park Maintenance

Maintain parkland and facilities in a manner that promotes community pride, exhibits cleanliness and security and reduces public liability.

Implementing Policies

a. Develop and maintain a maintenance/management schedule that identifies preventive maintenance, remedial maintenance and deferred maintenance programs for parkland and facilities including all structures, site improvements and equipment resources.

b. Establish maintenance service programs that protect public property and preserve its value, intended use, life expectancy, safety, security and appearance.

8.7 WATER UTILITIES

The City of Loma Linda's Department of Public Works, Water Division, provides the production and distribution of water within the City. The City's water service area consists of approximately 10.6 square miles, which includes the City and Sphere of Influence areas.

The City currently, and for the planned future, obtains all of its water from groundwater wells in the Bunker Hill Basin, a vast aquifer underlying the eastern San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The basin is considered to be a reliable source of water.

In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino. No contract is in effect that guarantees a specified amount of water from the City of San Bernardino. Therefore, only limited quantities of water from outside sources may be available during emergency events.

Loma Linda University and Loma Linda University Medical Center are located within the limits of the City, but have their own water production and distribution system. With the exception of fire flow, the City does not provide water service to the University on a normal basis. The City of Loma Linda maintains an emergency connection to the City of Redlands water system.

The City has six existing operational storage reservoirs located in the south-central and southwest portions of the City. These reservoirs provide storage to the City's five pressure zones. With the exception of a future Zone 4, storage capacity within the City is adequate. The City's existing water distribution system consists of over 71 miles of pipeline ranging from 1.5 to 24 inches in diameter.

The overall condition of the system is good. The existing pipelines are sufficient to convey water for existing demand conditions.

8.7.1 Identified Water Opportunities and Issues

The City's current water resources should be sufficient to meet build out demand based on existing resources and anticipated increases from new development. However, new development will require the installation of additional transmission and distribution lines and possibly new wells. If the City chooses to purchase water from the San Bernardino Valley Municipal Water District, rather than drill and equip additional groundwater wells, an evaluation of the size and location of pipelines would be necessary.

New development in the hillside areas will also require booster stations and additional storage reservoirs. To allow for future growth and full capacity at the Richardson wells, a 16-inch diameter pipeline, paralleling the existing 18-inch line along Richardson Street is required. Funding of these improvements may require the joint involvement of several developers and the City; however, the cost of providing infrastructure and any incremental costs of providing services to the area is to be internalized within the south hills area.

8.7.2 Guiding Policy

Provide a water system that supplies high quality water to serve existing and future needs of the City during peak use conditions, with sufficient water in storage reservoirs for emergency and fire protection.

Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area, and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City.

Implementing Policies

a. Ensure that adequate water supply capacity and infrastructure is in place prior to occupancy of new development.

b. Maintain existing levels of water service by preserving and improving infrastructure, replacing water mains as necessary, and improving water transmission facilities.

c. Update the City's Water Master Plan as needed, with a review occurring at least every five years.

d. As a part of the design of water systems, ensure adequate pumping and storage capacity for both drought and emergency conditions as well as the ability to provide City required fire flows.

e. To ensure long-term good quality water, complete water quality assessments and implement appropriate mitigation activities.

f. Encourage water conservation as a means of preserving water resources. Require new development to be equipped with water conservation devices.

g. Maintain existing levels of water service by protecting and improving infrastructure, replacing water mains and pumping facilities as necessary, and improving the efficiency of water transmission facilities.

h. *Use of alternative infrastructure (e.g., septic systems or water systems) may be permitted in areas where municipal systems feasibly cannot be extended in an economically feasible manner. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.*

i. *No development project shall be approved which would cause the quality of water delivered to Loma Linda households to fail to meet State and/or Federal water quality standards, or which would cause an increase in residential rates, or which would result in a restriction of water usage, except for those projects exempt under State and/or Federal law.*

8.7.3 Water Storage and Distribution Facilities[1]

8.7.3.1 Performance Objective

Maintain a water system that is capable of meeting the daily and peak demands of Loma Linda residents and businesses, including the provision of adequate fire flows and storage for drought and emergency conditions.

8.7.3.2 Performance Standard

Adequate fire flow as established by the Fire Department, along with sufficient storage for emergency and drought situations and to maintain adequate service pressures.

8.8 WASTEWATER MANAGEMENT

Wastewater (sewer) facilities within the City of Loma Linda are operated and maintained by the City's Department of Public Works, Utilities Division. The City's sewer service area consists of approximately 10.6 square miles, which includes the City and Sphere of Influence areas. Sewer line maintenance programs within the City are administered by the City while wastewater treatment services are provided under provisions outlined in a Joint Powers Agreement (JPA) with the City of San Bernardino. The City currently provides sewer service to one "island" of County of San Bernardino land located in the east central portion of the City. Expansion of the sewer system to accommodate new development is paid for exclusively by development fees levied on new construction. The operation and maintenance of existing sewer facilities is funded through monthly user fees levied on residential, commercial, and institutional users.

The San Bernardino Municipal Water Department wastewater facility (primary and secondary wastewater treatment) is located in the City of San Bernardino. This facility has the capacity to process up to 33 million gallons per day (mgd) of effluent, and currently processes 28 mgd. The City of Loma Linda utilizes less than half of its assigned 7 mgd allotment. The average wastewater flow generated by the City during ultimate build out conditions is projected to be 6.27 mgd. The Rapid Infiltration/Extraction (RIX) (tertiary treatment) facility, located in the City of Colton, has a maximum daily capacity of 40 mgd and currently process 32 mgd. No new facilities are planned, nor is expansion of existing facilities.

8.8.1 Identified Wastewater Management Issues and Opportunities

Several small areas of the City, not connected to the City's sanitary sewer system, rely on private septic systems. These areas include the southwestern portion of the City, the Peterson Tract (an unincorporated County "island"), and the eastern Sphere of Influence (both north and south of Barton Road. These septic systems have the potential of leaking into the groundwater.

A number of areas in the existing sewer system have been observed to be deficient because they are undersized or structurally compromised. A number of sewer system rehabilitation and relief repairs have been designed but have not yet been constructed as of 2002.

[1] The performance objectives and standards for water storage and distribution relate to the provision of capital facilities. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/ Conservation Element.

8.8.2 Guiding Policy

Ensure a wastewater collection, treatment, and disposal system is available to serve existing and future residences, businesses, institutions, and other uses within the City of Loma Linda.

Implementing Policies

a. Maintain existing levels of wastewater service by preserving and improving infrastructure, including repairing areas known to be deficient because they are undersized or structurally compromised ("hot spots") and replacing mains as necessary.

b. At a minimum, review and update the Master Plan of Sewer Facilities every three years. As part of the design of sewer systems, provide adequate capacity for average and peak conditions.

c. Encourage water conservation as a means of reducing sewage generation.

d. Investigate the use of reclaimed wastewater. Where reclaimed wastewater can be economically delivered, require the installation of dual water system supplies for irrigation purposes and industrial purposes.

e. To avoid the possibility of leakage to the groundwater, existing septic systems should be encouraged where feasible, to connect to the sewer system. New septic systems should only be used where sewer connection is infeasible and for low-intensity uses where they will not have a negative impact on the environment.

f. *Use of alternative infrastructure (e.g., septic systems or water systems) may be permitted in areas where municipal systems feasibly cannot be extended in an economically feasible manner. The cost of either alternative infrastructure or the extension of municipal systems shall be the responsibility of the developer.*

8.8.3 Sanitary Sewer Collection and Treatment Facilities[2]

8.8.3.1 Performance Objective

A wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Loma Linda residents and businesses.

8.8.3.2 Performance Standards

a. Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.

b. Prior to approval of discretionary development projects, require written verification that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows.

8.9 SOLID WASTE MANAGEMENT

The collection of solid waste within the City is contracted to Waste Management of the Inland Empire. Loma Linda University, Loma Linda University Medical Center and the Veterans Hospital maintain their own separate solid waste collection contracts. The City maintains a curbside residential recycling program, which allows residential customers to separate "green waste" and recyclable materials from other solid waste. Medical waste generated by medical facilities affiliated with Loma

[2] The performance objectives and standards for water storage and distribution relate to the provision of capital facilities. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/ Conservation Element.

Linda University and the Veterans Administration Hospital is collected and disposed of apart from the remainder of the City's municipal waste stream.

Upon collection, "green waste" is transported to Inland Empire Composting in Riverside. This facility processes "green waste" (via grinding, chipping or other means) and sells the end product as ground cover, mulch, or soil additives.
Recyclable materials collected in the City are transported to a transfer station in Moreno Valley, where they are consolidated with loads from surrounding municipalities. Upon consolidation, recyclable material is transported to segregation facilities operated by Quality Paper in either Pico Rivera or Carson. These facilities separate aluminum, paper, cardboard, glass, plastics and other materials from the incoming consolidated loads.

Solid waste not diverted to recycling or composting facilities is transported to San Timoteo Solid Waste Disposal Site in Redlands. The County of San Bernardino Solid Waste Management Division operates this facility. The San Timoteo landfill site encompasses 366 acres of which 114 acres are actively utilized for solid waste disposal. The County of San Bernardino Solid Waste Division has stated that based on current permitted disposal rates and capacity, this landfill will reach capacity by May 2016. Adequate room at the San Timoteo landfill is available for further expansion.

8.9.1 Identified Solid Waste Management Issues and Opportunities

Assembly Bill 939 (Integrated Waste Management Act) requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting that best meets the needs of their residents while achieving the diversion requirements of the Act. While major commercial, governmental, and institutional entities have contributed significantly to a reduction in the amount of solid waste generated in the City, (according to the State) Loma Linda has not yet met the 50 percent diversion mandate.

8.9.2 Guiding Policy

Reduce the amount of solid waste requiring disposal at landfills, enhancing the potential for recycling of the City's solid wastes.

Implementing Policies

a. Continue contracting for solid waste collections and recycling.

b. Encourage yard waste collection services for businesses and residents.

c. Work with San Bernardino County Solid Waste Division to ensure capacity at the San Timoteo landfill or alternative site after May 2016.

d. Require provision of attractive, convenient recycling bins and trash enclosures in new multifamily residential and non-residential development.

e. Continue and expand public education programs involving waste reduction, recycling, composting, waste to energy, zero-waste programs, and household hazardous waste.

f. Require builders to incorporate interior and exterior storage areas for recyclables into new commercial, industrial, and public buildings.

g. Continue to follow State regulations by implementing City goals, policies and programs which include source reduction, reuse, recycling, and composting in order to achieve and maintain a 50 percent reduction in solid waste disposal.

h. Continue to participate in the waste-to-energy program.

i. Plan for the transformation or elimination of waste materials that cannot be reduced, recycled, or composted in order to eliminate the need for additional landfill space, save energy, reduce greenhouse gas emissions, reduce air and water pollution, and conserve forests.

j. Foster and support use of discarded products and waste materials to stimulate and drive local economic and workforce development.

8.10 UTILITIES, TELECOMMUNICATIONS, AND CABLE TELEVISION

Utilities and communication systems are necessary to maintain a safe and healthy living environment. Although largely not under the control of the City, desired standards for these services are set forth in this section.

8.10.1 Electricity

The Southern California Edison Company (SCE) provides electrical service in the Planning Area. SCE owns, operates, and maintains both above- and below ground facilities in the Planning Area. Most of SCE's facilities are located in the street right-of-way. An energy sub-station is located near the intersection of Redlands Boulevard and Mountain View Avenue. In addition, there is a utility easement located in the eastern portion of the Planning Area extending from north to south. This utility easement containing energy transmission lines also provides a public trail in some portions. Energy transmission lines extend south from this utility easement into the South Hills and join other lines that run east to west.

8.10.2 Gas

The Southern California Gas Company (SGC) provides natural gas service in the Planning Area. SGC owns, operates and maintains underground gas lines in most of the public streets located throughout the Planning Area. Aside from these high-pressure distribution gas lines, SCG maintains a network of distribution gas lines that extend from these high-pressure lines.

8.10.3 Telecommunications

Verizon provides telephone service in the Planning Area and is a utility regulated by the California Public Utility Commission (PUC). In addition to providing standard phone service to the City of Loma Linda, Verizon offers additional telecommunication services upon consumer request. Verizon is able to provide Digital Subscriber Line (DSL) to the majority of the City. DSL is a service that allows the consumer to have a high-speed computer connection via an additional phone line.

The Loma Linda Connected Community Project (LLCCP) is designed to promote the use of advanced telecommunications in the City. The program will provide Loma Linda businesses and residents with opportunities for voice, data, video, multimedia, home automation systems, environmental control, security, audio, television, sensors, alarms, and intercom. LLCCP is intended to provide a highly evolved system of fiber optic-based network components offering the fastest common denominator of communications infrastructure currently available throughout the City.

The City uses this fiber optic the infrastructure as its communications link for public safety and municipal services. The same infrastructure serves as the pathway for residential and commercial broadband services, developed to be provided on a wholesale basis to various service providers and in a private public partnership run as a utility, by the City.

8.10.4 Cable Television

Cable Television is not legally classified as a “utility” and is not regulated by the California PUC. Regulation of all aspects of cable television is the responsibility of the Federal Communication Commission (FCC). Cable Television service is provided to the City of Loma Linda by Adelphia Communications. Adelphia Communications has been interlinked with the Telecommunication Division equipment for emergency broadcasts. Cable service subscribers in the City of Loma Linda can be provided with standard cable service (analog) or digital cable service. Channel 3 is locally recognized as the community-access channel for the City of Loma Linda.

8.10.5 Identified Utility Issues and Opportunities

High capacity electrical transmission lines through Loma Linda are a defining feature of the community and the land under the lines can become an asset if cooperatively utilized. Currently the transmission lines occupy wide easements throughout the City. Some of these easements are developed with public trails. Completion and continued maintenance of these trails would enhance their recreational use and provide more useable open space for the residents of Loma Linda.

Wireless communication requires the siting of a network of wireless facilities, such as panel antennas and satellite dishes. Potential impacts associated with this equipment include land use compatibility and aesthetics. Many opportunities are available to lessen the impact of these facilities including camouflaging the antennae as trees or incorporating the equipment in existing structures such as the rooftops of three-story buildings.

8.10.6 Guiding Policy

Ensure the provision of adequate communication and utility systems for existing and future residents and the business community.

Implementing Policies

a. Work with Southern California Edison to improve transmission line corridors with attractive, community-serving uses such as ornamental planting and recreational uses, including trails and playing fields.

b. Require all new development projects and building additions exceeding 50 percent (50%) of the original structure that are within a fiber-optic master plan area to participate in the Loma Linda Connected Communities Program.

c. Require new development to underground all utility lines needed to serve future buildings and their occupants, and work with Southern California Edison to underground utilities in existing neighborhoods.

d. Underground existing overhead utility lines throughout the City with available funding.

e. Continue to monitor cable services and encourage competition to ensure the highest quality service consistent with Federal Communications Commission guidelines.

f. Encourage all new development to provide the technology to support multiple telecommunications facilities and providers such as multi-media products, wireless technologies, and satellite communications.

g. Develop appropriate siting regulations for the installation of utilities and telecommunication facilities to minimize potential impacts to the community.

9.0 CONSERVATION AND OPEN SPACE ELEMENT

California planning law requires that every General Plan contain a Conservation Element and an Open Space Element (Government Code, Section 65302 [d] and [e]). The Conservation and Open Space Elements are combined in this General Plan and focus on the preservation and careful use of natural resources within the City. "Natural resources" include biological resources, water resources, air resources, visual resources such as scenic vistas, trees, and hillsides, and open space. Closely linked to natural resources, and also included in the Conservation and Open Space Element, are discussions of cultural resources (fossils, archaeological remains, and historical artifacts and buildings), and agricultural resources. Natural features and resources have shaped both the growth and form of Loma Linda and provide the attractive characteristics of the area. The hillsides at the southerly edge of the City provide a dramatic backdrop for the City and the San Timoteo Creek provides a water feature within the City. A central concern of the General Plan, therefore, is to continue to protect natural resource areas. In concert with this concern is the desire to reduce greenhouse gas emissions that contribute to global warming and increase the use of renewable resources that do not have a negative impact on the earth's climate.

9.1 PURPOSE

Under State Law a Conservation Element shall include "…the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources" (Government Code, Section 65302(d). It is the intent of this element to define and determine how these finite resources are preserved and managed to assure their long-term viability.

The State Legislature has declared that the preservation of open space land, "… is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of lands for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources." California Government Code Section 65560 defines "open space land" as any parcel or area of land or water that is essentially unimproved and devoted to one of the following uses:

- Open space for the preservation of natural resources including areas for the preservation of plant and animal life such as natural habitat areas; rivers, streams, lakes and their banks; and watershed lands.
- Open space used for the managed production of resources including forestlands, rangelands, agricultural lands, areas required for the recharge of groundwater basins, and areas containing major mineral deposits.
- Open space for outdoor recreation including areas of outstanding historic and cultural value; areas devoted to or particularly suitable for park and recreation purposes; areas serving as linkage between major recreation and open space reservations, such as utility corridors, streams and rivers, trails, and scenic highways.
- Open space for public health and safety including areas that require special management or regulation because of hazardous or special conditions, such as fault zones, unstable soil areas, steep slopes, high fire hazard areas, areas required for the protection of water quality and water reservoirs, and floodplains.

9.2 NATURAL AND VISUAL OPEN SPACE RESOURCES

The designation and preservation of open space is a major responsibility of all levels of government and private interests. No standard exists that quantifies the amount or type of open space individual communities should preserve. The provision of adequate open space resources may be achieved by the designation of existing open space areas, the conversion of or redevelopment of urban spaces, or the provision of open space areas in new development. The following open space resources are present within the Planning Area. Open space resources within the Planning Area are depicted in Figure 9.1.

9.2.1 Natural Open Space

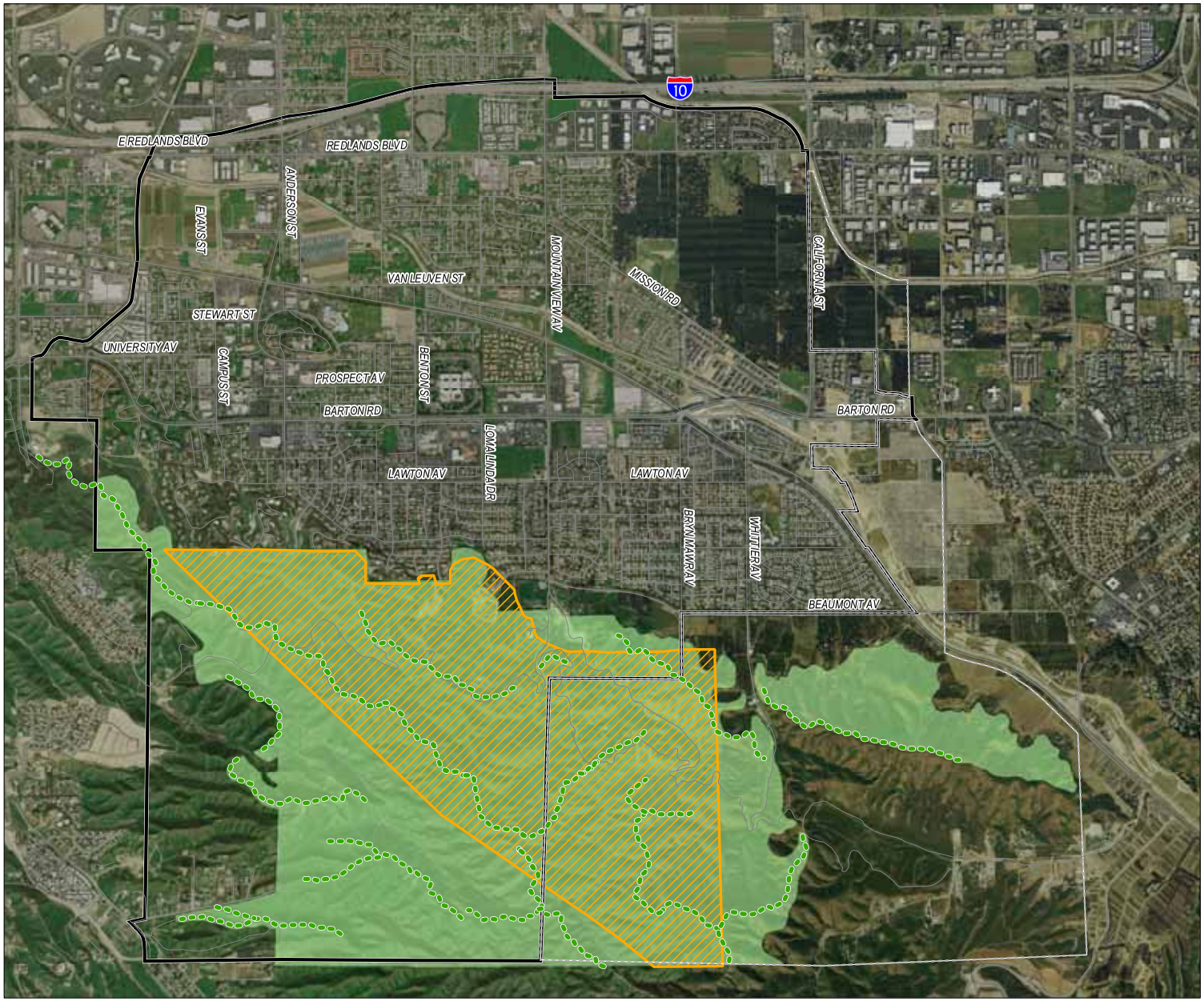
The southerly one-third of the City consists of the rugged, hilly terrain known as the “South Hills.” This area provides a dramatic backdrop for the southerly edge of the City. Because of its natural state, this area represents a significant open space resource for City residents.

9.2.2 Agricultural Lands

Active citrus production presently exists north of Barton Road, east of California Street. Portions of an area between San Timoteo Creek and the Badlands, east of the extension of Benton Avenue, are also still utilized for citrus production. Urbanization within the Planning Area has gradually decreased the amount agricultural land in the Planning Area.

9.2.3 Parks and Open Space

As outlined and summarized in the Public Services and Facilities Element, Sections 8.3 (Educational Facilities) and 8.6 (Park and Recreation Facilities), a number of public schools and parks are located within the City. While school facilities are primarily utilized during daytime hours, joint use of athletic fields, ball courts, or play areas can substantially increase the amount of available usable open space, especially in urbanized areas of the City.



City Boundary

City Sphere of Influence

Targeted Open Space

Hillside Initiative Area

Approximate Locations of Signature Ridgelines

N

0 1,000 2,000

FEET

SOURCE: Basemap AirPhotoUSA 2008

LSA

Figure 9.1

City of Loma Linda General Plan

OPEN SPACE RESOURCES

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Veterans Medical Center open space

9.2.4 Public Facilities

While not generally included in the accepted definition of "open space," the collection of landscaped areas adjacent to public facilities provides a convenient and valuable "open space" asset for residents and workers within the City. Features such as gardens, plazas, fountains, and pedestrian trails provide a buffer between adjacent uses and afford citizens the opportunity to enjoy outdoor activities throughout their workday. Prime examples of such features include the landscaped areas adjacent to the City's Civic Center and Veteran's Hospital.

9.2.5 Utility/Drainage Easements

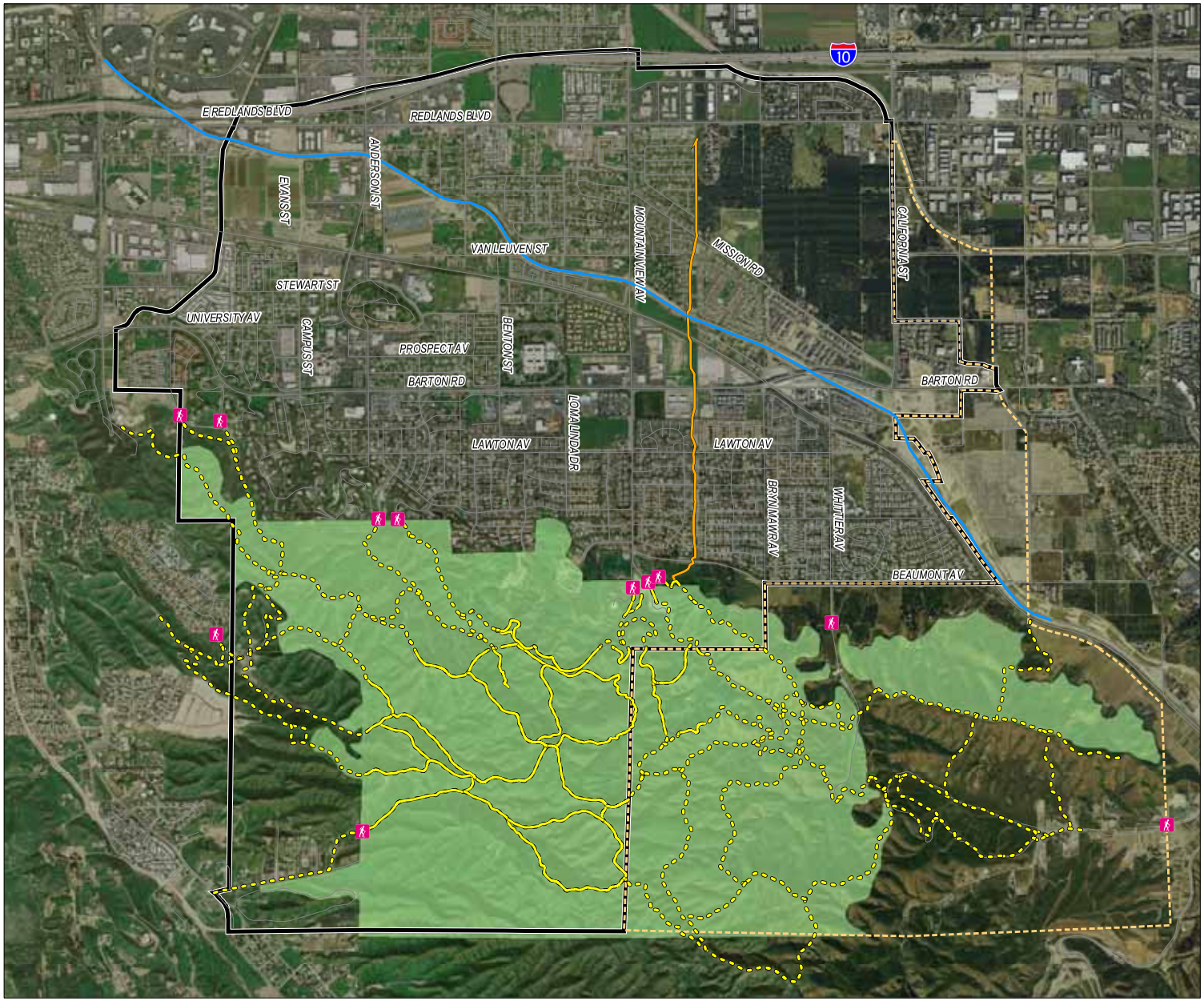
SCE Easement

Because of an increased potential for adverse health and property damage, permitted uses proximate to high-tension power lines and flood control channels are generally restricted. Utility providers manage these areas in a manner which maximizes the health and safety benefits to the general public, ensures the economical and efficient upkeep of essential transmission facilities, and safeguards these valuable assets from unauthorized use or trespass.

A Southern California Edison (SCE) easement runs linearly through the City in a north-south direction approximately 0.5 mile east of Mountain View Avenue and at several locations in the Badlands area. The primary purpose of these easements is to provide for electricity transmission lines. Portions of the easement paralleling Mountain View Avenue have been improved with a trail system, orange groves, and minimal landscaping.

9.2.6 Riding and Hiking Trails

In 1973 the City of Loma Linda adopted a riding and hiking trail plan, which includes the SCE easement and provides access to the Badlands area. The primary use of many of the trail land is for transmission of power, water or access to water sources. A secondary use for this same land is a riding and hiking trail system which when completed would provide a valuable recreational amenity in the City. The riding and hiking trail system shown in Figure 9.2 is designed to tie into trails planned by the County and adjacent cities. Completion of this linked trail system would contribute to the quality of life in the Inland Valley.



City Boundary
Sphere of Influence
Targeted Open Space
Trail Heads
Public Trails
Edison Easement Riding and Hiking Trail
Green Belt / Flood Control
Private Trails

N

0 1,000 2,000 FEET

SOURCE: Basemap - AirPhotoUSA, 2008; Thomas Bros. 2001

LSA

Figure 9.2

City of Loma Linda General Plan

RIDING AND HIKING TRAILS SYSTEM
CONCEPTUAL TRAILS MASTER PLAN

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Natural Hazard – San Timoteo Creek

9.2.7 Hazard Setbacks

This category of open space includes areas that are set aside to distance persons and property from natural hazards (such as floods, or unstable slopes). An important function of open space is to act as a buffer to separate people and property from intermittent or persistent hazards that could cause injury, property damage, or death. In addition, within the Planning Area, there are areas that are maintained as open space because they present significant hazards when used for urban purposes. San Timoteo Creek flows diagonally through the central portion of the City. Open space on either side of the channel, set aside to facilitate channel maintenance and to limit potential flood damage, provides an important open space resource through the central portion of the City. This channel is also a designated section of the concept riding and hiking trial system in the City.

9.2.8 Hillside Areas

The hillside areas of the City of Loma Linda, its planning area, and its sphere of influence are important to the community and shall be preserved in as natural a state as possible consistent with the Hillside Conservations Amendments and the standards set forth in Chapter 2A.

Hillside Preservation Area. *The Hillside Preservation Area is depicted on Exhibit A of Chapter 2A. The boundaries of the Hillside Preservation Areas are described in Exhibit A1 of Chapter 2A.*

The Hillside Conservation Area is described in the Hillside Conservation Ordinance (Ordinance 495) as amended by Ordinance 541, which is codified as Chapter 20.12 of the Loma Linda Municipal Code, and is described in Exhibit B of that Ordinance. The boundaries of the Hillside Conservation Area as depicted on Exhibit A of Chapter 2A are intended to be consistent with Ordinance 541. In the event that any inconsistency should be found, the map set forth as Exhibit A to the Chapter 2A shall control over the map attached to Ordinance 541 as Exhibit A and the legal description attached to Ordinance 541 as Exhibit B.

Expanded Hillside Area. *The Expanded Hillside Area is depicted in Exhibit A of Chapter 2A. The boundaries of the Expanded Hillside Areas are described in Exhibit A1 of Chapter 2A.*

9.2.8.1 Hillside Preservation Area, Hillside Conservation Area, and Expanded Hillside Area Development.

(a) ***Permitted Development.*** *The City shall only allow future development within the Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Conservation Area which:*

i. Protects the areas' natural environment and sensitive environmental features, as well as public health and safety, maximizing the preservation of land in permanent public open space;

ii. Ensures that the design and layout of future hillside development adapts to the natural hillside topography; and

iii. Minimizes the need for and costs of providing infrastructure, utilities, and public services to all hillside areas.

(b) Ridgeline Setbacks. *Development shall be set back from Primary Ridgelines 100 feet horizontally and 100 feet vertically. "Primary Ridgelines" include ridgelines having any of the following characteristics:*

i. Ridges that have a difference in elevation of at least 200 feet from the toe of slope of the valley floor or the toe of slope of any canyon floor;

ii. Ridges which, prior to grading, are visible, or which would be visible but for man-made obstructions such as buildings or houses, from north of Barton Road, Interstate 10, or east of San Timoteo Canyon Road;

iii. Ridges that form a prominent landform in the foreground, a major skyline ridge in the background, or one of the layers of ridges that may be visible in between, or which would be visible but for man-made obstructions such as buildings or houses; or

iv. Ridges that frame major visual access when a person is traveling though the Hillside Preservation Area, the Hillside Conservation Area, or the Expanded Hillside Area and will provide the first view of valley and canyon areas as a traveler emerges from the other side of the ridge.

9.2.8.2 *Preservation of open space and agricultural land areas is a priority in the City of Loma Linda, its planning area, and its sphere of influence, and dedication of open space in perpetuity shall be a requirement for certain development as well as for the City.*

City-owned Land. *The City-owned land in the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area (approximately 850 acres) are designated open space with no development of any type allowable except as provided in Chapter 2A. The City shall not sell, rent, lease, or otherwise confer any right or title to land in the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area to which the City holds title without a vote of the people. The sole exception to this restriction is that the City-owned land southwest of the San Jacinto Fault Line (approximately 350 acres) may be traded for other land inside the Hillside Conservation Area and/or the Hillside Preservation Area and/or the Expanded Hillside Area so long as the land received is preserved and deeded to the City and dedicated as permanent open space and/or conservation area. Land southwest of the San Jacinto Fault Line that is traded by the City may be re-designated for use other than open space after it is traded. Land may be traded only to preserve open space and to reduce densities in other, more highly valued hillside areas, and for no other purposes. The City shall not approve a trade of land unless all of the following conditions are met: (1) Mountain View Avenue shall not connect to future development in the traded land, (2) All roads connecting to future development in traded land shall not extend farther east than Mountain View Avenue, and (3) The only roads which may connect to future development in the traded land are Oakwood Drive or roads connecting to Reche Canyon Road.*

City-owned land in the Hillside Conservation Area, the Hillside Preservation Area, and the Expanded Hillside Area shall be open to public non-commercial recreational uses consistent with the protection of environmental values. Public non-commercial recreational amenities, such as, but not limited to, parks, trails, and tennis courts may be allowed on City-owned land.

9.2.9 Identified Visual and Natural Open Space Issues

The City of Loma Linda's hillside backdrop is highly prized by its residents. The residents passed the Hillside Preservation Initiative in 1993 to preserve the significant natural hillside amenities within the boundaries of the City. Additionally, the City's slogan is based upon the City's unique setting – "A City with a View." Conserving and protecting the hillsides along with the quality and quantity of clean air,

native plant and wildlife species, water resources, and historic resources is a significant ingredient in the well being of the City and its residents. Also as the City becomes more built-out, the pressure to develop the hillsides will increase. Conservation of the hillsides and maximizing the preservation of natural open space are a part of the City's long-range plan for the South Hills area.

Although the City has adopted a Riding and Hiking Trails Plan, guidelines for development and implementation policies for this Plan have not been established.

9.2.10 Policies

Following are the policies related to visual, natural open space, environmentally sensitive areas, and wildlife habitats.

9.2.10.1 Guiding Policy for Visual Resources

Protect views and unique landforms.

Implementing Policies

a. Preserve outstanding natural features, such as the skyline of a prominent hill, rock outcroppings, the San Timoteo Creek Aviary Sanctuary, and native and/or historically significant trees.

b. Provide incentives such as a density bonus for clustering of allowable densities to avoid unnecessary grading for site development.

c. Require new development to be designed to conserve soil and avoid erosion by limiting cut and fill areas and the exporting of soil from the development site.

d. Limit development on ridgelines.

9.2.10.2 Guiding Policy for Open Space

Acquire, preserve and maintain open space and its natural resources for future generations.

Implementing Policies

a. Base open space preservation and acquisition on the evaluation of significant viewsheds and ridgelines, wildlife habitats and fragile ecosystems, significant scientifically, historically, or ecologically unique natural areas, passive recreational areas, and stream or creek environs.

b. Encourage, through open space easements, development rights transfers or acquisition, or other incentives, the long-term maintenance of existing and future open space lands in their natural condition. Encourage acquisition, a land exchange program, or transfer of development rights as a means of placing large unbroken blocks of the South Hills in public ownership to be preserved as open space.

c. To the extent legally possible, require other local, regional, State, or Federal agencies to maintain an adequate inventory of open space lands within Loma Linda.

d. Coordinate through development review, Loma Linda's open space system with adjacent cities, San Bernardino County, the State, and regional and private open space systems in order to connect the systems and share resources.

e. Utilize the resource of national, regional and local conservation organizations, corporations, non-profit associations and benevolent entities to acquire environmentally sensitive land or preservation areas.

f. The San Jacinto Fault Zone area should be preserved as open space through easement dedication during the review process of applicable new developments.

g. Limit culverts or the channeling of creeks to only those situations in which public health and safety are at risk so as to preserve creeks and their natural habitat for open space.

h. Encourage access to open space areas in the design of development adjacent to open space, such as a trail.

i. Continue to require through development standards, the integration of open space and recreational uses and facilities in all multiple-family residential projects.

9.2.10.3 Guiding Policy for Avoidance of Environmentally Sensitive Areas

New development shall be sited so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.

9.2.10.4 Guiding Policy for Development to Respect Wildlife Habitats

Development projects are to be designed to protect habitat values and to preserve significant habitat areas and habitat connections in their natural condition:

Implementing Policies

a. Within habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.

b. Development shall avoid "canyon bottoms," which are defined as the land occurring within 200 feet of either side of a line referred to as a "blue line stream" as designated on a U.S. Geological Survey (USGS) map. Within riparian and wetland areas, the vegetative resources that contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) shall be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources. Development shall not result in a net loss of wetlands.

c. Buffer zones adjacent to areas of preserved biological resources shall be provided. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species that could negatively impact the value of the preserved resource.

9.2.10.5 Guiding Policy for Animal Uses Preserved

Within single-family residential areas, existing entitlements for recreational, equestrian, and animal uses shall be preserved.

9.2.10.~~3~~6 Guiding Policy for Trails

Maximize the benefits of open space through the provision of recreational trails.

Implementing Policies

a. Adopt standards and design guidelines compatible with the County of San Bernardino standards, for the Riding and Hiking Trails Plan. Include an implementation program with the standards and guidelines.

b. Coordinate with public and private entitles to link open spaces with the network of paths and trails to create a system of connecting open space.

c. Work with Southern California Edison to maintain, enhance, and expand the existing trail system on the utility easement within the City. (See Land Use Section 2.2.7.3 for Recreation Implementing Policies).

d. Work with the San Bernardino Flood Control District and other appropriate agencies to establish a trail for bicycling, walking and running alongside the San Timoteo Creek and where appropriate, other channels and creeks bordering and within the City.

9.3 AIR QUALITY

The City of Loma Linda is located in San Bernardino County, an area within the South Coast Air Basin (Basin) that includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality regulation in the Basin is administered by the South Coast Air Quality Management District (SCAQMD), a regional agency created for the Basin.

9.3.1 Climate

The terrain and geographical location determine the Basin's climate. The Basin is a coastal plain with connecting broad valleys and low hills. The Pacific Ocean forms the southwestern boundary, and high mountains surround the rest of the Basin. The region lies in the semi-permanent high-pressure zone of the eastern Pacific. The resulting climate is mild and tempered by cool ocean breezes. This climatological pattern is rarely interrupted. However, periods of extremely hot weather, winter storms, and Santa Ana wind conditions do occur.

The Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude) as a result of the Pacific high. This inversion limits the vertical dispersion of air contaminants, holding them near the ground. As the sun warms the ground and the lower air layer, the temperature of the lower air layer approaches the temperature of the base of the inversion (upper) layer until the inversion layer finally breaks, allowing vertical mixing with the lower layer. This phenomenon is observed in mid-afternoon to late afternoon on hot summer days, when the smog appears to clear up suddenly. Winter inversions frequently break by mid-morning.

Winds in the vicinity of the Planning Area blow predominantly from the east-southeast, with relatively low velocities. Wind speeds in the Planning Area average about 4 mph. Summer wind speeds average slightly higher than winter wind speeds. Low average wind speeds, together with a persistent temperature inversion limit the vertical dispersion of air pollutants throughout the Basin. Strong, dry, north or northeasterly winds, known as Santa Ana winds, occur during the fall and winter months, dispersing air contaminants. The Santa Ana conditions tend to last for several days at a time.

The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations. On days of no inversion or high wind speeds, ambient air pollutant concentrations are the lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino Counties. In the winter, the greatest pollution problems are carbon monoxide and oxides of nitrogen, because of extremely low inversions and air stagnation during the night and early morning hours. In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and oxides of nitrogen to form photochemical smog.

Air pollutants limit visibility

9.3.2 Existing Air Quality

The SCAQMD maintains ambient air quality monitoring stations throughout the Basin. The air quality monitoring station closest to the site with complete air quality data is the San Bernardino station, or SB Central Valley-2 station. The criteria pollutants monitored at this station include carbon monoxide, ozone, Fine Suspended Particulate and Nitrogen Dioxide[1] Sulfur dioxide is not listed or reported because it has not violated Federal or State standards for the past ten years. Carbon monoxide and nitrogen dioxide levels monitored at this station have not exceeded State and Federal standards in the past three years. Ozone concentrations monitored at this station exceeded State standard from 45 to 65 days a year, with an improving trend. The Federal ozone standard was exceeded at this station from 7 to 39 days a year, also showing an improving trend. The State PM_{10} standard was exceeded from 22 to 33 days a year, and the Federal PM_{10} standard was not exceeded in the past three years.

9.3.3 Existing Air Pollution Sources

The City of Loma Linda contains both stationary and mobile sources of air pollutant emissions. The most significant local source of gaseous air emissions is vehicular traffic on I-10 through the northern part of the City and vehicular traffic on arterials within the City. Other important sources include railroad activities and stationary sources associated with local hospitals.

9.3.4 Sensitive Receptors

SCAQMD identifies sensitive receptors as populations that are more susceptible to the effects of air pollution than are the general population. Sensitive receptors located in or near the vicinity of known air emissions sources, including freeways and intersections are of particular concern. Sensitive receptors include the following populations or uses:

- Long-term Health Care Facilities
- Rehabilitation Centers
- Convalescent Centers
- Retirement Homes
- Residences
- Schools
- Playgrounds
- Childcare Centers
- Athletic Facilities

Land use compatibility issues relative to siting of pollution-emitting uses or siting of sensitive receptors must be considered. In the case of schools, state law requires that siting decisions consider the potential for toxic or harmful air emissions in the surrounding area.

Refer to the Loma Linda General Plan Existing Setting document and the Loma Linda General Plan Environmental Impact Report for additional information regarding Air quality.

[1] California Air Resources Board air quality data Web site, 2001.

9.3.5 Identified Air Quality Issues

The most significant local source of gaseous air emissions is vehicular traffic on I-10 through the northern part of the City and vehicular traffic on arterials within the City. Extensive use of personal motorized transportation modes contributes to the region's poor air quality. The home-to-work trip constitutes the majority of these trips taken on an individual basis. Reducing the number of home-to-work vehicle trips would substantially diminish the amount of pollution generated. Land use regulations influence the distribution of housing, employment centers, and other land uses within the community. The widespread distribution of different land use sectors affects individuals traveling to various destinations with the community. A substantial amount of air pollution can be attributed to automobile trips traveling between these locations. Other important sources include railroad activities and stationary sources associated with local hospitals.

9.3.6 Guiding Policy

Minimize air pollutant emissions within the Loma Linda Planning Area so as to assist in achieving State and Federal air quality standards and seek to attain or exceed the more stringent of Federal or State Ambient Air Quality Standards for each measured pollutant.

Implementing Policies

a. Cooperate with and support regional, State and Federal agencies to improve air quality throughout the South Coast Air Basin.

b. Budget for purchase of clean fuel vehicles, including electrical and hybrid vehicles where appropriate, and, if feasible, purchasing natural gas vehicles as diesel-powered vehicles are replaced.

c. Require developers of large residential and non-residential projects to participate in programs and to take measures to improve traffic flow and/or reduce vehicle trips resulting in decreased vehicular emissions. Examples of such efforts may include, but are not limited to the following: development of mixed-use projects, facilitating pedestrian and bicycle transportation, and permitting consolidation of vehicular trips; provision of charging stations for electric vehicles within large employment-generating and retail developments; and contributions for off-site mitigation for transit use.

d. As part of the development review process for non-residential development, require the incorporation of best available technologies to mitigate air quality impacts.

9.4 BIOLOGICAL RESOURCES

This section focuses on sensitive species and plant communities that may potentially occur in the City of Loma Linda and its Sphere of Influence (Planning Area). The sensitive species or plant communities have a defined legal status, rarity, or vulnerability and are of high concern to State and Federal agencies. The majority of the undeveloped portions of the Planning Area consists of coastal sage scrub (considered a sensitive plant community in the California Natural Diversity Database) and agricultural land. Within the Planning Area, critical habitat has been designated for the California gnatcatcher by the California Department of Fish and Game in portions of the coastal sage scrub Critical habitat has been proposed for designation by the California Native Plant Society for the San Bernardino kangaroo rat (SBKR) within portions of the riparian wash habitats.

9.4.1 Land Uses/Vegetation

The land uses within the Planning Area consist primarily of urban and disturbed lands and undeveloped land consisting of several vegetative types, including agricultural lands, non-native

grasslands, coastal sage scrub, ruderal areas, and riparian areas. Urban and disturbed lands exist in the relatively flat northern area of the Planning Area and the potential for any sensitive species to occur in this developed area is very low, except in the area where future development may juxtapose against sensitive habitat. In the Planning Area, orange groves comprise the main agricultural crop, and are located predominantly in the eastern areas. Due to the disturbed nature of agriculture, the groves do not support native vegetation and provide habitat only for common wildlife species that are tolerant of disturbed conditions. Figure 9.3 depicts the land use and vegetation in Loma Linda.

9.4.1.1 Coastal Sage Scrub Community

Coastal sage scrub is considered to be a sensitive plant community by resource agencies such as the California Department of Fish and Game (CDFG) and the United States Forest and Wildlife Service (USFWS) and has the potential to contain numerous sensitive plant and animal species. The coastal sage scrub community is located predominately in the southern hills of the Planning Area and consists of approximately 2,939 acres. This community is highly interspersed with non-native grasslands (described below) and includes sparse patches of the chaparral plant community.

9.4.1.2 Non-native Grasslands

Non-native grasslands are the dominant understory of the coastal sage scrub community described above and often occur in large continuous blocks within the coastal sage scrub community (together with the coastal sage scrub community comprises approximately a total of 2,492 acres). Since this plant community co-occurs with the coastal sage scrub community, a majority of this community is included within designated critical habitat for the California gnatcatcher.

9.4.1.3 Ruderal

Ruderal areas consist of weedy areas that have been previously cleared of brush for agricultural land. Ruderal land (558 acres) is primarily located within agricultural lands in the western portions of the Planning Area, around the San Timoteo Wash, and scattered throughout the developed areas as smaller parcels.

9.4.1.4 Riparian

Twenty-one (21) acres of riparian plant habitat occur along the San Timoteo Wash south of Barton Road. This riparian habitat is within the proposed critical habitat for the SBKR and is discussed in the following section.

9.4.1.5 Oak Woodland

Approximately 3 acres of coast live oak woodland occur within the Planning Area. The oak woodland consists of approximately 35 coast live oaks. This 3-acre habitat is located on a 20-acre parcel, on the south side of Redlands Boulevard, 1,500 feet west of California Street, and is surrounded by agricultural land and development. This stand of oak woodland habitat is isolated from other native habitat and therefore of reduced biological value.

9.4.2 Special Interest Species and Habitats

Legal protection for sensitive species varies widely, from the comprehensive protection extended to listed threatened/endangered species to no legal status at present. The CDFG, USFWS, local agencies, and special interest groups, such as the CNPS, publish watch-lists of declining species. These lists often describe the general nature and perceived severity of the decline. In addition, recently published findings and preliminary results of ongoing research provide a basis for consideration of species that are candidates for State and/or Federal listing. Finally, sensitive species

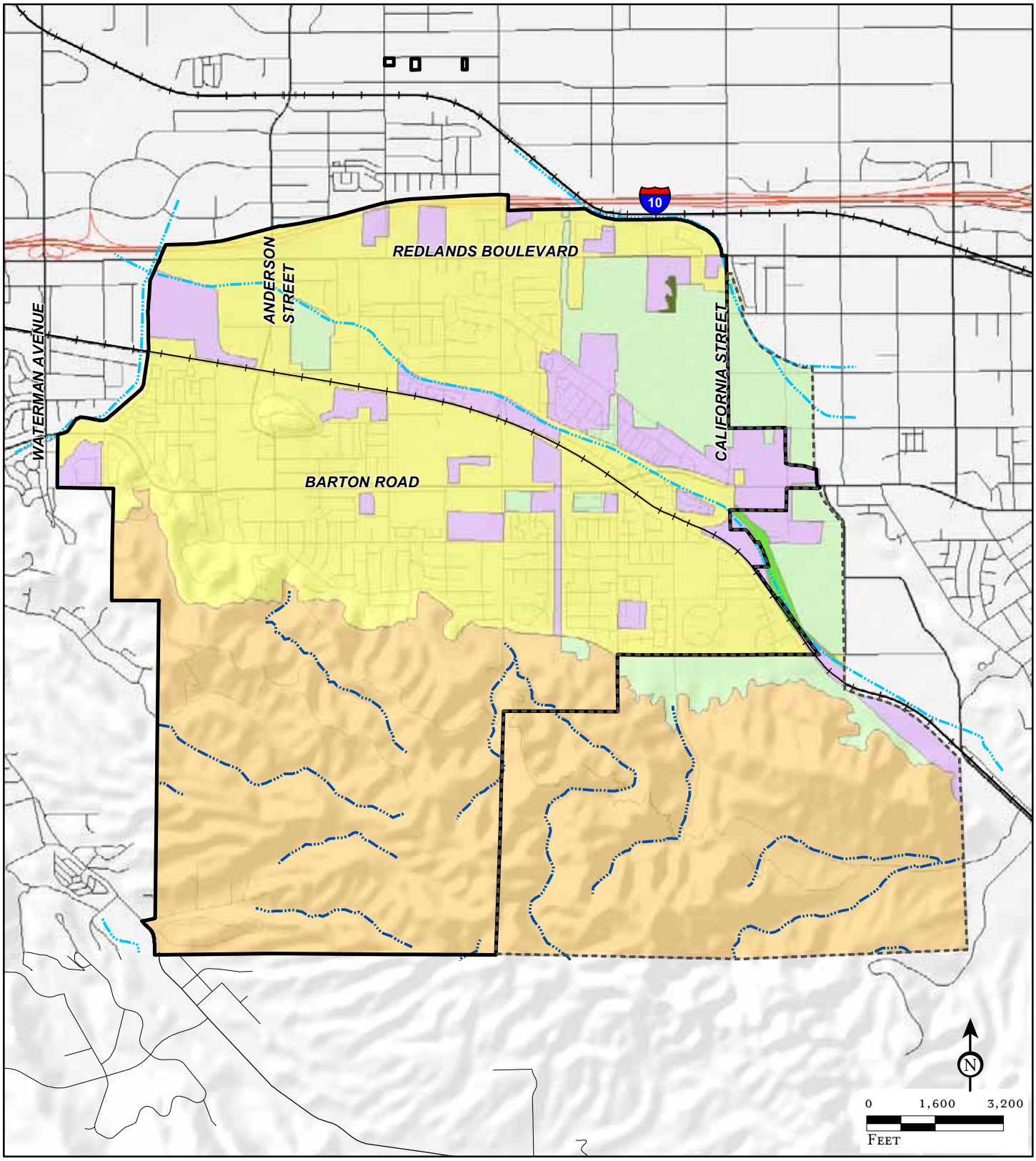

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FIGURE 9.3

LAND USE AND VEGETATION

- OAK WOODLAND
- AGRICULTURAL
- COASTAL SAGE SCRUB/ NON-NATIVE GRASSLANDS
- DEVELOPED
- RIPARIAN
- RUDERAL

JURISDICTIONAL AND INFRASTRUCTURE

- CITY BOUNDARY
- CITY SPHERE OF INFLUENCE
- RAILROAD
- WATER WAYS
- NATURAL WATER WAYS*

*SOURCE: USGS 7.5' Quads: Redlands; Thomas Bros., 2009

City of Loma Linda General Plan

LAND USE AND VEGETATION

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that are clearly not rare or threatened statewide or regionally, but whose local populations are sparse, rapidly dwindling or otherwise unstable, may be considered to be of "local interest."

Twenty-four State and federally listed as threatened or endangered species are identified in the existing watch-lists as potentially present within the Planning Area, although suitable habitat was present for only nine of these species. An additional 35 sensitive species not listed as threatened or endangered are considered potentially present in the Planning Area and of these 35 species, 17 species are considered to have a moderate to high potential for occurrence.

9.4.2.1 Critical Habitat

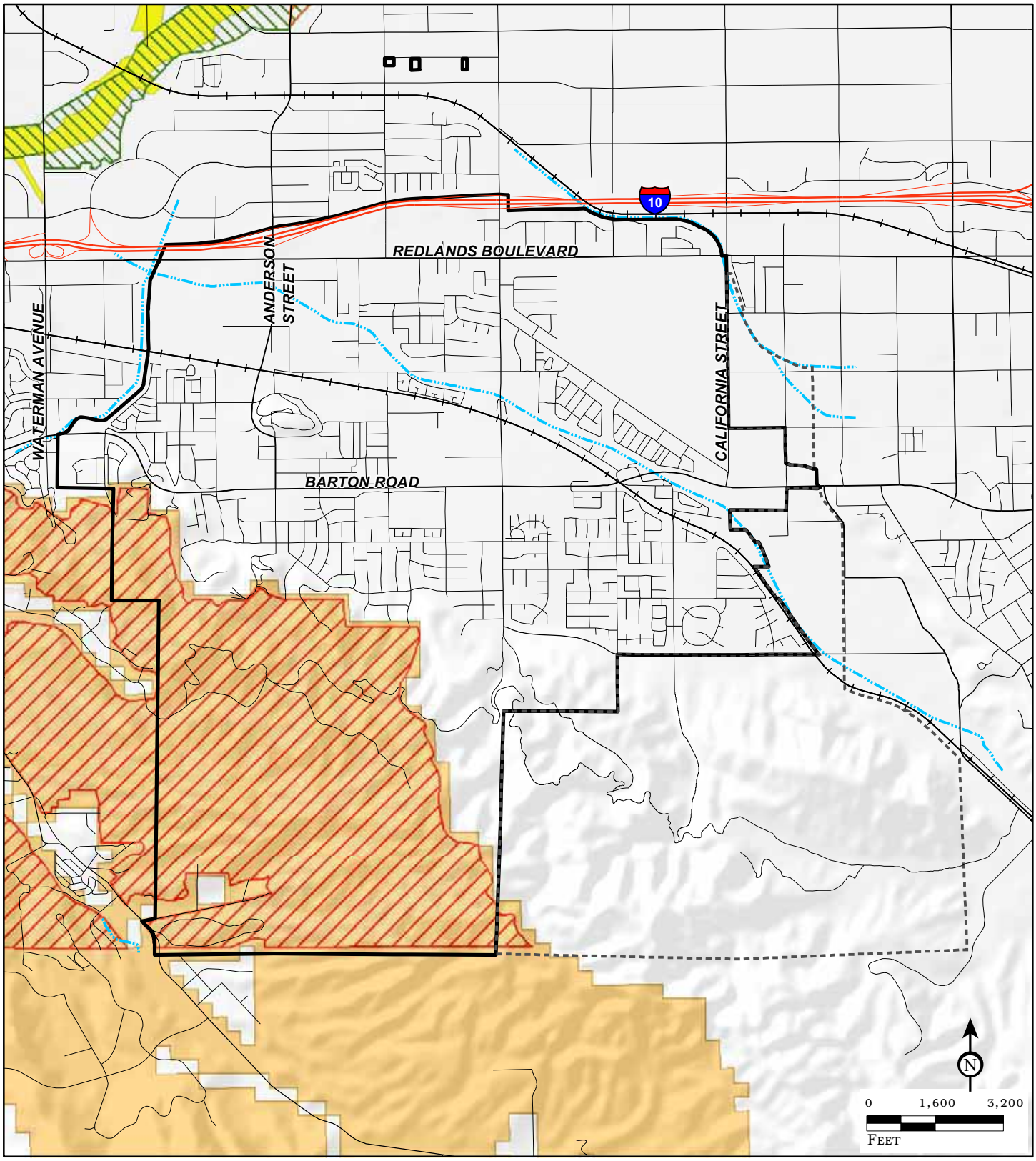
Critical habitat identifies specific areas that are essential to the conservation of a listed species and may require special management considerations or protection (Figure 9.4). The Planning Area includes 1,910 acres that have been designated as critical habitat for the California gnatcatcher (coastal sage scrub habitat/non-native grasslands). However, focused surveys for the California gnatcatcher were conducted on 900 acres in the western portion of the southern hills in 1998. No gnatcatchers were determined to be present. The closest known occurrence for this species (observed in year 2000) is located in the hills in the City of Colton, within one mile southwest of the southwest corner of the Planning Area and contiguous with the southern hills of the Planning Area. Even though the California gnatcatcher was not observed during the focused surveys, it is known to occur in the vicinity of the Planning Area and could occur in the remaining coastal sage scrub habitat of the Planning Area.

Habitat Fragmentation and Wildlife Movement. Habitat fragmentation and wildlife movement is an important issue in assessing habitat values for wildlife. Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas, such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or from one habitat type to another.

The United States Fish and Wildlife Service has designated critical habitat for lands encompassing essential core populations of coastal California gnatcatchers and linkage areas that may require special management considerations or protections. The southern hills are part of an extension of larger undeveloped areas including Blue Mountain and Box Springs Mountain to the southwest and the Badlands and ultimately the San Jacinto Mountains to the southeast. The southern hills connect to a core open space area for Riverside County's Multi-species Habitat Conservation Plan (MSHCP) to the south through Reche Canyon and adjacent hills.

As a part of proposed critical habitat for the San Bernardino Kangaroo Rat (SBKR), San Timoteo Wash provides a wildlife corridor for the SBKR, as well as other riverine associated species. San Timoteo Wash mainly serves as a corridor leading out of the Planning Areas toward the Badlands, as a result of the degraded nature (cement-lined) of the wash downstream.

Wetlands/Jurisdictional Waters. The U.S. Army Corps of Engineers (Corps) regulates discharges of dredged or fill material into *waters of the United States*. These *waters* include *wetlands* and nonwetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. A preliminary evaluation of potential jurisdictional waters was conducted within the limits of the Planning Area. The San Timoteo wash is considered to be regulated waters. Regulated waters include non-wetland waters and wetlands that are regulated by the Corps and the Regional Water Quality Control Board (RWQCB). In addition, large washes within the South Hills may also be considered to be regulated waters.



LSA

FIGURE 9.4

LAND USE AND VEGETATION

- Southwestern Willow Flycatcher, Final 10/19/05
- San Bernardino Kangaroo Rat, final, remanded 4/23/02
- San Bernardino Kangaroo Rat, Proposed 4/16/08
- Coastal Calif Gnatcatcher, proposed 4/24/03
- Coastal California Gnatcatcher, final 12/19/07

JURISDICTIONAL AND INFRASTRUCTURE

- City Boundary
- City Sphere of Influence
- Railroad
- Water Ways

City of Loma Linda General Plan

CRITICAL HABITAT

SOURCE: Federal Registry Critical Habitat, 2002, 2003, 2005, 2007 and 2008; Thomas Bros., 2009

R:\LLD130\GIS\Reports\GenPlan_2008_Oct\fig9-4_CritHab.mxd (10/15/08)

9.4.3 Identified Biological Resources Issues

The biological resources in the City are found mainly on the hillsides and include 2,492 acres of sensitive coastal sage scrub community/non-native grasslands, 21 acres of riparian habitat, and 558 areas of ruderal areas which may contain endangered or sensitive species. In the Planning Area, 1,910 acres are designated critical habitat for the federally threatened coastal California gnatcatcher and 158 acres are proposed as critical habitat for the federally endangered San Bernardino Kangaroo rat.

Development on the hillsides has the potential to alter and eliminate these sensitive habitats and species. The South Hills also provide a wildlife connection to other areas in the County, which could be disrupted with development, as could the wetland areas.

9.4.4 Guiding Policy

Preserve habitats supporting rare and endangered species of plants and animals including wildlife corridors.

Implementing Policies

a. Comply with the Federal policy of no net loss of wetlands through avoidance and clustered development. Where preservation in place is found to be infeasible (such as an unavoidable a road crossing through habitats), require 1) on-site replacement of wetland areas, 2) off-site replacement, or 3) restoration of degraded wetland areas at a minimum ratio of one acre of replacement/restoration for each acre of impacted on-site habitat, such that the value of impacted habitat is replaced.

b. Require appropriate setbacks adjacent to natural streams to provide adequate buffer areas ensuring the projection of biological resources.

c. Preserve, as feasible, the oak woodland areas within the City by requiring development to incorporate the trees into the development design.

d. Through the project approval and design review processes, require new development projects to protect sensitive habitat areas, including, but not limited to, coastal sage scrub, and *native* grasslands. Ensure the preservation in place of habitat areas found to be occupied by state and federally protected species. Where preserved habitat areas occupy areas that would otherwise be graded as part of a development project, facilitate the transfer of allowable density to other, non-sensitive portions of the site.

e. Through development review, retain, as feasible, wildlife corridors in the Planning Area in particular, the San Timoteo Wash area.

9.5 AGRICULTURAL RESOURCES

Agricultural use within Loma Linda has declined in recent years, primarily due to the effects of urban expansion and economic considerations.
Currently there are 861 acres within the City of Loma Linda and its Sphere of Influence under agricultural production, representing 3 percent of total developed acreage in the City. The majority of existing agricultural lands is located in the eastern portion of the City with scattered citrus groves throughout the City.

9.5.1 Identified Agricultural Resources Issues and Opportunities

While the General Plan does not require the long-term retention of agricultural lands, currently productive agricultural land provides open space resources in the eastern and southeastern portions

of the Planning Area. Due to this open space amenity, the agricultural uses should be allowed to remain although not required to continue in the long-term.

One of several citrus groves in Loma Linda

9.5.2 Guiding Policy

Preservation of agricultural land areas is a priority.

Implementing Policies

a. *No commercial uses such as, but not limited to, retail stores, professional or medical buildings, offices, warehouses, construction or manufacturing businesses, and hotels, shall be allowed in the Hillside Preservation Area, the Expanded Hillside Area, or the Hillside Conservation Area shall be allowed, with the exception of commercial animal and agricultural uses such as ranches, stables, grazing, citrus and avocado groves that existed as of the Effective Date of enactment of Chapter 2A. Commercial recreational uses and associated uses may be allowed consistent with the protection of environmental values.*

b. *The City recognizes the desire to maintain citrus and avocado groves and other agricultural uses as a means to provide open space, to provide and maintain a balanced economy, and to maintain green space and vegetation that will consume carbon dioxide and improve air quality. The open space requirement of Chapter 2A may be met by preserving citrus and/or avocado groves or other agricultural uses determined appropriate by the City Council, and assuring ongoing maintenance through a conservation easement or other legal mechanism, provided that the minimum percentage open space requirements of Chapter 2A are met.*

9.6 WATER RESOURCES

The City of Loma Linda is within the Santa Ana River Watershed. This watershed drains the southern portions of the San Bernardino Mountains and the eastern San Gabriel Mountains. Located within the Planning Area are three hydrological groundwater basins/aquifers. Groundwater basins or aquifers can be described as natural underground water storage areas. In addition, several sub-basins also underlie the City of Loma Linda. The Bunker Hill Water Basin is under the northern portion of the City. This water basin underlies most of the San Bernardino Valley extending from the San Bernardino Mountain range to the south hills of Loma Linda. This aquifer supplies the majority of water to the City of Loma Linda. The groundwater basin underlying the southwest portion of the City is the Reche Canyon Basin. The San Timoteo Basin is under the southeast portion of the City.

The Bunker Hill Basin is artificially recharged by surface stream diversions made for groundwater replenishment. Lytle Creek, the Santa Ana River, Mill Creek, Devil Creek, Twin Creek, Waterman Creek, and Sand Creek are used for groundwater recharge. In excess of 1,000,000 acre-feet of Santa Ana River and Mill Creek waters have been recharged to replenish the Bunker Hill Basin. In addition, water has been imported from the State Project Water for replenishment into the Bunker Hill Basin. Since 1972, an excess of 150,000 acre-feet of imported State Project Water has been recharged in the Bunker Hill Basin. The replenishment activities play an extremely important role in managing the Bunker Hill Basin to supply the current and future needs of the Basin, which includes the future needs of the City of Loma Linda.

The City of Loma Linda groundwater is supplied from five wells. They include the Richardson Wells #1, #3, and #4; and Mountain View Wells #3, #4, and #5. All of the City's wells are located in the Bunker Hill Basin. The water that replenishes the Bunker Hill Basin comes from annual rainfall and snow pack from the San Bernardino Mountain range. Due to seasonal variations of rainfall and pumping, water levels have fluctuated and will continue to fluctuate within this basin.

Water quality is not consistent among the basins underling the City. The groundwater basins in the southern portion of the City do not generally consist of good water-bearing deposits and very few wells are known to exist in those areas. The City of Loma Linda completed a drinking water source assessment to protect this water supply and identify potential contamination sources. These assessments were completed at the following locations: Mountain View Well #3, November 1999; Richardson Well #4, February 2000; Mountain View Well #4, May 2000; and Richardson Wells #1 and #3. The City of Loma Linda water supply meets or exceeds all current health and safety standards.

9.6.1 Identified Water Resources Issues

The quantity and quality of the groundwater needs to be maintained and conserved to ensure water for future generations.

9.6.2 Guiding Policy

Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area, and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City.

Implementing Policies

a. *No development project shall be approved which would cause the quality of water delivered to Loma Linda households to fail to meet State and/or Federal water quality standards, or which would cause an increase in residential rates, or which would result in a restriction of water usage, except for those projects exempt under State and/or Federal law.*

b. Develop and encourage the implementation of water conservation programs by residents, employers, students, and service providers.

c. Participate with State and regional agencies to monitor groundwater supplies and take steps to prevent overuse, depletion, and toxicity.

d. Encourage sustainable landscapes or landscapes that require little irrigation through the use of drought-tolerant and native vegetation in new development.

e. Through the development review process require that water supply capacity is available or will be available prior to approval of a development project.

f. Pursue the use of reclaimed water for the irrigation of all appropriate open space facilities and City projects, and encourage existing and new developments to tie to the reclaim water system when available and recommended by the San Bernardino Municipal Water Department (wastewater provider) to reduce demand on municipal water supplies.

g. Through the development review process, encourage water conservation in all new and rehabilitated development through the use of water conserving fixtures in all new residential and commercial development.

h. Require implementation of Best Management Practices to reduce drainage system discharge of non-point source pollutants originating from streets, parking lots, residential areas, businesses, industrial operations, and those open space areas involved with pesticide application.

9.6.1.2 Guiding Policy for Water Efficiency

Maximize water efficiency, water reuse, and the beneficial use of stormwater, including groundwater recharge and water quality improvement.

Implementing Policy

a. Reduce the waste of potable water through efficient technologies, conservation efforts, and design and management practices, and by better matching the source and quality of water to the user's needs.

b. Support efforts to reduce waste and increase reuse through integrated planning of programs and complementary land use and building regulations. Assess and remove barriers to integrated water resource planning.

c. Initiate a Water Conservation Program. Develop model water demand management programs using best practices, including the following:

- Requiring water conservation in new construction;
- Requiring water conservation fixtures;
- Encouraging business rebates; and
- Encouraging plumbing maintenance programs.

d. Require site-appropriate, drought-tolerant low water use landscaping and efficient irrigation systems where appropriate for new development. For parcels adjacent to publicly managed open space, appropriate landscaping will also be non-invasive and have low flammability. Limit the amount of water intensive landscaping, particularly lawn area allowed, in order to reduce the amount of water needed for irrigation.

e. Encourage use of irrigation technologies such as evapo-transpiration systems—where real-time weather data are transmitted to installed controllers to automate water needs—that save water, promote greater plant health, and reduce runoff. Encourage water agencies to conduct irrigation training workshops for homeowners and professionals.

f. Encourage use of on-site rainwater capture, storage, and infiltration for irrigation and other nonpotable uses, and work with appropriate authorities to establish standards for rainwater quality and use. Ensure that catchments do not adversely affect habitat dependent on in-stream flow.

9.7 CULTURAL RESOURCES

The City of Loma Linda planning area includes several known historic sites and areas that may have prehistoric value.

9.7.1 Paleontological Resources

Paleontological resources are recognized as nonrenewable resources significant to our culture, and are afforded protection by Federal, State, and local environmental guidelines. Geologic formations are ranked by their potential to contain significant, nonrenewable paleontologic resources (SNPR). The Loma Linda Planning Area is in the southern San Bernardino Basin, a structural basin that filled

with sediments as a result of activity on the San Andreas and San Jacinto Fault systems. Sedimentary deposition has been taking place in this basin since late Miocene time.

Loma Linda lies on the north-sloping face of a ridge that runs east-west, south of San Timoteo Creek and north of Reche Canyon. The topography of the ridge is highly modified by drainage patterns characteristic of badlands topography, and the area is often referred to as "The Badlands." Geological mapping of the Loma Linda area indicates the presence of four sedimentary units with two of the sedimentary units having a high potential for paleontological resources. Records in the San Bernardino County Museum do not indicate any record of previous paleontological resource assessments in one of these sedimentary units (San Timoteo Formation) and consequently no resource localities have been recorded in or immediately adjacent to the Planning Area.

9.7.2 Historical Resources

Historic resources include sites, structures, or other physical evidence of past human activity greater than 50 years old. Although there are no recorded prehistoric sites within the study area, the Guachama Rancheria is an important historically known Native American property within the Planning Area with a potential for associated prehistoric resources. The Loma Linda Planning Area includes many sites of historic value and the area has been the subject of many historic studies with the latest conducted in 1988. Although a total of 197 historical properties was identified in this study only 22 were evaluated for potential eligibility for listing in the National Register of Historic District Places (NRHP). The balance of the historic buildings (175) was described by street/neighborhood in general terms, but not inventoried or mapped. The City of Loma Linda adopted the Historic Preservation Ordinance in 1992 establishing the Historic Commission. The Commission recommends to the City Council designation of landmarks and preservation districts, reviews permits for alterations to landmarks, and promotes public awareness of historic resources.

Craftsman home in the Mission District

9.7.3 Potential Historical Districts

Four potential Historic Districts were identified in the 1988 historical study and it is likely that additional contributing features along with buildings will be identified upon more in-depth investigation of the potential districts. Historic Districts are areas containing concentrations of improvements with historic interest or value. Preservation of these districts will retain the heritage of the City. The potential districts are listed below.

9.7.3.1 Mission District

The Mission architectural/ historical district extends along both sides of Mission Road between California Street to the east and Pepper Way to the west. The district includes both a potential ethnohistoric archaeological site and numerous standing structures (Table 9.A). The range of resources extends from the late Mission Period (1819) to the early 20th century.

Table 9.A: Mission District Resources

Resource Address/Location	Resource Name
25926 Mission Road	Adobe (moved from San Timoteo Winery)
25949 Mission Road	Craftsman Residence (Van Uffelen Dairy)
26100 Mission Road	Craftsman Residence (Van Leuven Property)
26248 Mission Road	Frink Adobe
26300 Mission Road	Craftsman Residence
26432 Mission Road	Hinckley Ranch
Mission Road and Pepper Way	Guachama Rancheria

9.7.3.2 Campus District

This potential district was identified in association with the growth of the Loma Linda University/ Health Center/Sanitarium and Adventist Health System. This district is important due to the historical, religious, educational, and scientific theme that binds these resources together. Minimally, however, the following resources are identified as potential contributing features:

Nichol Hall at Loma Linda University

- Campus Hill SDA Church
- Main University Campus (1934 Art Deco buildings)
- University Church
- Sanitarium Complex and associated features (Nichol Hall)
- "Old" office buildings on hill of campus (Four original patient cottages)
- Bungalow on hill of campus (11057 Sanitarium Drive)

9.7.3.3 Prospect/Starr District

This district is generally bounded by Prospect Avenue to the north, Hillcrest Street to the east, Barton Road to the south and Anderson Street to the west. Starr Street represents the east-west core of this district, which is almost exclusively residential with a high concentration of housing from the period c.1890 to 1920. The majority of the structures are in good to fair condition, and many are substantially unaltered.

9.7.3.4 Bryn Mawr

Eleven properties on First, Juanita, and Mayberry Streets are remnants of the historic Hispanic community of Bryn Mawr (Table 9.B). This is a candidate for a historic district, as it appears to be the center of local Mexican cultural history within the Planning Area. At the very least, the Bryn Mawr School/Sacred Heart Church warrants special planning consideration as a designated cultural resource.

Table 9.B: Bryn Mawr Historic Properties

Resource Address	Resource Name/Type
26359 First Street	Old Frame Residence
26379 First Street	Residence
26389 First Street	Victorian Cottage
26415 First Street	Residence
26470 First Street	Residence
25931 Juanita Street	Residence
25978 Juanita Street	Residence
25985 Juanita Street	Residence
25995 Juanita Street	Residence
26006 Juanita Street	Residence
26019 Juanita Street	Residence
26271 Mayberry (Old Barton Road)	Bryn Mawr School/Sacred Heart Church

9.7.4 Identified Cultural Resources Issues

Only a small percentage of the Planning Area has been surveyed for prehistoric resources. Although the Planning Area is considered moderately sensitive for such resources, the Guachama Rancheria (Mission Road and Pepper Way) is considered highly sensitive or very likely to contain such resources. The historic cultural landscape of Loma Linda is complex and in general all the potential historic districts should be considered highly sensitive for subsurface cultural deposits. Since the last Architectural/Historical Inventory has accuracy and consistency issues, an update involving at least the informal recordation and mapping of all historic properties listed in this report is recommended.

9.7.5 Guiding Policy

Preserve and protect the City's historic structures and neighborhoods. Identify and preserve the archaeological and paleontological resources in Loma Linda.

Implementing Policies

a. Update the Survey of Historic Properties Inventory of 1988, taking into consideration buildings, neighborhoods, and other features of historic, architectural, or cultural significance.

b. Establish priorities and pursue designating historic districts, following study and recommendation by the Historic Commission to preserve historic areas.

c. Consider pursuing the designation of new historic landmarks.

d. Preserve significant historic structures through review of demolition permits or alterations to such structures by the Historic Commission. Permit adaptive reuse of historic landmark structures for institutional, office, or commercial uses, where improvements to the structure retain the integrity of the historic landmark (see Community Design Element, Section 3.2).

e. Where new development occurs around an historic structure, ensure that the surrounding setting is compatible with the historic structure (see Community Design Element).

f. As a standard condition of approval for new development projects, require that, if cultural or paleontological resources are encountered during grading, alteration of earth materials in the

vicinity of the find be halted until a qualified expert has evaluated the find and recorded identified cultural resources.

9.8 GREENHOUSE GAS REDUCTION

Local agencies, such as the City of Loma Linda, have an important role to play in California's fight against global warming, which has been identified as one of the most serious environmental effects facing the State today. Cities are being encouraged by the State to incorporate sustainable design into projects from the start, addressing global climate change considerations at the earliest feasible time. Through its General Plan, the City of Loma Linda intends to encourage well-designed, sustainable development projects to help move the State away from "business as usual" and toward a low-carbon future.

Assembly Bill (AB) 1493 of 2002 required the California Air Resources Board (CARB) to develop and adopt the nation's first greenhouse gas standards for automobiles. On June 1, 2005, Governor Schwarzenegger signed Executive Order S-3-2005, which calls for a reduction in greenhouse gas emissions to 1990 levels by 2020, and for an 80 percent reduction in GHG emissions by 2050. In addition, Governor Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006 (Health & Safety Code Section 38500 et seq.), in September 2006. AB 32 codified the state's greenhouse gas emissions target by requiring that California's greenhouse gas emissions be reduced to 1990 levels by 2020. In addition, AB 32 directs CARB to make available a list of early action GHG emission reduction measures by June 30, 2007. These measures were updated in October 2007 (CARB, 2007). Regulations to implement these measures are to be adopted before January 1, 2010, and the finalized emissions reduction measures will become operative and enforceable January 1, 2012.

To address the issue of global climate change and reducing carbon emissions requires a brad range of policies and actions. By providing a balance between local employment and housing, the General Plan provides the opportunity for Loma Linda residents and workers to reduce their daily commute, with consequent reductions in air pollutant and carbon emissions. Providing for compact, walkable communities and infill development in areas served by existing infrastructure, utilizes the resources that existing neighborhoods offer, and conserves open space and natural resources.

Building "green" will reduce energy consumption reduce carbon emissions, and is a sound financial choice. Investments in green buildings pay for themselves, according to a new study for 40 California agencies. This study, drawing on national data for 33 green buildings and an in-depth review of several hundred existing studies, found that sustainable buildings are a cost-effective investment. The report concluded that financial benefits of green design are between $50 and $70 per square foot in an LEED building, over 10 times the additional cost associated with building green.

Much of our built environment is now powered by fossil fuels, which create the greenhouse gases that contribute to global warming. Thus, reducing energy consumption and increasing the use of renewable energy sources is a key component of addressing global climate change concerns.

9.8.1~~3~~ Guiding Policy

Minimize greenhouse gas emissions that are reasonably attributable to the City's discretionary land use decisions and internal government operations, with the goal of reducing Loma Linda's greenhouse gas emissions to 1990 levels by 2020.

Implementing Policies

Compact Community Measures

a. Encourage the development of vacant and underutilized parcels consistent with neighborhood character in a way that best adds value to the surrounding area.

b. Facilitate employment opportunities that offer low vehicle use and minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, and home occupations, in addition to implementation of mixed-use development strategies.

c. Encourage patterns of commercial development that support use of public transit, including modifying development regulations to facilitate commercial and/or mixed use projects at sites near transit stops.

Energy Conservation and Air Quality Measures

d. Encourage energy-efficient landscaping for resource conservation by developing guidelines that emphasize proper irrigation techniques and sustainable landscaping (organic fertilizers and pesticides).

e. Consider light-colored surfacing on pavements and rooftops where feasible to reduce heat absorption.

f. As part of the development review process, work with builders to maximize energy conservation benefits in the placement of buildings on a site with regard to sun and natural breezes.

g. Actively support provision of infrastructure needed for alternative fuel vehicles, including fueling and charging stations. Review and consider revising applicable codes applying to refueling and recharging infrastructure to facilitate their inclusion in new development where appropriate.

h. Prohibit the installation of wood-burning fireplaces and other devices in new or renovated homes.

i. Facilitate implementation of renewable technologies through streamlined planning and development rules, codes, processing, and other incentives.

j. Incorporate measures to protect solar access from shading by neighboring structures and trees, thereby facilitating the use of passive or active solar systems.

k. Provide incentives such as expedited processing for facilities that use renewable energy sources. Work with State and Federal agencies to secure tax exemptions, tax rebates, or other financial incentives for such facilities.

l. Preserve and encourage planting trees in neighborhoods to provide shade in summer and reduce heat loss in winter. Successful methods include placing trees to the west and northwest of houses to shade from the hot summer sun and grouping trees to protect them from harsh elements and support their longevity. Trees can reduce air temperatures 5–10° F from shading and evapo-transpiration (water in leaves converting into vapor, cooling the air).

Transportation Measures

m. Promote transit routes and link neighborhoods with transit.

n. Encourage businesses and public agencies to offer telecommuting as a work alternative, and allow corporate satellite work centers near housing concentrations to enable residents who are employees of out-of-city businesses to reduce their commutes.

o. Require new development to incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, and access to transit (where available).

p. Include recycled and energy-conserving materials for road construction and repair, as well as resource-efficient materials, such as rubberized asphalt concrete and pervious pavement, in road repair and construction where it is cost effective and feasible.

q. Work with Omnitrans to provide turnouts for transit stops.

r. Pursue traffic signal timing coordination as a means of improving traffic and reducing vehicle idling times.

s. As appropriate, require new development and redevelopment projects to address the following: bicycle and pedestrian access internally and to other areas; safe access to public transportation and construction of paths that connect with other non-motorized routes; safe road crossings at major intersections for school children and seniors; and secure, weatherproof bicycle storage facilities. Ensure that such facilities will have ongoing maintenance.

t. Support and participate in the development of intermodal transit hubs that expand alternative transportation use.

u. Encourage the use of public transit and alternative modes of transportation through land use designations and zoning which cluster employment centers with a mix of other uses, and project design that incorporates car pool areas, “park and ride” facilities and similar incentives.

v. Ensure that transit systems provide for the storage of bicycles on transit as well as at transit centers.

w. Work with Omnitrans to post current schedules and maps at all transit stops and other key locations, to make real-time arrival information available to riders, and to provide shelters that adequately protect riders from inclement weather.

City Operations Measures

x. Minimize Loma Linda’s contributions to greenhouse gas emissions by shifting to low-carbon and renewable fuels, and employing zero-emission technologies, where feasible in City purchasing and ongoing operations and maintenance activities.

y. Provide incentives for City employees to carpool to work.

z. Incorporate energy efficiency as a key criterion in the City’s procurement process.

10.0 PUBLIC HEALTH AND SAFETY ELEMENT

The Public Health and Safety Element contains provisions that relate to the protection of life, health, and property from natural hazards and man-created hazards. Government Code Section 65302(g) requires the adoption of a Safety Element to protect the public from unreasonable risks associated with natural and man-made hazards. The Element is designed to identify areas where private and public decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, noise, and/or wind. It also considers a man-made threat to the community's well being, the airport influence area. It further serves to inform individuals, firms, and public agencies of the City's policies on the type of land use permitted, how and where to build public facilities, and which type of public services should be provided.

The Public Health and Safety Element is divided in six major sections as follows:

- Geotechnical Hazards;
- Flooding Hazards;
- Slope Failure Hazards;
- Fire Hazards;
- Hazardous Waste and Materials; and
- Emergency Preparedness.

10.1 GEOTECHNICAL HAZARDS

The northern portion of the Planning Area is located within the San Bernardino Valley, which is essentially a sediment-filled basin bounded by the San Andreas Fault on the northeast, the San Jacinto Fault on the southwest, and a series of northeast-trending faults on the southeast. The southern portion of the Planning Area is characterized by hills that have been uplifted and are currently dissected by active drainage, creating the badlands topography from which this terrain received its name.

Soils in the area range from gravelly loam to sandy loam. The soils on the alluvial valley floors and fans are well drained and very deep. The soils in the southern foothills are moderately deep to deep and overlay sandstone and shale on the hills.

Earthquakes in Southern California occur as a result of movement between the Pacific and North American plates. Faults of the San Andreas *system* are used to mark the boundary between the plates, but the deformation, faulting and associated earthquakes occur in a broadly distributed zone that stretches from offshore California to Nevada.

The faults considered most significant, though not necessarily located within the limits of the Planning Area, are detailed in Table 10.A. Other faults exist in the area, but due to their distance from the Planning Area and lower probability of producing a large earthquake, they are considered to present a less significant risk to the City.

Table 10.A: Major Active Faults Affecting the Planning Area

Fault	Distance (Miles)	Direction From Planning Area	Maximum Credible Earthquake (Richter)	Maximum Probable Magnitude (Richter)
San Jacinto	0	---	7.5	6.5 – 7.5
San Andreas	5	NE	8.25	6.8 – 8.0
Cucamonga	13	NW	6.5	6.0 – 7.0
Elsinore	22	SW	7.5	6.5 – 7.5
Newport-Inglewood	48	SW	7.0	6.0 – 7.4

Source: Southern California Earthquake Data Center.

Four faults are located within the limits of the Planning Area. They include the San Jacinto Fault, the Loma Linda Fault, the Banning Fault and the Reche Canyon Fault. The San Jacinto Fault zone crosses the southwest portion of the Planning Area and has been the most historically active fault zone in Southern California. There are numerous offset gullies, linear ridges, and other fault-related features that indicate active faulting along the Claremont branch of the San Jacinto Fault. The Loma Linda Fault has been mapped as crossing the northern portion of the Planning Area. This fault was originally identified from groundwater data and lacks topographic evidence. No evidence of active faulting has been identified. The Live Oak Canyon Fault is a trace of the San Andreas Fault, extending westward from the San Gorgonio Pass. This fault is not generally thought to be active within the Planning Area. The Banning Fault extends through the north eastern quadrant of the Planning Area and also is generally thought to be inactive. The Reche Canyon fault traverses the southwest corner of the Planning Area and is considered a potentially active fault.

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo) was passed in 1972 to mitigate the hazard of surface faulting to structures built for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. This law required the State Geologist to establish regulatory zones (Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps, which are then distributed to affected Cities, Counties, and State agencies for use in planning and/or regulating new or renewed construction in such zones. No habitable structure is permitted across the known trace of any active fault. Setback zones (generally 50 feet on either side of the fault trace) are established for habitable structures. The width and location of any required setback is dependent on the geology a particular site, the characteristics of the fault, and the degree of certainty on the fault's location. The Seismic Hazards Mapping Act of 1990 became law in 1991. The purpose of this Act is to protect public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failures, or other

hazards caused by earthquakes. The 1990 Act is a companion and complement to the Alquist-Priolo. Areas within the Planning Area susceptible to fault rupture hazards are illustrated in Figure 10.1.

The San Jacinto Fault, considered to be active, has been mapped in the southern portion of the Planning Area. An earthquake hazard zone has been established along the trace of this fault. Investigations of the San Jacinto Fault have recommended building setbacks varying from 50 to 100 feet.

The strength of seismic ground shaking at any given site is a function of many factors. Of primary importance is the size of the earthquake, its distance, the paths the waves take as they travel through the earth, the rock or soils underlying the site, and topography (particularly whether a site sits in a valley, or atop a hill). The amount of damage also depends on the size, shape, age, and engineering characteristics of the affected structures. Of the earthquake faults in the Planning Area, only the San Jacinto Fault is considered active and, due to this designation, an earthquake hazard zone has been established along the trace of this fault. The largest earthquake expected in an area under the current tectonic environment is termed to be the maximum credible earthquake (MCE). Using the Richter scale, the MCE for the San Jacinto Fault is 7.5.

Liquefaction occurs primarily in saturated, loose, fine-to-medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly increases pore water pressure, causing the soils to lose strength and behave as liquid. Three groundwater basins underlie portions of the Planning Area and include in the northern (Bunker Hill), southwest (Reche Canyon Basin), and eastern (San Timoteo Basin). Local faults form the boundaries of these underground water reservoirs. There is a moderate to moderately high susceptibility for liquefaction hazards in the northwest portion of the Planning Area and the southern reaches of Reche Canyon. The north-central portion of the Planning Area and a canyon extending into the western portion of the Planning Area from Reche Canyon are moderately susceptible to liquefaction hazards.

10.1.1 Identified Technical Hazard Issues

Geologic and seismic hazards are constraints to development as they place limitations on where structures can be built and how structures should be constructed. Should a large earthquake hit Loma Linda, the primary geologic affects will be surface-ground rupture along the causative fault and intense ground shaking thus causing damage to structure and lifelines with potential wide spread fires and release of toxic substances. Loma Linda, like much of Southern California, is likely to experience a powerful earthquake. Given that one active fault and one potentially active fault run through and adjacent to the City, standards for development need to be carefully regulated to minimize structural damage and loss of life.

10.1.2 Guiding Policy

Minimize the risks of property damage and personal injury resulting from seismic and geologic hazards.

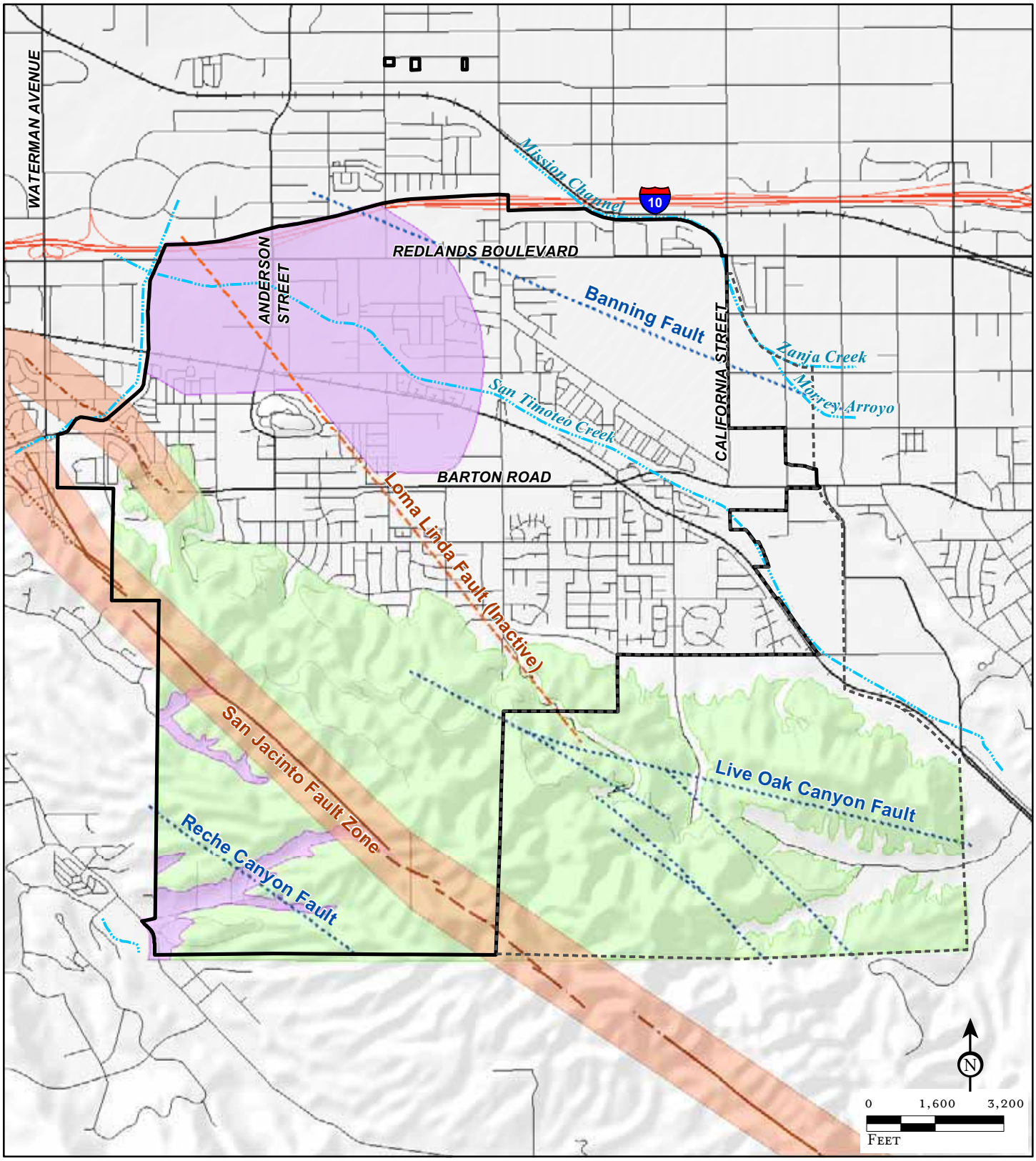


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FIGURE 10.1

Geologic Hazards

- San Jacinto Alquist-Priolo Zone
- Fault, Certain
- Fault, Approximate
- Fault, Concealed
- FAULT LINES
- LOMA LINDA FAULT
- Liquefaction Zones
- Area of Steep and Slope Instability

JURISDICTIONAL AND INFRASTRUCTURE

- City Boundary
- City Sphere of Influence
- Railroad
- Water Ways

SOURCE: Safety Element of the April 1, 1991 General Plan, Rick Engineering Company ; California Geological Survey, 2002; .; Thomas Bros 2009 *Branch Fault Lines are not all named per the USGS Geologic Maps 2003

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City of Loma Linda General Plan

GEOLOGIC HAZARDS

Implementing Policies

a. Limit development to low density in areas near geologic hazards such as the San Jacinto Fault that would create adverse conditions to those inhabiting the area and to the overall community.

b. Enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act.

c. Require geologic and soils reports to be prepared for proposed development sites, and incorporate the findings and recommendations of these studies into project development requirements.

d. Provide information and establish incentives such as free inspections or possibly reduced fees for property owners to rehabilitate existing buildings using construction techniques to protect against seismic hazards particularly in buildings with high occupancy such as churches and other places of assembly.

e. Identify and publicize the geologic and seismic hazards within Loma Linda and advise residents and property owners of appropriate protection measures to reduce or eliminate structural damage.

f. Encourage continued investigation by State agencies of geologic conditions within the Inland Empire to update knowledge of seismic hazards and promote public awareness.

g. Require that engineered slopes be designed to resist seismically induced failure.

h. Require that structures overlying both cut and fill areas within a grading operation be over-excavated to mitigate the potential for seismically induced differential settlement.

i. Require specialized soils reports in areas suspected of having problems with potential liquefaction and areas depicted as liquefaction zones as shown on Figure 10.1 (Geologic Hazards), bearing strength, expansion, settlement, or subsidence, including implementation of the recommendations of these reports into the project development.

j. Work with Southern California Edison, the Southern California Gas Company, pipeline companies, and industrial companies to implement measures to safeguard the public from seismic hazards associated with high voltage transmission lines, caustic and toxic gas and fuel lines, and flammable storage facilities.

10.2 FLOODING HAZARDS

Flooding represents a potential hazard to citizens and property within the Planning Area. Flooding hazards may be considered in two categories: natural flooding and reservoir or water tank failure. While the majority of the area potentially subject to flood hazards is located in the northern portion of the Planning Area, local topography and the presence of a number of large aboveground water storage tanks, increase the potential for flood events in other portions of the Planning Area.

A flooding hazard controlled through a channel

The principal types of flood hazards in the Planning Area include stream flooding, bridge scour, dam inundation and earthquake-induced flooding (seiches). The Planning Area is potentially vulnerable to flooding associated with San Timoteo Creek, Mission Channel, and the Santa Ana River, as well as small-scale floods originating on hillsides in the southern portion of the City. While

not likely to occur in the City, bridge foundations are vulnerable to scouring during a flood. Major roadways that cross over watercourses/channels in the City include Anderson Street and Barton Road (San Timoteo Creek), and Redlands Boulevard (Mission Channel), and Beaumont Avenue (San Timoteo Creek). The northern portion of the Planning Area is within the inundation area of the Seven Oaks Dam, the failure of which while not likely, would impact the City and its Sphere of Influence. The Seven Oaks Dam is a dry dam that serves to decrease peak water flows during spring runoff and rainstorm events. Upon filling, the dam water is “metered out” through a culvert located at the base of the dam. Additionally, canals, levees, and flood control channels may be vulnerable to the earthquake-induced effects of liquefaction, lateral spreading and primary fault rupture. In Loma Linda, an earthquake may cause local flooding by creating seiches (reverberating waves) by damaging water storage facilities or detention basins which are located generally in the southern foothills as shown in Figure 10.2.

The most widely distributed flood map product is the Flood Insurance Rate Map (FIRM). The Federal Emergency Management Agency (FEMA) is mandated by the Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 to evaluate flood hazards and provide FIRMs for local and regional planners to further promote sound land use and floodplain development. Flood risk data presented on FIRMs are based on historic, meteorological, hydrologic, and hydraulic data, as well as open space conditions, flood control works, and development. To prepare a FIRM that illustrates the extent of flood hazards in a flood-prone community, FEMA conducts an engineering study referred to as Flood Insurance Study (FIS). Using information gathered in these studies, FEMA engineers and cartographers delineate Special Flood Hazard Areas (SFHAs) on FIRMs. SFHAs are those areas subject to inundation by a flood that has a one percent or greater chance of being equaled or exceeded during any given year.

The City of Loma Linda participates in the National Flood Insurance Program (NFIP). Consequently, FIRM maps prepared by FEMA to show potential flood zones are available for areas within the City limits. Flood hazard areas and flood control facilities in the City are shown on Figure 10.2. As depicted on FIRM maps, flood hazard areas in the City of Loma Linda are identified in the following manner:

Zone AE. This is one of the seven classifications of areas of special flood hazard areas inundated by the 100-year flood. Within the City of Loma Linda, the AE zone is generally located in the San Timoteo Creek Channel. Base flood elevations have not been determined for this area as it is undergoing channelization.

Zone AO. Areas with this designation have average flood depths of one to three feet. The flooding is usually due to sheet flows on sloping terrain. The area with this designation is located in the sphere of influence around the Mission Channel south of Redlands Boulevard.

Zone A99. Areas so designated are those where the partial completion of a flood control project (e.g., the San Timoteo channelization project) has reduced but not yet eliminated the possibility of flooding in the area. The A99 designation adjacent to the San Timoteo Channel became effective June 27, 2001. In the City of Loma Linda, the A99 zone is generally located between I-10 to the north and the UPRR line to the south, and it extends from California Street on the east to the western boundary of the City. Remapping of this area for flood hazards will occur after the completion of the channelization project.

Zone X (shaded). Identified as the areas of the 500-year flood; areas of the 100-year flood with an average depth of less than one foot or with drainage areas of less than one square mile; and areas protected by levies from the 100-year flood. Within the City, the X zone is primarily restricted to areas at the extreme southern and northern limits of the AE zone. Two areas: one north of Redlands

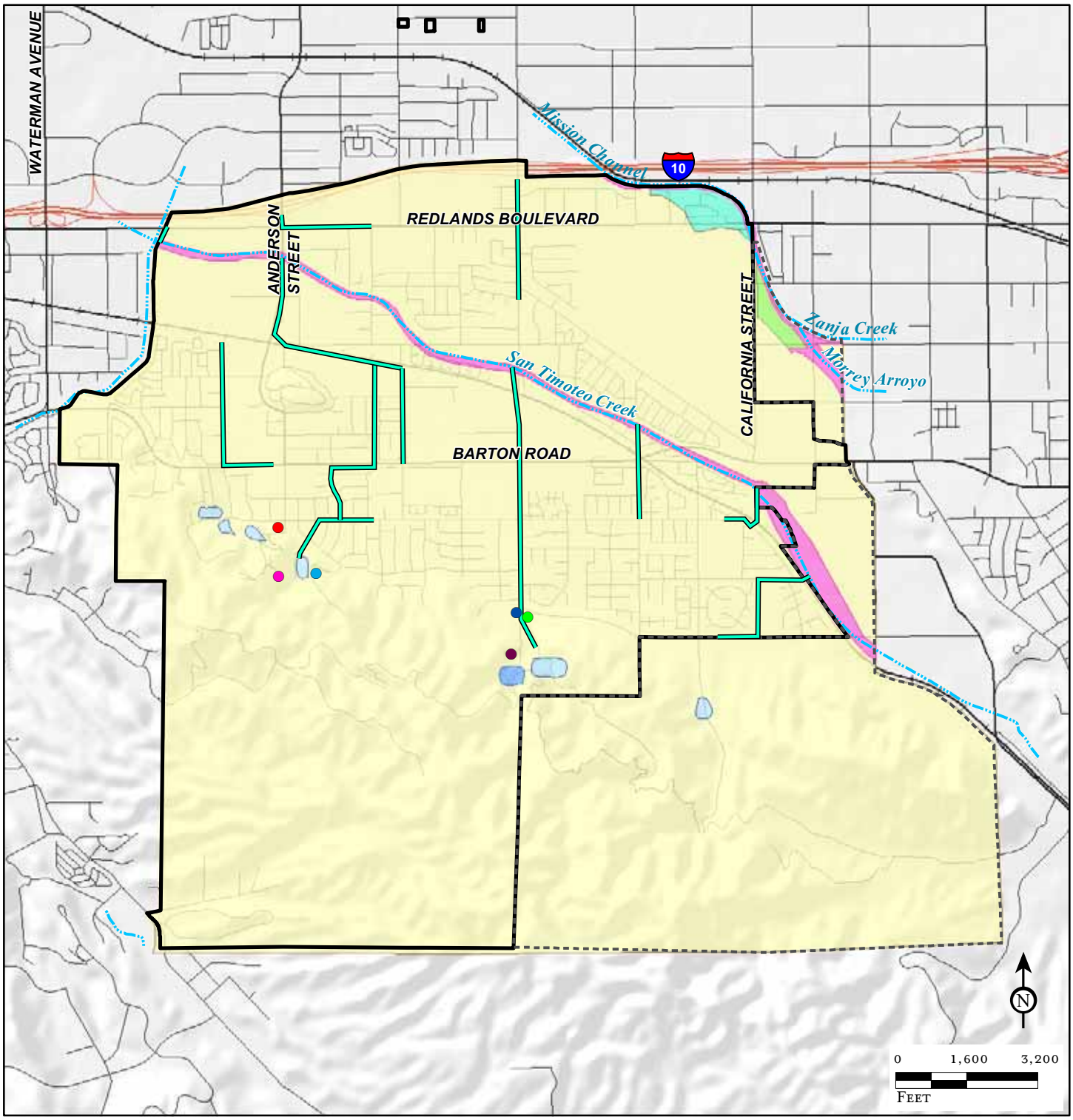

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FIGURE 10.2

Flood Zones*

- Zone A — *No base flood elevations determined, contained within channel*
- Zone AO - *Flood Depths of 1-3 ft*
- Zone X - 100 to 500 yr — *Areas pf 500 yr flood; areas of 100 yr flood with average depths of less than 1 foot*
- Zone X - 500 yr or greater — *Areas determined to be outside the 500 yr floodplain*
- Existing Detention Basin
- Proposed Detention Basin
- Major Storm Drains

Water Tanks

- Water Tank - 3.2MG
- Water Tank - 8.0MG
- Water Tank - 2.0MG
- Water Tank - 0.6MG
- Water Tank - 1.0MG
- Water Tank - 0.1MG

Jurisdictional and Infrastructure

- City Boundary
- City Sphere of Influence
- Railroad
- Water Ways

City of Loma Linda General Plan

FLOOD HAZARD AREAS AND FLOOD CONTROL FACILITIES

*Flood Zone AE is locatied within the confines of the San Timoteo Creek Channel

SOURCE: FEMA DFIRM 2008; Thomas Bros 2009

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Boulevard between California Street and Rhonda Street, and the other, north of the UPRR line at the western City boundary are also located within this zone.

Zone X (unshaded). Areas determined to be outside the 500-year floodplain. All areas of the City not identified within Zones AE or X (unshaded) are included under this designation.

10.2.1 Flood Control Features

The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation. Maintenance on the regional storm drain facilities within the County. Storm drain systems have been constructed throughout the City to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. Because County drainage facilities receive upstream drainage from the City's drainage system, the City storm drain system must be consistent with the County's Master Plan. The City of Loma Linda (along with the City of Redlands) is located within the area addressed in San Bernardino County Comprehensive Storm Drain Master Plan No. 4. Future improvements to the City's storm drain system will follow the improvements outlined in Master Plan No. 4.

10.2.2 Identified Flooding Hazard Issues

Many storm drains and open channels drain into the San Timoteo Creek channel, which is a County facility. Until the Federally funded flood control projects are completed along this channel, the areas north of this channel within the City will remain within the interim flood zone.

The Mission Channel, which flows in an open channel from California Street to the I-10 freeway, is susceptible to flooding in a 100-500 year storm. Improvements to this channel system are necessary to reduce flooding hazards in the area.

10.2.3 Guiding Policy

Protect the community from risks to lives and property created by flooding and stormwater runoff.

Implementing Policies

a. Through the San Bernardino County Flood Control District Citizen's Advisory Committee, continue to make recommendations to the County Board of Supervisors for improvements to the flood control facilities in the City of Loma Linda to reduce the potential of 100 – 500 year floods within the City.

b. In areas where local and sub-regional drainage facilities are not currently provided, require new development to prepare hydrologic studies to assess storm runoff on the local and subregional storm drainage systems and/or creek corridors and incorporate appropriate mitigation in project development.

c. Require new development to provide for the perpetual maintenance of detention basins, if necessary to support the new development.

d. Require new development to incorporate features into drainage plans that would reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storms.

e. Cooperate with the State and Federal agencies to encourage that streams and creeks in the south hills area be left in their natural state in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, and recreation corridors, if technically and

financially feasible. If not, then the loss or modification of a creek stream should be appropriately mitigated.

f. Cooperate with San Bernardino County Flood Control District to reduce hazards caused by local flooding through maintenance and improvements to the area's storm drain system such as the jointly maintained Loma Linda storm drain.

g. Maintain current flood hazard data, and coordinate with the Federal Emergency Management Agency, San Bernardino Flood Control District, U.S. Army Corps of Engineers, and other responsible agencies to coordinate flood hazard analysis and management activities.

10.2.4 Flood Control Facilities

10.2.4.1 Performance Objective

Ensure adequate facilities to protect Loma Linda residents and businesses from damaging flood conditions.

10.2.4.2 Performance Standard

Provide sufficient facilities development to protect structures for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event.

10.3 SLOPE FAILURE HAZARDS

"Slope" is defined as the vertical change in elevation over a given horizontal distance. A 10 percent slope is one that rises 10 feet over a horizontal distance of 100 feet. Hillsides, generally speaking, can be unstable platforms for development. Unless a landslide is already occurring, a steep slope can generally be thought of as existing in a state of equilibrium. When this equilibrium is disturbed, the likelihood of slope failure, soil erosion, silting of lower slopes, and downstream flooding increases.

Slope stability is dependent on rock type, pore water pressure, and slope steepness due to natural or man-made undercutting. Every slope has an angle of repose and slopes less than this angle can resist the pull of gravity and will be at rest. Slopes steeper than this angle will eventually fail. On average, the angle of repose is 35 degrees from horizontal, but varies widely. The looseness or consolidation of the material, planes of weakness and vegetative cover all affect angles of repose.

The southern portion of the City (the Badlands and South Hills) has steep natural slopes, which are susceptible to instability. The general area where slope instability may impact development is in the southern hillside area of the City (see Figure 10.1). The type of instability anticipated in this area includes deep-seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of these mapped landslides appear to be relatively recent (less than 11,000 years). Other deep-seated landslides, smaller in size and not as geomorphically pronounced, are suspected to exist in the steep terrain of the southern portion of the City.

10.3.1 Identified Slope Failure Hazard Issues

As the City grows, potential development will seek to locate in the southern hillsides. As noted, these hillsides are susceptible to instability and careful siting, grading, and building considerations will need to be established to avoid deep-seated landslide areas and to avoid soil erosion, silting of lower slopes, and downstream flooding.

10.3.2 Guiding Policy

Reduce the potential for property damage and personal injury from slope failure hazards and erosion.

Implementing Policies

a. Limit cut and fill slopes to 3:1 (33% slope) throughout the City to maintain slope stability unless an engineering geologist can establish to the City's satisfaction that a steeper slope would not pose undue risk to people and property.

b. Blend cut-and fill slopes with existing contours to avoid high cut slopes and steep embankments which could lead to silting of lower slopes and soil erosion.

c. Require geologic and soils reports as part of the development review process and/or building permit process for development in the affected areas to minimize slope failure.

d. Require erosion-control measures in areas of steep slopes or areas with high erosion problems on all grading plans to reduce soil erosion from wind, grading and construction operations, and stormwater runoff.

10.4 FIRE HAZARDS

Wildfires are a potential hazard to development located in forest and brush areas. Due to a combination of topography, weather, fuel and exacerbated by possible high winds and limited access, portions of the Planning Area are highly susceptible to wildland fire hazards. The City has specified a boundary, signifying the areas at risk of wildland fires which is called the Urban Wildland Interface division line. This division line is identified in Figure 10.3. The greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the city. This area of high fire hazard is the northern terminus of the Badlands locally referred to as the South Hills. In recent years, the South Hills has experienced the following wildfires: 2001, one wildfire; 2000, one wildfire; 1999, two wildfires; and 1998, seven wildfires.

Wildland fire hazard area

Development of residential structures on steep slopes, brush-covered hillsides, or along ridges in the southern portion of the City is an additional source of hazard. The risk of fire damage to structures can be minimized with appropriate spacing of structures, brush clearance, fuel modification zones, building materials, built-in fire protection systems, water availability, access, and adherence to State and local fire codes.

10.4.1 Identified Fire Hazard Issues

The presence of human activities in or near a wildland area dramatically increases the risk of a major fire due to careless smokers, illegal campfires, off-road vehicles, and other related risks. Present wildfire-fighting techniques are designed to control wildland fire where the optimum place, response time, and equipment/resources for control can be chosen. Residential development intrusion into the lower foothills to the south and southwest creates additional problems in controlling a wildland fires due to limited firefighting facilities and lack of direct access to the areas, which lengthens response times.

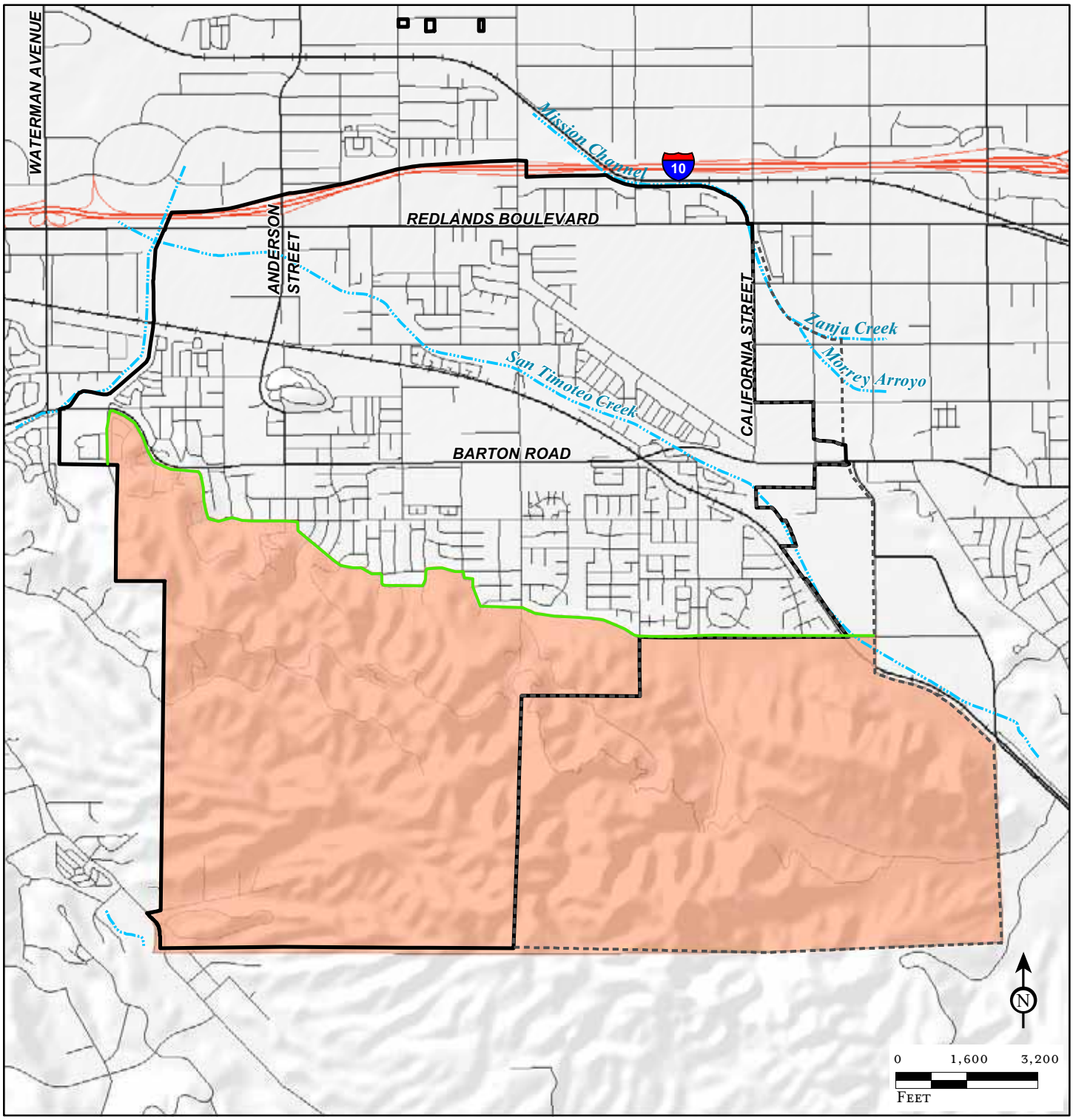

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FIGURE 10.3

Urban Wildland Interface Division Line

Hazardous Fire Area

Jurisdictional and Infrastructure

City Boundary

City Sphere of Influence

Railroad

Water Ways

SOURCE:Thomas Bros 2009

City of Loma Linda General Plan

URBAN WILDLAND INTERFACE DIVISION LINE/HAZARDOUS FIRE AREA

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10.4.2 Guiding Policy

Minimize the threat to persons, property, and the environment resulting from wildfires.

Implementing Policies

a. Require fire protection agency review of all development in high fire risk areas and minimize risks accordingly.

b. Require new development in areas of high wildfire hazard to utilize fire-resistant building materials. As appropriate, require on-site fire suppression systems, including, automatic sprinklers, buffers and fuel breaks, and fire retardant landscaping.

c. Require detailed fire prevention and control measures, including, community firebreaks, for development projects in high fire hazard zones.

d. Require fire sprinklers in all structures greater than 200 square feet.

e. Prohibit single-access neighborhoods in high fire hazard areas. Provide adequate access for fire and other emergency response personnel and vegetation management programs.

10.5 HAZARDOUS WASTE AND MATERIALS

Hazardous materials are commonly used by all segments of our society including manufacturing and service industries, commercial enterprises, agriculture, military bases, hospitals, schools, and households. If improperly handled, stored, or disposed of, these materials can have substantial health and environmental consequences. The term “hazardous materials includes a full spectrum of substances from pre-product materials to waste. Pre-product materials are considered to have value, and are used in, or represent the purpose of the manufacturing process. These materials solvents, paints, acids and other chemicals, which, because they have value, are subject to proper transportation, storage, and use procedures. “Hazardous waste” refers to the valueless by-products of manufacturing processes and other use of materials. Hazardous waste requires proper disposal.

The City of Loma Linda has adopted the County of San Bernardino’s Area Plan for its Hazardous Materials Emergency Response Plan. Individuals within the City’s Fire and Rescue Division are trained to administer the County of San Bernardino Area Plan for a hazardous material emergency response.

Properly identified hazardous material

Based on discussions with the Loma Linda Fire and Rescue Division Hazardous Materials Coordinator, the most common hazardous materials and hazardous waste problems and concerns within the City and its surrounding Sphere of Influence are related to medical waste, transportation accidents, illegal dumping, underground storage tank (UST) leaks, leaking natural gas pipelines, commercial/industrial wastes, agricultural pesticides, and illegal drug laboratories. Proper identification of potential problems associated with the handling, storage, and disposal of hazardous materials will play an increasingly important role in the anticipated residential, commercial, and economic growth of Loma Linda and its Sphere of Influence in the coming years.

10.5.1 Identified Hazardous Waste and Materials Issues

Hazardous materials include a wide range of potentially injurious substance including pesticides, herbicides, toxic metals and chemicals, gases and liquefied gases, explosives and volatile chemicals, biological compounds and organisms, and radioactive substances. The most common hazardous materials incidents in the City of Loma Linda involve gasoline and oil spills resulting from traffic collisions. The potential for uncontrolled release of hazardous materials from vehicular accidents is increased by the location of the I-10 adjacent to the City. Vehicles using this major transportation artery carry a wide variety of hazardous materials.

Illegal dumping of hazardous waste is a region-wide problem that is by no means unique to the City of Loma Linda. As the City of Loma Linda continues to develop, the amount of unimproved land will decrease and therefore less dumping will occur. However, the overall number of hazardous waste sites requiring cleanup as a result of illegal dumping is expected to increase due to the increasing costs of legal disposal and the phased closure of many existing hazardous waste landfills.

Many types of retail stores in Loma Linda also store hazardous materials on their shelves. If an upset such as an earthquake or fire occurs, these materials may be subject to uncontrolled release. Currently there is very little industrial development within the City of Loma Linda. As industrial development occurs in the future, the potential for new sources of hazardous materials exist.

10.5.2 Guiding Policy

Minimize the negative impacts associated with the storage, use, generation, transport, and disposal of hazardous materials.

Implementing Policies

a. Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and collection programs.

b. Support and implement policies contained in the San Bernardino County Hazardous Waste Management Plan that encourages and assist the reduction of hazardous waste from businesses and homes in Loma Linda.

c. Continue a program of regular inspections and monitoring to ensure compliance with local, State, and Federal regulations, in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

d. Carefully review and require appropriate mitigation for pipelines and other channels for hazardous materials.

e. Where applicable, identify and regulate appropriate regional and local routes for transportation of hazardous material and hazardous waste by maintaining formally designated hazardous materials routes away from populated and other sensitive areas and restricting all processors and new large generators to access only along established material carrier routes.

f. Ensure adequate provisions are made for emergency responses to all crises involving hazardous materials by requiring emergency response plans for all hazardous waste processors and large generators be submitted as part of use permit application.

g. Provide educational and technical assistance to all hazardous materials users and waste generators to aid in their source reduction efforts (e.g., substitution of less hazardous products and modification of operation procedures in cooperation with the County).

h. Maintain a “Hazardous Materials” ordinance to define siting criteria to be used for various types of facilities, requirements for application submittal, and required finds for approval.

i. Locate hazardous materials facilities at a sufficient distance from populated areas to reduce potential health and safety impacts by requiring risk assessment studies to determine potential health impacts for all proposed hazardous waste processors and large generators as part of permit application submittals.

10.6 EMERGENCY PREPAREDNESS

The purpose of Emergency Preparedness is to protect the health, safety and welfare of the general public during and after natural, man-made (technological), or attack-related emergencies. Such emergencies include flooding, high winds, earthquakes, other geologic hazards, hazardous material and attack-related incidents, and wildfire. To handle such events effectively requires the coordination of a number of public and private agencies as well as the public safety agencies such as sheriff, fire, public works, ambulance, and health services.

The City of Loma Linda recognizes the importance of emergency preparedness through the design and implementation of the Loma Linda Emergency Operations Plan. This plan is based on the functions and principles of the Standard Emergency Management System (SEMS), which follows the FIRESCOPE Incident Command System (ICS) identifying how the City fits into the overall SEMS structure.

The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. Under SEMS, the City is responsible at two levels, the field response and local government levels. At the field response level, the City and all other agencies use ICS to aid in a standardized emergency response. At the local government level, a designated Emergency Operations Center (EOC) is used as the central location for gathering and disseminating information and coordinating all jurisdictional emergency operations within the area. During disasters, the City of Loma Linda is required to coordinate emergency operations with the San Bernardino County Operational Area and, in some instances, other local governments. Local agencies are a part of a broader Emergency Management Systems, overseen by the State of California’s Southern Region Emergency Operations Center.

10.6.1 Identified Emergency Preparedness Issues

During disasters, the City of Loma Linda is required to coordinate emergency operations with the San Bernardino County Operational Area and, in some instances, other local governments. Local agencies are a part of a broader Emergency Management Systems, overseen by the State of California’s Southern Region Emergency Operations Center.

10.6.2 Guiding Policy

Maintain a level of preparedness to adequately respond to emergency situations and disasters.

Implementing Policies

a. Maintain and update the City’s Emergency Plan, as required by State law.

b. Maintain ongoing emergency response coordination with surrounding jurisdictions.

c. Develop a public awareness program on the nature and extent of natural hazards in the Planning Area, and ways of minimizing disasters.

d. Require all City staff to be adequately trained to respond to emergency situations and conduct regular emergency preparedness drills with local organizations including City and County Fire, Police, Emergency Medical Services, and Public Works.

e. Establish community programs that train volunteers to assist police, fire, and civil defense personnel during and after disasters.

10.7 AIRPORT SAFETY

The San Bernardino International Airport, a commercial airport with an instrument landing system and a 10,000-foot runway, is located 1.5 miles from the northern boundary of the City. Portions of the City fall within the 2-mile radius considered within the airport influence area as shown in Figure 10.4. According to Government Code, Section 65302.3, general plans must be consistent with the Airport Land Use Commission's plan for the area included within their jurisdiction.

10.7.1 Identified Airport Safety Issues

The Airport Land Use Plan for the San Bernardino International Airport has not been adopted and, therefore, compliance with airport land use compatibility policies cannot be determined at this time.

10.7.2 Guiding Policy

Support the San Bernardino Airport Land Use Commission.

Implementing Policies

a. Participate in the development of the Airport Land Use Plan.

b. Upon adoption of the Airport Land Use Plan, adopt an overlay zone for the area which specifies the criteria included in the Plan for the airport influence area.

10.8 Railroad Crossing Hazards

The City of Loma Linda is bisected by two parallel sets of railroad tracks which serve both passenger and freight trains. In addition, a third set of tracks is under construction. Passenger or freight trains use these tracks on a continuous basis with approximately 60 trains passing through Loma Linda daily.

10.8.1 Identified Railroad Safety Issues

The highway-rail grade crossings present a safety hazard when drivers or pedestrians neglect or refuse to obey warning signs and signals.

10.8.2 Guiding Policy

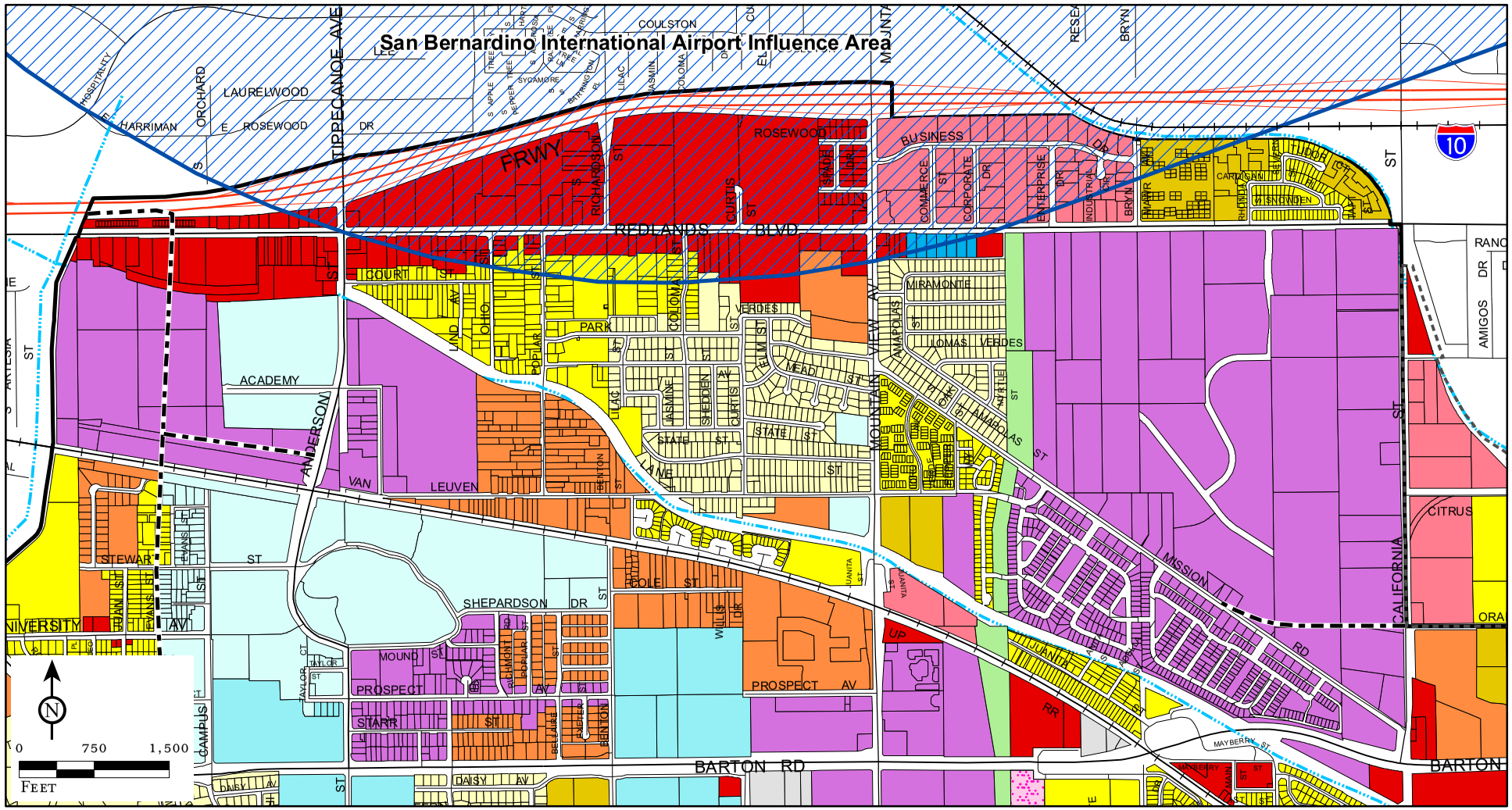
Minimize the threats to drivers and pedestrians at rail-highway crossings

Implementing Policies

a. Work with railroad owners to maintain grade crossing tracks and road surfaces.

b. Assist railroad companies with community education and awareness programs related to railroad safety.

c. Encourage and assist where applicable, the maintenance of warning signs and devices for railroad grade crossings.



LSA

Figure 10.4

Jurisdictional and Infrastructure

- City Boundary
- City Sphere of Influence
- Water Ways
- Proposed Street Alignments
- Rail Road
- Airport Influence Area

Adopted General Plan Land Use

- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- Medium High Density Residential (0 to 13 du/ac)
- High Density Residential (0 to 13 du/ac)
- Commercial
- Business Park
- Office
- Special Planning Area
- Health Care
- Industrial
- City Facilities
- Institutional
- Public Open Space

SOURCE: Airport Influence Area CalTrans Division of Aeronautics, 2003; Thomas Bros, 2009

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City of Loma Linda General Plan

AIRPORT INFLUENCE AREA

11.0 GENERAL PLAN IMPLEMENTATION PROGRAMS

The implementation programs of the Loma Linda General Plan describe the specific actions that the City will take and will require of new developments to implement the City's vision of its future as expressed in General Plan goals, objectives, approaches, and policies. General Plan implementation is organized into three general programs. In addition to the Housing Improvement Program, which is contained in Chapter 5.0, these programs include the following:

- **Follow-up Studies and Actions** identify studies, ordinances, and other activities that need to be undertaken to implement the Loma Linda General Plan.
- The **Intergovernmental Coordination and Community Involvement Program** outlines programs to maintain open lines of communication with outside agencies and members of the community whose activities affect, and are affected by, the City of Loma Linda.
- The **Strategic Planning Program** integrates the General Plan with the ongoing operations of the City of Loma Linda and with the City's budget and capital improvements programs. The Strategic Planning Program also includes provisions to ensure a regular review of the General Plan and implementation efforts, and integrating State requirements for mitigation monitoring under the California Environmental Quality Act.

11.1 FOLLOW-UP STUDIES AND ACTIONS

a. Zoning Ordinance

The update of the Loma Linda General Plan includes a number of modifications to previous General Plan land use designations. As a result of these modifications, not all land uses will have zoning designations consistent with the General Plan. In addition, the General Plan contains provisions calling for modifications of zoning standards.

California Government Code Section 65860 requires that a city's zoning be consistent with the General Plan.[1] However, if a city has undertaken a comprehensive update of its General Plan, case

[1] This requirement extends to general law cities, such as Loma Linda. Exceptions are made for charter cities.

law permits the city a reasonable period of time to change its zoning ordinance (map and text) to achieve consistency with its updated General Plan.

The following implementation programs will be undertaken to create a zoning code that is consistent with the General Plan:

1. Revise the zoning map to reflect the land use categories of the General Plan.
2. Revise the zoning comparison chart to create a matrix defining the zoning classifications that are considered to be consistent with each General Plan designation.
3. Remove zoning classifications which no longer reflect land use designations on the General Plan, e.g., Mobile Home Park and Agricultural Estates.
4. After adoption of the San Bernardino Airport Land Use Plan, adopt an airport overlay zone which specifies the criteria included in the Plan for the airport influence area.
5. Revise the text of the zoning ordinance to reflect the provisions of the adopted General Plan in relation to the following issues:
   - Establish density standards in General Plan for low- and medium-density residential.
   - Modify zoning standards to reflect appropriate locations for churches and schools as set forth in the General Plan Land Use Element.
   - Establish zones and set standards for the South Hills, Business Park, Health Care, City Facilities, and Recreation land use designations which reflect standards set forth in the General Plan.
   - Establish provisions for the transfer of densities in relation to the development of the South Hills and adjacent bench area.
   - Amend Zoning Ordinance Chapter 17.16 (Development Standards) to include design standards for new development established in the Community Design Element of the General Plan.
   - Develop standards for provision of amenities within multi-family development projects.
   - In the hillside zones, require implementation of fire protection measures, such as fire sprinklers and non-combustible roofing for the areas of high fire hazard.
   - Incorporate policies and measures implementing the E Street Locally Preferred Alternative in the zoning ordinance to provide incentives for sensitively designed higher intensity/density transit supportive developments within proximity of E Street Locally Preferred Alternative station(s). Potential incentives may include density bonuses, floor area ratio increases, building height increases, reduced parking requirements with a parking study, and expedited review, as appropriate.

b. Development Review Process

Loma Linda's development review process involves examining proposed development projects for their conformance with City policies set forth in the General Plan, development standards set forth in the zoning ordinance and where applicable, the subdivision ordinance and/or the provisions of a specific plan. This process needs to be refined to include explicit statements of City expectations. These statements should include but are not limited to incentives for clustering of development to avoid unnecessary site grading, conservation of soil, dedication and maintenance of open space, access to open space, integration of open space in planned development, use of alternative modes of transportation and transportation demand management, use of sustainable landscapes with drought-

tolerant and native vegetation, and adherence to community design standards. Early identification of the issues with emphasis on problem solving should be the norm. All community policies should be applied consistently. As part of its development review program, the City will consider the design guidelines prepared by Omnitrans for projects within proximity to E Street Locally Preferred Alternative station(s).

General Plan Consistency Review. New development projects that require discretionary actions by the City will be reviewed for consistency with the provisions of the General Plan, including the General Plan land use and circulation maps and all applicable General Plan goals, objectives, and policies. The City will not approve any development project found to be inconsistent with the provisions of the General Plan.

Zoning Review. The City's zoning ordinance sets forth a description of specific permitted uses and development standards needed to implement the General Plan. All proposed development will be reviewed to ensure that the requirements and standards of the City's zoning ordinance are met.

Subdivision Review. Wherever proposed development requires division of land into separate parcels, such development shall be subject to the provisions of the City's subdivision ordinance. This ordinance sets forth both procedural and substantive requirements for the division of land within the City, implementing both the Loma Linda General Plan and the California Subdivision Map Act. All divisions of land within the City shall be required to meet the provisions of the City's subdivision ordinance and the Map Act.

Environmental Review. The provisions of the California Environmental Quality Act (CEQA) require public agencies to review the potential environmental impacts of discretionary actions they propose to undertake prior to actually undertaking those actions, including review of proposed development projects. The City will maintain review guidelines in accordance with CEQA and State guidelines to implement CEQA. Environmental review of individual projects (public and private) will entail preparation of sufficient technical data to determine consistency with General Plan policies related to the physical environment, including, but not limited to, traffic, noise, air quality, biological and cultural resources, public services and facilities, availability of energy and water resources, visual impacts, and flooding and geotechnical hazards.

As part of the environmental review process, mitigation measures needed to achieve consistency with the provisions of the General Plan will be applied to proposed project.

c. Community Preservation

In order to preserve and protect the City's historic structures and neighborhoods, the City will undertake the following:

- Update the existing Survey of Historic Properties. As part of the process, research and analyze the options for the preservation of the oak woodland area in the City.
- Involve the Historic Preservation Commission in pursuing the designation of historic landmarks and historic districts.
- Develop a Historic Preservation Handbook which details historical preservation guidelines. Include in this Handbook policies for adaptive reuse and preservation of historic structures with new development.
- Complete the review of the Mission Historic Overlay District ordinance.

d. Community Open Space

The City will develop open space preservation and acquisition priorities. With citizen involvement, investigate open space opportunities including the fiscal requirements to acquire and maintain these areas. Include in the study the option of preserving the San Jacinto Fault line area as open space. From the open space study, develop a plan to achieve community open space priorities.

e. Business Promotion

1. Develop a retail and business strategy for attracting and retaining businesses. Undertake a coordinated effort to "sell" Loma Linda as an ideal community in which to do business, stressing its advantages (e.g., highly educated workforce, excellent schools, high-quality residential areas, and available land for development of employment- and sales tax-generating uses).
   - Publicize positive images of Loma Linda through placement of articles in the local and regional media and business and trade journals.
2. Maintain an Economic Development Advisory Committee to advise the City Council regarding economic development, redevelopment, and employment- and sales tax-generation issues and activities.
3. Capitalize on Loma Linda's identity in the healing arts by working with the Loma Linda University Medical Center and the Veterans Hospital Administration to identify health services-related firms and trade organizations that could benefit from locating in Loma Linda. Provide focused marketing materials to those firms and trade organizations.
4. Maintain financial and development review incentives to attract regional and local-serving retail and employment-generating businesses to Loma Linda, ensuring appropriate location of such businesses along Redlands Boulevard, California Avenue, and Barton Road. Periodically survey the business community for evaluation of City services and improvement suggestions.
5. Provide priority for access to economic development resources to (1) existing businesses seeking to expand within Loma Linda, (2) businesses seeking to relocate to Loma Linda from outside of the east San Bernardino Valley area, (3) retention of existing businesses, and (4) businesses seeking to relocate to Loma Linda from within the east San Bernardino Valley area.

f. Parks and Recreation Facilities

As the City grows, the need for more parks and recreational services will also grow. To meet the existing and ongoing recreational needs the City will complete the following actions:

- Complete a recreational needs assessment inventory and update the Parks and Recreation Master Plan. Ensure in this Master Plan that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas. In addition, this Master Plan needs to provide for the distribution of park areas throughout the community, including, to the extent feasible, development of open space linkages between parks.
- Fund City staff positions dedicated to parks and recreation services and programs.
- Continue to maintain a park system consisting of neighborhood and community parks and provide at least 2.5 acres of neighborhood park land and 2.5 acres of community park land per 1,000 population. Develop and maintain a maintenance/management schedule that identifies preventive maintenance, remedial maintenance, and deferred maintenance programs for park land and facilities including all structures, site improvements, and equipment resources.

- Continue to seek funding resources for acquisition, design and construction of public parks, trails, and recreation facilities. Provide incentives for private individuals or businesses to donate land and funds for park development to the City by establishing a means to accept tax-deductible donations.
- Actively pursue the acquisition of land for neighborhood parks in areas currently under-served.
- Seek partnership opportunities with the private sector and with other public agencies to enhance park facilities and provide leisure time activities. Encourage ongoing community input into the management of park facilities and programs through the Parks, Recreation and Beautification Committee.
- Work with Southern California Edison to improve transmission line corridors with attractive, community-serving uses and to upgrade the appearance of the transmissions line corridors in conjunction with an expansion or co-use of the corridor.
- Complete a master trails plan for the south hills area, including identification of proposed trail routes and design standards, mechanisms for trail acquisition, and provisions for ongoing trail maintenance.
- Conduct citizen participation and preference surveys every 5 years to determine and/or adjust recreation needs data.

g. Development within the South Hills

So that the natural character and habitat resources of the South Hills are preserved to the greatest extent feasible, prepare and adopt an ordinance governing development within the South Hills area. The ordinance shall contain a map designating the “primary ridgelines” and “canyon bottoms,” as well as appropriate incentives so as to achieve the clustering of development and dedication of public open space desired in the Growth Management Element. Such policies and standards are intended to be prepared in the form of a Specific Plan.

h. Community Noise Level

The General Plan establishes acceptable noise standards for residential land uses. The existing noise ordinance uses performance standards. Amend the Noise Ordinance to reflect the updated General Plan.

i. Community Design

The Community Design Element contains guidelines and policies to improve the visual character in Loma Linda. To implement these policies, the City will undertake the following actions:

- The City will develop a City Design Manual which sets forth the vision and design parameters for creating attractive and functional new development which reflects the community’s unique character. This design manual will reflect the design guidelines for various types of development including pedestrian-oriented, auto-oriented, “Big-Box,” Hospitality, “convenience,” large office and business park, institutional, industrial, residential, and hillside residential. The manual will serve as a guide for developers and as a “checklist” for staff during site plan review. The manual will include, among other items, the implementing policies in the Community Design Element of the General Plan. Also, the manual will provide basic requirements and incentives for the inclusion of design features in new development to reduce potential for crime. These features could include well-lighted parking areas, open landscaping, limited access into and between buildings, and limited access to rooftops.

- The City will work with LLU, LLUMC and the Veterans Medical Center to develop a way-finding program that provides directional signage, boundary markers, and monument signs for these important institutions within the community.
- The City will develop a priority task list for design improvements that fall within its responsibilities. These design elements include but are not limited to improving the City entry monuments, adding landscaped medians along major corridors, especially along Redlands Boulevard, and enhancing the bridge on Anderson Street over the San Timoteo Creek.
- The City will investigate the opportunity of creating a policy of requiring public art within new developments.

j. Maintain Adequate Municipal Services

On an annual basis, as part of the General Plan review, the City will conduct an assessment of the municipal services and facilitates being provided Loma Linda residents and businesses. This review will include an evaluation of the adequacy of City facilities and equipment; personnel staffing and program needs; and five-year anticipated growth and desired levels of service.

- Assess the short-term and long-term needs of the Department of Public Safety to ascertain how the Fire and Rescue Division should grow to serve Loma Linda adequately.
- Consider adoption of a Fire Protection fee for new development in the South Hills area to assist with fire protection service to the area.
- Annually assess crime prevention and law enforcement programs to evaluate the adequacy of Loma Linda's services, facilities, and personnel needs based on short-term and long-term growth.
- Expand community outreach programs and promote community involvement in crime prevention, including neighborhood watch programs.
- Consider the adoption of Police Service fees for new development.
- Continue collaboration with other jurisdictions in the provision of police service and continue working with Loma Linda University Security in providing police services to the University community.
- Work with Loma Linda University to provide public facilities and services that contribute to the maintenance and long-term success of this institution.
- Annually update the City's Water Master Plan.
- Maintain existing levels of water service by preserving and improving infrastructure, replacing water mains as necessary, and improving water transmission facilities. To ensure long-term good quality water, complete water quality assessments and implement appropriate mitigation activities.
- As a part of the design of water systems, ensure long-term good quality water, complete water assessments, and implement appropriate mitigation activities.
- Annually review and update the Master Plan of Sewer Facilities.
- Maintain existing levels of wastewater service by preserving and improving infrastructure, including repairing "hot spots" and replacing mains as necessary.
- Investigate the use of reclaimed wastewater and encourage water conservation as a means of reducing sewage generation.

k. Monitor New Technologies

The General Plan includes techniques to improve water quality, reduce water consumption and solid waste generation, and conserve energy. However, new technology is continually being developed which expands or improves or knowledge and capabilities in these areas. To ensure that the General Plan implementation programs reflect the most current understanding of the issues, it is essential that new technologies be reviewed annually and that the General Plan implementation programs be updated to incorporate current technologies. As a part of the General Plan annual report, a review of the technological advances in these areas should be included. For example, the General Plan's first year review could include the installation of fiber optic cabling and broadband services in new developments.

l. Maintain Disaster Preparedness

The City will maintain and update on a five-year basis, a Multi-Hazard Functional Plan to coordinate disaster recovery activities within the City of Loma Linda. As a part of this effort, the City will actively solicit the input of local disaster preparedness agencies, including, but not limited to fire, Sheriff and Highway Patrol, American Red Cross, and Emergency Health providers. The City's existing plan will be expanded to address issues of domestic terrorism, including incident prevention and response.

The City will maintain information on emergency and disaster responses on its web site, and at least once a year, provide information on emergency and disaster response in a City citizen mailing.

m. Climate Action Plan

Loma Linda will undertake preparation of a Climate Action Plan to reduce greenhouse gas emissions resulting from the City's discretionary land use actions and internal City operations. The plan will consist of:

- An inventory of known and reasonably discoverable sources of greenhouse gas emissions that currently exist within the City;
- A baseline inventory of the greenhouse gases currently being emitted in the City;
- An estimate of 1990 greenhouse gas emissions within the City;
- A projected inventory of new greenhouse gases that can reasonably be expected to be emitted in 2020 as the result of the City discretionary land use decisions pursuant to its General Plan, as well as new greenhouse gas emissions that will be emitted from the City's internal operations;
- A target for reduction to 1990 levels of greenhouse gas emissions reasonably attributable to the City's discretionary land use decisions and its internal operations; and
- A plan for achieving that target by 2020.

n. Sustainable Community Strategies

Senate Bill 375 requires metropolitan planning organizations to include sustainable communities strategies in their regional transportation plans for the purpose of reducing greenhouse gas emissions, aligns planning for transportation and housing, and creates specified incentives for the implementation of the strategies. San Bernardino Association of Governments (SANBAG) is expected to implement sustainable communities strategies in its next regional transportation plan. The City of Loma Linda, as a SANBAG member agency, will work to implement the SANBAG defined sustainable communities strategies when they are created.

11.2 INTERGOVERNMENTAL COORDINATION AND COMMUNITY INVOLVEMENT PROGRAM

The Intergovernmental Coordination and Community Involvement Program proposes actions that Reflect Loma Linda's commitment to look for appropriate responses to specific issues. For example, some issues, such as traffic, not only affect the City of Loma Linda, but also affect adjacent jurisdictions and the surrounding region. Many public services and facilities issues affecting the City require actions to be taken by or in cooperation with the agencies charged with the provision of specific services within the General Plan study area (e.g., Colton Unified School District and Redlands Unified School District, San Bernardino County Sheriff Department, and San Bernardino County Library System). Many issues cross geographic boundaries, and, therefore, require concerted effort by several governmental entities before they can be resolved. Intergovernmental coordination means actively pursuing regional solutions to regional problems. Loma Linda is committed to working with its neighbors to address these issues.

a. Coordinate Land Use Planning Activities

- Actively pursue reviewing land use planning efforts of adjacent jurisdictions, and provide constructive comments regarding the impacts that such programs will have on the City of Loma Linda.
- Pursue establishment of inter-jurisdictional agreements for the mitigation of development impacts.
- Along with the County of San Bernardino, and the Cities of Colton, Redlands, and San Bernardino, set up an ongoing forum for the discussion of area-wide issues and the resolution of conflicts between the agencies.
- On an annual basis, initiate discussions of issues of mutual interest with local, regional, State, and Federal agencies whose efforts could benefit or impact the City of Loma Linda.

b. Coordinate Transportation Planning and Facilities Funding

The City of Loma Linda will work with Caltrans, SANBAG, and the Cities of Colton, Redlands and San Bernardino to coordinate sub-regional transportation facilities. Coordination efforts will include:

- Updating and providing information to other agencies on the status of development projects and roadway facilities;
- Encouraging and supporting the activities of San Bernardino County and Riverside County and cities to the east and south of Loma Linda to increase employment in their communities and thereby reduce the need for commuters to travel through Loma Linda on their way to the Los Angeles area; and
- Coordinating revisions to the City's circulation and bicycle plans with regional circulation and planning efforts.

c. Coordinate Planning Programs with Public School Districts and Private Educational Institutions

The City will coordinate future development with area school districts by:

- Participating with the school districts in joint land use/facilities planning efforts;
- Establishing a joint task force of City, school district, and development community representatives to identify additional means of funding school construction, if needed, beyond the limits imposed on the City's ability to require payment of development fees as a condition of approval;

- Requesting that the school districts indicate the level of facilities available to serve new development projects requiring discretionary review by the City;
- Coordinating with the school districts in preparation of a Master Plan of Schools which outlines specific sites needed to support build out of the Loma Linda General Plan; and
- Coordinating with the school districts to establish a clear methodology for determining the impacts of development within the City of Loma Linda upon school facilities, including:
  - Student generation ratios for residential development;
  - Methods to determine student generation factors and mitigation responsibilities of commercial, office, and business park uses in a manner that businesses within the City of Loma Linda are only required to pay for the school impacts they create within the City;
  - Potential credits for contributions made from City parks and recreation funding mechanisms to establish joint use school/park facilities; and
  - Establishment of a construction cost index for new school and park facilities and require new development to pay all legally established fees as required by local school districts.
- Cooperating and support joint public/private endeavors with Loma Linda Academy.

In addition, the City will work with area schools to establish curricula in local schools relevant to civic interests. Such curricula could include such issues as:

- Local history, geography, and environmental issues;
- Recycling and reduction of solid waste generation; and
- Fire and crime/gang prevention.

The City will work with Loma Linda University and Loma Linda Academy to create and support joint public/private programs that enhance the community. The City will work with Loma Linda University to provide public facilities and services that contribute to the maintenance and long-term success of this institution.

d. Enhance Community Awareness

The effectiveness of the programs described in the Loma Linda General Plan is dependent on the participation of Loma Linda residents. To ensure that residents are made aware of these programs, the City will publicize local programs and provide a forum for public debate of local issues.

- Continue to use and expand the City's web site to publicize City-sponsored programs such as:
  - Recreational facilities;
  - Community garden events;
  - Flood determination maps; and
  - Disaster preparedness.
- Invite agencies involved in water and energy conservation programs to set up educational displays in City Hall and other community facilities.

e. Involve the Community in the Development Review Process

In order to facilitate citizen participation in the development review process, and to facilitate the public hearing process, the City of Loma Linda will encourage informal meetings between citizen groups and developers on proposed development projects. The purpose of such meetings is to facilitate interaction between the developer and neighborhood interests to provide the developer with the opportunity to inform and obtain feedback from the neighborhood in a relaxed, informal setting.

Although the results of these informal meetings are not binding upon the City, early consultation and discussion between developers and affected citizens can significantly facilitate the development review process by resolving neighborhood and community issues before public hearings begin.

f. Coordinate Planning of Library Services

In order to provide a wide range of library services to serve a growing and varied population, the City will seek State and Federal funds to expand and renovate the existing library facility and services. The City will also seek new ways to support the goal of expanded facilities and services.

g. Medical Institutions and Social Services

Collaborate with schools, businesses, non-profit agencies, religious organizations, law enforcement, and others to expand and develop new programs and services for children and youth. Encourage and support private businesses and public facilities and services that contribute to the medical facilities in the City.

h. Solid Waste

The City will work with the San Bernardino County Solid Waste Division to ensure capacity at the San Timoteo landfill or alternative site after May 2016. In addition, the City will work with the County to continue and expand public education programs involving waste reduction, recycling, and household hazardous waste. The City will also continue involvement in the waste-to-energy program.

i. Utilities and Cable Television

As a part of the site review process, the City will require new development to underground all utility lines needed to serve future buildings and their occupants, and work with Southern California Edison to underground utilities throughout the City with available funding. All new development will be encouraged to provide the technology to support multiple telecommunications facilities and providers. The City will develop regulations which minimize potential impacts to the community of utilities and telecommunication facilities.

11.3 STRATEGIC PLANNING PROGRAMS

a. Annual General Plan Review

California Government Code Section 65400(b) requires the planning agency of each city and county in the State to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." Such a report will be prepared and delivered annually to the Loma Linda City Council.

b. Review of Capital Improvement Plans and their Consistency with the General Plan

Among the statutory responsibilities of California cities and counties is to "annually review the capital improvement program of the City or County and the local public works projects of other local agencies for their consistency with the General Plan..." (Government Code Section 65103(c)). Also, pursuant to State law (Government Code Section 65401), all departments within the City and all other local

government agencies (including the County school districts, and special districts) must submit a list of proposed capital improvement projects to the City. The City is then responsible for reviewing these projects for conformity with the General Plan, and report back to the agency. It is the City's intent to execute these requirements for general plan consistency reporting and review capital improvement plans to the best of its ability. The annual General Plan consistency report process will be used to comply with the provisions of Government Code Sections 65301 and 65401.

c. Maintain an Up-to-Date General Plan

To continue to function as the "constitution" for managing the community's future, the General Plan should reflect current conditions and community values and priorities. Adequate review of the General Plan subsequent to its adoption is an important part of its implementation, permitting it to be adjusted in response to changing conditions, both internal and external, availability of more recent information, changing technologies, and shifting community values.

As a result, State law provides for amending and updating the General Plan. By law, each element of the General Plan may be amended a maximum of four times a year (several changes may be grouped into each amendment, and there is no limit on the number of individual changes any single amendment may consider.). State law also requires that the City's Housing Element be updated every five (5) years. The City will undertake a comprehensive review of its General Plan, and will update the General Plan as needed at five-year intervals, concurrent with updates of the Housing Element.

It is anticipated that the annual General Plan review will result in amendments to the General Plan that are needed to keep the document up to date. In addition, citizens and landowners may apply for General Plan amendments. The City Council and Planning Commission may initiate, or any citizen may apply to amend General Plan text, exhibits, or maps. In order to ensure a compatible and internally consistent general plan document, any proposed change to the plan must be consistent with the criteria and conditions of the balance of the General Plan text, as well as with General Plan maps and exhibits.

General Plan amendment requests will be processed in accordance with State Planning Law, CEQA, and City ordinances. There are two types of General Plan amendments that might be filed, with each type having a different degree of complexity related to its review (Table 11.A).

Table 11.A: Types of General Plan Amendments

Substantive Amendments
Substantive Amendments are any changes to the goals, objectives, or policies set forth within the General Plan, including changes to the General Plan land use or circulation maps. Substantive Amendments are subject to State law limitations on the number of amendments that may be considered within a year. These amendments may be considered by the City on an ongoing basis, and be grouped together, as needed, to form individual amendments for final action by the City.
Technical Corrections
Amendments of this nature are essentially changes to the database and statistics used in preparation of the General Plan, as well as corrections of grammatical and typographical errors that do not change the meaning of policies and actions as adopted. These will be processed on an ongoing basis. Because Technical Revisions are editorial rather than substantive in nature, the City may approve more than four technical revisions for any individual element within a year.

d. How to Interpret the General Plan

Interpretation of the General Plan Land Use Map. In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty.

- Boundaries shown as approximately following lot lines shall be construed to be following such lot lines.
- Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right-of-way.
- Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.
- Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.
- Boundaries shown as following or approximately following high water lines shall be construed to follow the mean high water lines of such lakes, and, in the event of change in the mean high water line, shall be construed as moving with the actual mean high water line.
- Boundaries shown as following or approximately following the centerlines of streams, creeks, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at mean low water, and, in the event of a natural change in the location of such streams, rivers, or other water courses, the zone boundary shall be construed as moving with the channel centerline.
- Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map.
- Symbols that indicate appropriate locations for proposed public facilities are not property-specific. They indicate only the general area within which a specific facility should be established.

Resolution of Competing Objectives. It is the intent of the Loma Linda General Plan to present straightforward goals, objectives, policies, and implementation programs, and to present sufficient information with which to make consistent land use and policy decisions. Despite the requirements of State law requiring internal consistency of the General Plan, the inclusion of goals, objectives, approaches, policies, and implementation programs based on competing community values is inevitable. An example of such a case is the requirement for regular watering of areas being graded, and the desire for water conservation.

Where such competition between competing values results in seemingly incompatible policies or implementation actions, City decision-makers will be required to determine the relative priorities of the values upon which the policies or implementation actions are based, and to act based on that determination.

11.4 ENTITLEMENT PROCESS AND CAPITAL IMPROVEMENTS PROGRAM

11.4.1 Entitlement Process and Capital Improvements Program Objective

To ensure the attainment of public services and facilities standards through the City's development review process, Capital Improvements Program, and a variety of funding mechanisms.

11.4.2 Entitlement Process and Capital Improvements Program Policies

a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.

- The City's adopted performance standards will be maintained following project occupancy; or
- Project-specific mitigation measures or conditions of approval have been incorporated into the project.

b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.

c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.

d. Maintain a Five-Year Capital Improvement Program, designed, in part, to ensure that traffic and other public service performance standards are met and/or maintained, and to address the needs of existing development. Update capital improvement plans as part of the annual budget process.

11.5 REGIONAL COOPERATION

11.5.1 Regional Cooperation Objectives

a. A regional approach to regional issues that recognizes and respects Loma Linda's local interests.

b. Establishment of a system of development review within Loma Linda *and* surrounding communities based on the principle that the impacts of new development must be mitigated or offset by project-related benefits within *each* of the jurisdictions in which the impacts will be experienced.

11.5.2 Regional Cooperation Policies

a. Continue participation in regional transportation planning efforts, including the Contra Costa Transportation Authority, Eastern Contra Costa Transit Authority (Tri-Delta Transit), and TRANSPLAN.

b. As part of the evaluation of individual development projects, address and provide appropriate mitigation for impacts on regional and local transportation facilities.

c. Maintain ongoing communications with agencies whose activities affect and are affected by the activities of the City of Loma Linda (e.g., Cities of Brentwood, Oakley and Pittsburg; Contra Costa County; Loma Linda Unified School District; Contra Costa County Fire Protection District; Delta Diablo Sanitation District). The primary objective of this communication will be to:

(1) Identify opportunities for joint programs to further common interests in a cost-efficient manner;

(2) Assist outside agencies and the City of Loma Linda to understand each other's interests, needs, and concerns; and

(3) Resolve differences in these interests, needs, and concerns between Loma Linda and other agencies in a mutually beneficial manner.

d. Support and promote interjurisdictional programs to integrate and coordinate the land use and circulation plans of area municipalities and the County, and to establish an ongoing interjurisdictional process for reviewing development proposals and mitigating their interjurisdictional impacts based on the principle that it is not appropriate for a jurisdiction, in approving a development project, to *internalize* its benefits and *externalize* its impacts.

e. Continue to refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation.