



CITY OF LOMA LINDA
CITY COUNCIL AGENDA
REGULAR MEETING OF MAY 9, 2023
7:00PM

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

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

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

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

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

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

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

Meetings are accessible to people with disabilities. Every attempt will be made to swiftly address each request. Requests in advance of the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting materials, should contact the City Clerk at larreola@lomalinda-ca.gov or (909) 799-2819.

- A. **Call To Order**
- B. **Roll Call**
- C. **Closed Session/Workshop**
- D. **Invocation and Pledge of Allegiance** – Councilman Jindal (In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief, non-sectarian invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)
- E. **Items To Be Added Or Deleted**
- F. **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)
- G. **Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest
- H. **Scheduled and Related Items**
 - 1. Fee Study Update for the City of Loma Linda establishing the proposed fees and amounts **[Community Development]**
 - a. **Council Bill #R-2023-10** – Adopt a resolution of the Fee Study Update for the City of Loma Linda along with the proposed fees outlined in the study (Attachment A); and
 - b. **Council Bill #R-2023-11** – Adopt an Urgency Resolution of the Fee Study Update for the City of Loma Linda and establish the proposed fees immediately. These fees shall become effective immediately and for 30 days unless extended by the City Council for an additional 30 days.
 - 2. **Public Hearing** - Consideration of the Canyon Ranch Annexation and Subdivision project applications and supporting CEQA documents **[Continued from April 11, 2023]** **[Community Development]**
 - a. **ADOPT** the Mitigated Negative Declaration for Canyon Ranch annexation and subdivision request;
 - b. **ADOPT** the Mitigation Monitoring Reporting Program;
 - c. **ADOPT Council Bill #R-2023-06** a Resolution to approve a General Plan Amendment (GPA No. P21-073) to change the current land use designation of four (4) Commercial designated lots to Low Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area;
 - d. **ADOPT Council Bill #O-2023-01 (First Reading/Set Second Reading for June 13, 2023)** the Ordinance to approve a Zone Change (ZC No. P21-074) to change the current pre-zone of four (4) General Commercial zoned lots to Low Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area; and ;
 - e. **APPROVE** an Annexation Application (ANX No. P21-072) to annex the entire 141-acre Project area into the City of Loma Linda, including service for water and sewer; and
 - f. **APPROVE** Tentative Tract Map 20403 (TTM No. P21-075), a 10.96-acre subdivision for the construction of 37 single-family residential units and one (1) lettered lot, and Tentative Tract Map 20404, a 55.72-acre subdivision for the construction of 89 residential units and two (2) lettered lots. Both maps will include lettered lots for drainage as well as site and infrastructure improvements. The request also includes the

vacation of the extension of Bermudez Street to San Timoteo Canyon Road and will end Bermudez Street as a cul-de-sac; and

- g. **APPROVE** Variance Request No. P23-038, seeking relief from Sections 17.14.100 and 17.14.110 of the Municipal Code, to the block wall at all indicated corner lots to encroach 15' into the street-side setback and be located on the property line, and to allow the vinyl fencing to exceed the reverse corner lot height limit of 5' to 5'-6"

I. Consent Calendar

- 3. Demands Registers
- 4. Minutes – April 11, 2023
- 5. Treasurer's Report – April 2023
- 6. Fire Department's Activity Report – April 2023
- 7. **Council Bill #R-2023-12** - Adopt a Resolution to extend the urgency of Resolution #3169 to establish the Development Impact Fees listed in Appendix G immediately upon its approval to be effective immediately for an additional 30 days. [**Community Development**]
- 8. Approve an amendment to the Agreement to extend the contract for consultant services between the City of Loma Linda and Planning PLUS/P+ in an amount not-to-exceed of \$3,000 (pass through fee) for additional review of a project application within the Planning Area 3-3 of the Groves at Loma Linda Specific Plan [**Community Development**]
- 9. Award contract to Sierra Pacific for the purchase and installation of four (4) street light poles in an amount of \$23,458.00 [**Public Works**]
- 10. Award contract to Golden Bell Products, Inc. for cockroach management services to in an amount of \$13,671.00 [**Public Works**]
- 11. Approve a Supplemental Appropriation in the amount of \$17,900 from General Fund Balance and Award contract to Neuroth Construction to modify shower stall at Fire Station No. 1 in an amount of \$16,243.50 [**Public Works**]
- 12. **Council Bill #R-2023-08** – Adopt a Resolution to approve the 2023-24 Budget for projects funded by for the Road Repair and Accountability Act (SB1) and repealing Resolution No. 3136 [**Public Works**]
- 13. Landscape Maintenance District No. 1 Annual Report – Fiscal Year 2023-2024 [**Public Works**]
 - a. **Council Bill #R-2023-13** – Adopt a Resolution to order preparation of Annual Report
 - b. **Council Bill #R-2023-14** – Adopt a Resolution for preliminary approval of Annual Report
 - c. **Council Bill #R-2023-15** – Adopt a Resolution to set the public hearing for June 13, 2023
- 14. Street Light Benefit Assessment District Annual Report – Fiscal Year 2023-2024 [**Public Works**]
 - a. **Council Bill #R-2023-16** – Adopt a Resolution to order preparation of Annual Report
 - b. **Council Bill #R-2023-17**– Adopt a Resolution for preliminarily approval of Annual Report
 - c. **Council Bill #R-2023-18** – Adopt a Resolution to set the public hearing for June 13, 2023
- 15. Accept as complete and authorize recordation of Notice of Completion for fabrication and installation of a ceramic tile mural at the City Library; Contractor: Michel Angela Petersen [**Public Works**]
- 16. Accept as complete and authorize recordation of Notice of Completion for Pavement Rehabilitation by Re-Play Method at Lawton Ave., Gower St., Saint David St., San Juan Dr., Loma Vista Dr., and Barton Frontage Rd. (CIP 23-113) Contractor: Mike Roquet

Construction Inc. **[Public Works]**

17. Approve purchase and installation of seven (7) Traffic Signal Battery Backup Systems **[Public Works]**

18. Authorize the purchase from LN Curtis for the MSA Evolution 6000 Xtreme Thermal Imaging Camera (TIC) for Medic Truck 252 in an amount not to exceed of \$11,000 **[Fire]**

J. Old Business

K. New Business

19. **Council Bill #R-2023-09** – Adopt a Resolution for the Measure I Five-Year Capital Improvement Plan for FY 2023/24 through FY 2027/28 **[Public Works]**

20. Appoint new Delegates to replace Councilman Rhodes Rigsby's position with the following Agencies:

- a. San Bernardino County Transportation Authority/San Bernardino Associated Governments;
- b. CONFIRE – Board of Directors
- c. Inland Valley Development Agency/San Bernardino

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

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

N. Adjournment

POSTING

I, Lynette Arreola, City Clerk, do hereby certify and declare that on the 3rd day of May, 2023, I caused this agenda to be posted at the following three (3) locations, to-wit:

1. Loma Linda Branch Library, 25581 Barton Road, Loma Linda, California
2. City Council Chambers, 25541 Barton Road, Loma Linda, California
3. U. S. Post Office Annex, Newport Avenue, Loma Linda, California



Lynette Arreola, City Clerk
City of Loma Linda, California

CITY COUNCIL AGENDA PACKET

AGENDA ITEM NOS 1, 3-20

See Separate Packet Attachments

CITY COUNCIL AGENDA PACKET

AGENDA ITEM NO 2



City of Loma Linda Staff Report

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

Date: May 9, 2023

To: Honorable Mayor and City Councilmembers

Via: T. Jarb Thaipejr, City Manager/Public Works Director

From: Lorena Matarrita, Community Development Director

Subject: Continuation from April 11, 2023; consideration of the Canyon Ranch Annexation and Subdivision project applications and supporting CEQA documents.

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

- 1) **Adopt** the Mitigated Negative Declaration for the Canyon Ranch annexation and subdivision request; and
- 2) **Adopt** the Mitigation Monitoring Reporting Program; and
- 3) **Adopt** Council Bill #R-2023-06, a resolution to approve a General Plan Amendment (GPA No. P21-073) to change the current land use designation of four Commercial designated lots to Low Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area; and
- 4) **Adopt** Council Bill #O-2023-01, an ordinance to approve a Zone Change (ZC No. P21-074) to change the current pre-zone of four General Commercial zoned lots to Low Density Residential (R-1, 0 to 4 du/ac) lots within the 141-acre annexation area; and
- 3) **Approve** an Annexation Application No. P21-072 to annex the entire 141-acre Project area into the City of Loma Linda, including service for water and sewer; and
- 4) **Approve** Tentative Tract Map 20403 (TTM No. P21-075), a 10.96-acre subdivision for the construction of 37 single-family residential units and one lettered lot, and Tentative Tract Map 20404, a 55.72-acre subdivision for the construction of 89 residential units and two lettered lots. Both maps will include lettered lots for drainage as well as site and infrastructure improvements. The request also includes the vacation of the extension of Bermudez Street to San Timoteo Canyon Road and will end Bermudez Street as a cul-de-sac; and
- 5) **Approve** Variance Request No. P23-038, seeking relief from Sections 17.14.100 and 17.14.110 of the Municipal Code, to the block wall at all indicated corner lots to encroach 15' into the street-side setback and be located on the property line, and to allow the vinyl fencing to exceed the reverse corner lot height limit of 5' to 5'-6".

The recommended approvals listed above, along with Planning Commission's suggested modifications, are based on the Findings contained in the staff report and subject to the Conditions of Approval and Mitigation Measures.

PLANNING COMMISSION HEARING

On March 1, 2023, the Planning Commission unanimously recommended approval of the Canyon Ranch applications and CEQA supporting documents. The following changes were requested and new conditions were also recommended for City Council's ratification:

1. Dedicate Lot 33 of TTM 20403 as a park/open space area in connection with the storm-water basin. Applicant shall work with staff to design this new active park that will serve the future needs of the community.
2. Dedicate Lot 53 of TTM 20404 as a park/open space area in connection with the storm-water basin. Applicant shall work with staff to design this new active park that will serve the future needs of the community.
3. Applicant shall work with the Historical Commission and City Staff to design a historical art element such as a mural or a plaque for the perimeter wall at San Timoteo Canyon Road and Nevada Street intersection.
4. Applicant shall widen the landscape right-of-way setback area from 2' to 5'. This condition applies to the area adjacent to the block wall that runs along San Timoteo Road, for TTM 20403 only. This condition does not apply to TTM 20404.
5. All vinyl fencing shall be increased to 6' in height, including the side and rear lot vinyl fencing at all reverse corner lots.

If the aforementioned conditions are ratified by City Council, the project map and plans would change. There would be 124 residential lots instead of 126; two of the original 126 residential lots would convert into park area. In addition, the Variance Request would change to read vinyl fencing and walls to be 6' in height rather than 5'-6" to allow for more privacy and security. Lastly, adding the additional 3' of landscaping to the parkway area down San Timoteo Canyon Road would slightly decrease the lot sizes for four lots in Map 20403. All lots within this subdivision, however, would continue to be a minimum of 7,200 square feet in size, as required by the Municipal Code.

The decrease in the number of residential lots or lot size, and the increase in open space area, does not affect the Initial Study or the environmental review. Recirculation of the Initial Study or notices would not be required.

Although the plans might change upon Council's final approval and ratification of the proposed project, the remainder of this Staff Report will continue to include information from the original proposal of 126 residential lots, as described in the Project Description found in the Notice of Public Hearing document.

PERTINENT DATA

Applicant:	Highpointe Communities
Owner:	Canyon Ranch Development LLC (proposed subdivisions only)
General Plan:	Countywide Plan designates this area as Rural Living (RL-5, minimum 5 acres). Loma Linda's General Plan has designed this

	area to include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).
Zoning:	Countywide Plan has zoned this area as Rural Living (RL-5, minimum 5 acres). Loma Linda has pre-zoned this areas to include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).
Measure V:	Site includes the San Timoteo Creek Area, prezoned Very Low Density Residential; limited to 0 to 2 du/ac
Site:	The Project Site encompasses an approximate 141-acre area generally located east of the Union Pacific Railroad (UPRR), west of Nevada Street, north and immediately south of Beaumont Avenue and south of Barton Road
Topography:	Relatively flat
Vegetation:	Landscaping on developed properties, and patchy scrub and native grasses on the vacant areas

BACKGROUND

In fall of 2020, Highpointe Communities, Inc, submitted a preliminary development application for the proposed Canyon Ranch annexation and residential subdivision project. Staff reviewed the conceptual plans and provided comments that outlined specific information and requirements for such project. On May 6, 2021, the applicant paid and submitted the official applications to start the review process. Lilburn Corporation was contracted to help process the applications and prepare the environmental document.

ANALYSIS

Annexation

The City of Loma Linda is initiating the annexation of approximately 141 acres in an unincorporated portion of San Bernardino County. The annexation area consists of 51 parcels with the following APNs: 0293-071-03, 0293-071-04, 0293-071-05, 0293-071-06, 0293-071-07, 0293-071-08, 0293-071-09, 0293-071-10, 0293-071-11, 0293-071-12, 0293-071-13, 0293-071-16, 0293-071-17, 0293-071-18, 0293-071-19, 0293-081-02, 0293-081-03, 0293-081-04, 0293-081-05, 0293-081-06, 0293-081-07, 0293-081-09, 0293-081-11, 0293-081-12, 0293-081-13, 0293-081-14, 0293-081-16, 0293-081-17, 0293-081-19, 0293-091-04, 0293-091-05, 0293-091-08, 0293-101-05, 0293-101-08, 0293-101-11, 0293-101-12, 0293-101-13, 0293-101-14, 0293-111-15, 0293-111-16, 0293-111-17, 0293-111-18, 0293-111-19, 0293-111-20, 0293-111-21, 0293-111-22, 0293-121-05, 0293-121-15, 0293-121-16, 0293-121-17, 0293-121-18.

All 51 parcels associated with the 141-acre area are required to be annexed to avoid the creation of an island, which is not permitted by LAFCO. If 25 percent of property owners within the precinct (one precinct covers entire Annexation area) control at least 25 percent of the assessed land value in the proposed annexation area, the annexation cannot be protested. Within the 141-acre Annexation area 25 percent of property owners (Southeastern California Conference 7th Day Ad and Islamic Community Center of Redlands owning 52 percent of the land) and owning at least 25 percent of the land value (Southeastern California Conference 7th Day Adventist and Islamic Community Center of Redlands owning 30.5 percent of the land value) cannot protest

the annexation as both said land owners are currently under contract (Development Agreement) with the City to receive water with a requirement to annex into the City at a future date.

Existing and Proposed Services

Existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 141-acre Annexation area (Islamic Temple located north of Beaumont Avenue and west of San Timoteo Canyon Road) has requested and been granted water service by the City of Loma Linda.

Existing development/landowners within the 141-acre annexation area would continue to receive water service via private wells or from the City of Loma Linda. Proposed development (i.e., TTM 20403 and TTM 20404) would receive water service from the City upon annexation. Future development would also receive other City services (including sewer) upon annexation. The 141-acre annexation area currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged.

Proposed Development/Maps

Highpointe Communities (Applicant) is requesting approval of two subdivisions within the annexation area. A 10.96-acre area (TTM 20403) within the annexation area consists of four parcels (APN 0293-081-09, -11, -12 and -19) located south of Barton Road, north of Bermudez Street, east of New Jersey Street and west of San Timoteo Canyon Road. TTM 20403 would consist of 37 residential lots (minimum lot size of 7,200 square feet) and a 20,831 square-foot letter lot. Access to the subdivision would be provided by San Timoteo Canyon Road. The Applicant is requesting to vacate the extension of Bermudez Street to San Timoteo Canyon Road and end Bermudez Street as a cul-de-sac.

A 55.72-acre area is also proposed for subdivision (TTM 20404) and annexation and consists of six parcels (APN 0293-111-18, -19, and -21, and 0293-101-08, -11, and -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north and immediately south of Beaumont Avenue. TTM 20404 would consist of 89 residential lots (maximum density of 2 units per acre) and two lettered lots (Lot A consisting of 58,646 square feet and Lot B consisting of 3,834 square feet). Access to the subdivision would be provided by Nevada Street.

TTM 20403 and TTM 20404 total approximately 66.68 acres; they include the development of 126 residential units and three lettered lots. Under the current San Bernardino County designation of Rural Living (RL-5), future development of the 66.68-acre area (without annexation) could include up to 13 dwelling units.

Vacant Land within Annexation Area

A 7.73-acre parcel and a 2.14-acre parcel totaling 9.87 acres within the 141-acre annexation area are currently vacant and available for potential future development. Currently the Countywide Plan designates the entire 141-acre annexation area as Rural Living (RL-5) (5-acre minimum lots). TTM 20403 and TTM 20404 are currently pre-zoned by the City of Loma Linda as General Commercial (C-2) and Very Low Density Residential (HR-VL) (0-2 dwelling units per acre),

respectively. The Applicant is requesting a General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area (see Attachments G and H). The remaining pre-zoned land use designations within the 141-acre annexation area would remain and include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).

With implementation of the GPA, ZC, and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area could be developed with 126 dwelling units; 113 dwelling units more than permitted under the Countywide Plan. Based on the 9.87 acres of vacant land available within the 141-acre annexation area, the analysis within the Initial Study, where applicable, includes a review of the delta (change in impacts) in changing the current land use designation from the County designation of RL-5, which would result in the potential future development of one residential dwelling unit for each vacant area, to the pre-zoned City designation of General Commercial (C-2), which would result in the future development of 202,031 square feet and 55,931 square feet of commercial upon annexation.

Existing Land Uses and Compliance with Pre-Zoning

As previously stated, the entire 141-acre annexation area is currently zoned by San Bernardino County as RL-5. For the area immediately south of Beaumont Avenue (a total of five parcels), the three parcels owned by San Bernardino County Flood Control currently used for flood control purposes would be an allowed use under the existing pre-zone designation of Very Low Density Residential (HR-VL). Similarly, the other two parcels that are currently developed with two single-family residences, the existing dwelling units would be permitted uses under the existing pre-zone of HR-VL. Although the parcels are about half-acre in size, annexation of the two existing single-family residences would result in a more compliant land use compared to the existing County designation of RL-5, which requires a five-acre parcel size for newly created lots.

Existing Setting

Approximately 65 acres (64.45 acres) of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, wellness facility and flood control facilities; of this 65-acre area less than two acres are currently used for agriculture (citrus groves). Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way.

Property to the north of the 141-acre annexation area is located within the City and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC) and High Density Residential (R-3) and contains residential development and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated as Low Density Residential and Planned Community (PC). Properties to the south are within the sphere of influence and are pre-zoned Low Density and Medium Density Hillside Residential (HR-LD and HR-MD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

The 141-acre annexation area currently receives fire protection services from the City of Loma Linda Fire through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District (SBCFPD) and its Valley Service Zone. Upon annexation the Project Site would be detached from the SBCFPD, Valley Service Zone (Zone FP-5) and would continue to be served by the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. The 126 single-family residential units would be required to receive water and sewer service, which upon annexation would be provided by the City of Loma Linda.

Preliminary Landscaping Plan

A conceptual landscape plan and fencing plan has been provided to show the proposed plotting of shrubs, trees, and ground cover, as well as the wall and fencing plan for the two tracts (Attachments B and C).

The proposed 6-foot perimeter wall will be split face block with a cap. The wall will have pilasters no less than 20' apart from each other. All walls will receive anti-graffiti coating on the public view side. The vinyl fencing is proposed to be 5'-6" in height, and will be placed within the interior lots. As proposed, the wall and fencing plotting will require approval of a variance. Details and findings to support the variance request are found on pages 12 and 13 of the staff report.

The plan also illustrates the preliminary layout of the sidewalks, pedestrian trail, and parkways. The internal street trees will have an average spacing of 25'. The street trees along San Timoteo will have a spacing of approximately 30'. Staff worked with the applicant to ensure there would not be any proposed invasive or high-maintenance trees planted within the public right-of-way. The 16-foot parkway along San Timoteo Canyon Road and Nevada Street will have a 2' landscape area adjacent to the block wall, followed by a 6' decomposed granite (DG) trail, a 3' landscaped strip for the street trees, and a 5' sidewalk next to the street.

Plan for Services and Fiscal Impact Analysis

The City of Loma Linda has completed a Plan for Service and Fiscal Impact Analysis for the annexation (Attachment I). The plan details existing conditions at the site and how the City currently provides services (i.e., water, trash pickup, law enforcement and emergency services) to the unincorporated areas in Loma Linda. Additional services (i.e., sewer, street lights, street improvements) will also be provided in the area following annexation. The document also discloses the benefits and liabilities to the residents and the City as well as, the fluctuations in costs for these services.

Currently, the 66.68-acre area proposed for development is void of street lights, gutters, and a sewer system. Proposed development of the 66.68-acre would comply with the standards and conditions of the City of Loma Linda Department of Public Works, pending completion of the annexation process.

Upon annexation, the proposed 126 single-family residential development would connect to the City's sewer collection system existing in Barton Road. The developer would be responsible for connecting the proposed development to the City's sewer system.

The City will benefit from the Annexation as it will receive increases in subventions from the State (e.g. gasoline tax, licensing fees, and park bonds) and recoup the costs of services that are currently paid by the County (e.g. Fire Department services).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

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

AB 52

On April 20, 2022, Staff received correspondence from the San Manuel Band of Mission Indians regarding the City's intent to adopt a Mitigated Negative Declaration. According to the Tribe, although the area is outside the existing reservation, the project site falls within the Serrano ancestral territory. However, due to the nature and location of the Proposed Project, the Tribe does not have any concerns with the Project's implementation. The Tribe requested the City to provide measures in place to ensure potential cultural resources are preserved and returned to the Tribe. Appropriate mitigation was added to the Initial Study and Conditions of Approval.

MND

On October 17, 2022, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) and Initial Study (Attachment D) was prepared and circulated for public review. The State Clearinghouse number is: 2022100349. The mandatory 30-day CEQA public review began on October 18, 2022 and ended on November 17, 2022. A total of two (2) comment letters were received.

On November 17, 2022, the Local Agency Formation Commission for San Bernardino County submitted a letter indicating they had two comments on the Draft Initial Study and included the following suggestions: 1) list the Low density Residential (R-1) pre-zone being proposed; and for Fire Protection on page 62 provide additional information discussing the detachment from "San Bernardino County Fire Protection District and its Zone FP-5, because the "Valley Service Zone" as listed in the Draft Initial Study, is only a component of the service provider. Both requested changes were made to the Final Initial Study. The other comment was received on November 16, 2022 from a local citizen inquiring about the environmental impacts. See Attachment J to review the public comment letters and staff's response.

Comments received did not result in the need for significant revision of the Initial Study or recirculation. As previously stated, minor clarifications to the existing pre-zone being listed on page one and clarification of which specific fire agency (i.e., the San Bernardino County Fire Protection District) and its Valley Service Zone, specifically its Zone FP-5 the Project Site would detach from. The clarification was made on page 62 of the Final Initial Study. Potentially significant impacts identified in the Initial Study can be mitigated to a level of less than significant and mitigation measures have been included as Conditions of Approval (Attachment F). Therefore, the project can be approved with adoption of a Mitigated Negative Declaration in accordance with the requirements of CEQA.

MEASURE V

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

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

***Section I (F)(2)** – To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented.*

A Traffic Impact Analysis (TIA) dated January 2022, and a Vehicle Miles Traveled Screening Assessment Dated March 2022, was prepared by Ganddini Group, Inc. to assess potential impacts of the Project on the existing circulation system.

The TIA was based on standard City of Loma Linda procedures, and the County of San Bernardino Transportation Impact Study Guidelines, July 2019. Level of Service analysis was performed for assessing conformance with General Plan and operational standards established by the City. Level of Service is used to qualitatively describe the performance of a roadway facility, ranging from Level of Service A (free-flow conditions) to Level of Service F (extreme congestion and system failure).

The City General Plan Policy T-6.10.1 seeks to maintain Level of Service (C or better) for peak hour intersection operations. In any location where the Level of Service (LOS) is Level of Service (D or worse) at the time an application for a development project is submitted, roadway improvement 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.

The City of Loma Linda General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions. Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation.

The study intersection Levels of Service for Existing Plus Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Existing Plus Project conditions. The study intersection Levels of Service for Opening Year (2024) Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) Without Project conditions. The study intersection Levels of Service for Opening Year (2024) With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) With Project conditions. Therefore, the proposed project is forecast to result in no project-related Level of Service deficiencies at the study intersections for the Opening Year (2024) With Project scenario.

The study intersection Levels of Service for Year 2040 Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 Without Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours:

- **Nevada Street (NS) at San Timoteo Canyon Rd (EW)(D-AM / E-PM peak hour)**

The installation of a traffic signal is recommended at the Nevada Street (NS) at San Timoteo Canyon Road intersection. The study intersections are forecast to operate within acceptable Levels of Service (C or better) during the peak hours with improvements. However, the Project Proponent is not solely responsible for installation of the traffic signal, especially since it is not warranted until 2040 without Project. In accordance with City of Loma Linda Development Impact Fee program as adopted in 2022, the Project Proponent is required to contribute towards the funding mechanism for arterial streets, traffic signals, interchange improvements as well as emergency services. The purpose is to minimize to the greatest extent practicable, the impact that new development has on the City's public services and public facilities. The City intends that applicants pay their fair share of the costs of providing such public services and public facilities. Unless otherwise approved by the City, all development projects are required to pay the Development Impact Fee as a condition of development.

In order to maintain acceptable Levels of Service and mitigate project impacts, the following mitigation measures shall be made conditions of Project approval:

Mitigation Measure T-1:

The Project Proponent shall pay the appropriate transportation Development Impact Fee(s) as required by the City as well as the fair share costs estimated at \$38,835 for the installation of a traffic signal, construction of one southbound left turn lane and one westbound right turn lane at the intersection of Nevada Street (NS) at San Timoteo Canyon Road (EW) as shown in Figure 11 of the March 2022 Traffic Impact Analysis.

Mitigation Measure T-2:

Prior to the start of any construction work, the applicant shall submit to the City Engineer a construction work site traffic control plan for review and approval. The plan shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Temporary traffic controls used around the construction area shall adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices (2014,

including latest revisions) and construction activities shall adhere to applicable local ordinances.

Implementation of the above mitigation measures would ensure acceptable Levels of Service consistent with Measure V during the peak hours for Year 2040 with Project traffic conditions.

INITIAL STUDY NOTICE AND PUBLIC COMMENTS

In response to the circulation of the Initial Study for this project, the City received comments from agencies, groups, and individuals as follows and as included in Attachment J:

- Local Agency Formation Commission for San Bernardino County

On November 17, 2022, the Local Agency Formation Commission for San Bernardino County submitted a letter indicating they had two comments on the Draft Initial Study and included the following suggestions: 1) list the Low density Residential (R-1) pre-zone being proposed; and for Fire Protection on page 62 additional information discussing the detachment from “San Bernardino County Fire Protection District and its Zone FP-5, because the “Valley Service Zone” as initial listed in the Draft Initial Study, is only a component of the service provider. *Both requested changes were added to the Final Initial Study.*

- Mr. Gabriel Brambila

On November 16, 2022, Mr. Brambila provided an email indicating concern with the project’s impact to the endangered kangaroo rat and the loss of habitat. He also expressed concern regarding peak hour traffic, construction-related air quality and noise. In addition, he indicated his concern regarding the aesthetic impacts including changing large 5-acre lots from agricultural use to non-agricultural use. He noted that tract homes will have small lots and there will be over 160 units and other buildings with no recreational areas. *City staff submitted a letter in response to Mr. Brambila concerns. No additional impacts were determined based on comments provided by Mr. Brambila.*

Comments received were addressed as appropriate through staff’s responses, the Conditions of Approval, and/or in the final documents for the project. Copies of all public comments and responses are maintained in the file for the project.

PUBLIC HEARING NOTICE AND COMMENTS

The public hearing notice for this project was mailed to property owners within 300’ of the project site on February 16, 2023. It was also posted at three public locations (City Hall, Post, Library, subject site) as well as the city’s website. Two (2) written public comments were formally received.

- Mr. Bob Stewart

On February 22, 2023, Mr. Stewart provided an email indicating concerns with the project location description on the hearing notice and the rezoning of existing lots which would create legal nonconforming issues. *Staff responded via email to Mr. Stewarts and clarified that the Notice of Hearing provides a general description. He was provided a detailed vicinity map that indicated the exact borders of both the 141-acre annexation area and the two tract map areas. Moreover, after this comment was received, staff*

provided a stronger description of the boundaries in the staff report that mentioned the five parcels immediately south of Beaumont Ave. In addition, staff confirmed there will be no zone changes occurring on Mr. Stewart's lot, or any other existing uses or lots outside of the proposed subdivisions. The proposed zone change is only on four vacant parcels that the applicant owns.

- Mrs. Sandra Booker

On March 1, 2023, Mrs. Booker provided an email to staff right before the public hearing and she also attended the meeting and spoke during the public comment period. Mrs. Booker inquired about the widening of Nevada Street, connecting to City sewer, and residential amenities. *Staff printed a copy of her letter for each Planning Commissioner. At the hearing, staff addressed most of her questions and concerns through the presentation.*

FINDINGS

General Plan Amendment and Pre-Zone Change

General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four commercial designated lots within the 141-acre annexation area. The proposed GPA and ZC would be compatible with existing residential development to the north, east and west, and future proposed single-family residents to the east within the City of Redlands. Therefore, based on existing and proposed surrounding land uses, the proposed GPA and ZC would not result in any land use compatibility issues with the surrounding area. Under the designation of Low Density Residential, proposed development would be consistent with the City's General Plan.

General Plan Amendment Findings

An amendment to the General Plan may be adopted only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan;*

TTM 20403 and TTM 20404 are currently pre-zoned by the City of Loma Linda as General Commercial (C-2) and Very Low Density Residential (HR-VL) (0-2 dwelling units per acre), respectively. The General Plan Amendment (GPA) and Zoning Change (ZC) would change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area. The remaining pre-zoned land use designations would remain and include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL) and would allow for the proposed project. In addition, all proposed zone changes would be consistent with the proposed General Plan Amendment.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The proposed amendment and associated TTM 20403 (37-unit single-family development project) would not be detrimental to the public in that the proposed residential community would be compatible with existing residential development proposed west of the site.

Property to the north of the 141-acre annexation area is located within the City of Loma Linda and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC)

and High Density Residential (R-3) and contains residential development and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated Low Density Residential and Planned Community (PC). Properties to the south are zoned City of Loma Linda Low Density Hillside Residential (HR-LD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

With appropriate setbacks and development of the TTM sites in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development. Therefore, based on existing surrounding zoning, the proposed GPA and implementation of the Proposed Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

3. *The proposed amendment would maintain the appropriate balance of land uses within the City; and,*

The balance of land uses in the City will not be adversely affected by the proposed amendment. The change of the land use designation, specifically the pre-zone of General Commercial for four of 14 parcels within the annexation area, would not significantly remove a substantial amount of land available for commercial development. An appropriate balance of land use would be maintained for the area.

4. *In the case of a General Plan Amendment, the subject parcel(s) is physically suitable (including, but limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.*

The 10.96-acre area (TTM 20403) and the 55.72-acre area (TTM 20404) have frontage on San Timoteo Canyon Road and Nevada Street, respectively. The proposed 126-unit single-family residential development will be compatible with surrounding uses (see response No. 2). All public utilities are available to the site and can be provided for future site occupants. The residential use would be compatible with the residential neighborhood to the north, west and east; thus proposed development will be suitable for the area.

Zone Change Findings

The Zone Change application is considered a legislative act and does not require findings. State law requires the zoning be consistent with the General Plan and as such, City staff is committed to making the specific findings as listed above due to the size and scope of the project.

Tentative Tract Map Findings

1. *That the proposed map is consistent with the applicable general plan and pre-zone designations.*

The Applicant is requesting a General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area. Thus, the proposed project is consistent with the amendment to the General Plan.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The proposed TTM 20403 complies with the proposed “Low Density Residential” General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.34 Low Density Residential (R-1) zone. The 37 residential lots would range in size from 7,200 square feet to 20,831 square feet which comply with the minimum lot area of Section 17.34.040 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, (c) Minimum Residential Lot Size. This 10.96-acre site is currently vacant. The development of this site with the appropriate residential uses shall enhance the quality of the surrounding neighborhood and the City.

The proposed TTM 20404 complies with the “Very Low Density Residential” General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.36 Very Low Density Residential (HR-VL) zone. The 89 residential lots would comply with the minimum lot area as provided of Section 17.36.030 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, Table 2-4 Hillside Residential Development Standards as well as the requirements for the designated San Timoteo Creek Area. A 55.72-acre site is currently vacant and the development of the site with the appropriate residential uses would enhance the quality of the surrounding neighborhood and the City.

3. *The site is physically suitable for the type of development proposed.*

The TTM sites are physically suitable for the 126 single-family homes and zoning of Low Density Residential and Very Low Density Residential as the surrounding area provides roadways, infrastructure and utilities. The Project would not disrupt or divide the immediate area. The 10.96-acre and 55.72-acre sites are currently vacant. Development will generally enhance the area. Based on the analyses provided in the Initial Study, the project would not result in impacts to the established community.

4. *The site is physically suitable for the proposed density of development.*

TTM 20403 property is approximately 10.96 acres in size and will include 37 residential lots. The project density of 3.37 dwelling units per acre is less than the maximum density allowed in the City General Plan Land Use designation of “Low Density Residential.” In addition, the 37 residential lots would range in size from 7,200 square feet to 20,831 square feet and would comply with the minimum lot area of LLMC Section 17.34.040 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, (c) Minimum Residential Lot Size.

TTM 20404 property is approximately 55.72 acres in size and will include 89 residential lots. The project density of 1.59 dwelling units per acre is less than the maximum density allowed in the City General Plan Land Use designation of “Very Low Density Residential.” The 89 residential lots would comply with the minimum lot area of Section 17.36.030 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, Table 2-4 Hillside Residential Development Standards. This 55.72-acre site is currently vacant.

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

The habitat on the areas proposed for TTM 20403 and TTM 20404 consists of ruderal vegetation and is dominated by tumbleweed (*Salsola turgus*). Portions of the area have been subject to human disturbances and are completely void of vegetation. Additionally, there are signs of disturbance in the form of dumping, foot traffic, and off-road vehicle traffic. Based on the literature review and observations made, no State or federally listed threatened or

endangered species are expected to occur at the Project Site and in the immediate vicinity. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area.

No definable bed or bank features exist on the project site, however, the Proposed Project includes a storm drain connection to San Timoteo Wash, a jurisdictional feature subject to Section 1602 of the California Fish and Game Code. At completion of the jurisdictional delineation prepared for the proposed development, it was determined that a drainage connection to San Timoteo Creek would be subject to obtaining a 404 permit from the ACOE and 401 from the RWQCB. Following circulation of the Draft Initial Study, the applicant redesigned the drainage connection to eliminate impacts to jurisdictional water and eliminate the need for a 404 and 401 permit. The redesign of the drainage would be subject to a 408 permit issued by ACOE for discharge to a federal facility, an encroachment permit from the San Bernardino County Department of Public Works, and a 1602 permit from CDFW (see Mitigation Monitoring and Reporting Program [Attachment E]). No additional mitigation is warranted.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivisions and the end use of the residential tracts shall not cause any serious public health problems. All proposed streets and public right of ways shall comply with the City of Loma Linda's street standards. The Proposed Project includes the vacation of the intersection of Bermudez Street and San Timoteo Canyon Road and construction of a new cul-de-sac with a 30-foot access driveway within TTM 20403. Construction activities would take place within the boundaries of the 66.68-acre area proposed for TTM 20403 and TTM 20404. Neither the construction nor post-construction activities would cause serious public health problems. Development on the proposed residential lots shall comply with the development standards identified in the Low Density Residential (R-1) and Very Low Density Residential (HR-VL) zones. The Mitigated Negative Declaration does not identify any impacts that could cause serious public health problems.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Traffic ingress/egress from the proposed TTMs onto adjacent exterior roadways would be provided by San Timoteo Canyon Road and Nevada Street. All entries would be required to comply with required sighting distances as Conditions of Approval. All entrances into the sites would allow full access without impeding the through traffic. Access for an emergency vehicle is adequate with a minimum 30-foot wide street.

Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way. The design of the proposed subdivision does not conflict with any easements and would not disrupt activities within the San Timoteo channel right-of-way.

Findings for the Variance

Findings have been made to support the Variance Request.

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The proposed residential development is an approximate 67-acre planned site that will house 126 future homes. It is important at this stage of the project to clearly define the exterior perimeter and the limits of each property with the appropriate type of walls and fencing. There is a need for the applicant to establish the design for future wall and fencing, rather than allow the future property owners to request their own fence or wall permits with no particular guide or plan to follow. The location, type and height of the proposed walls and fencing will provide a sufficient amount of privacy and security for this new development. These special circumstances warrant approval of the requested variance.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

The applicant is proposing a new residential community with a 6' high block wall at the perimeter of the subdivision as well as on the side property lines of all corner lots. The Code states that wall and fencing must start 15' away from the side property lines on corner lots. In addition, the applicant is asking for 5'-6" vinyl fencing at the rear portions of all reverse corner lots. The code currently limits it to 5' in height. As proposed, it does not comply with the wall and fence standards. However, this proposal is typical of residential development found throughout Loma Linda. Within the past year, 100% of the residential subdivisions have been approved with similar wall and fencing. Between 2018 through 2022, the Planning Commission and City Council approved five different residential subdivisions with similar wall and fencing proposals. All subdivisions were found within the Groves at Loma Linda Specific Plan Area, which required that specific type of design.

(Do note, if Council approves the Planning Commission's recommendations, the wall/fence height will increase to 6'.)

3. *That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The proposed relief from Section 17.14.100 of the LLMC will not be detrimental to the public welfare or injurious to property and improvements. Approving the variance request will not be contrary to the public interest due to the fact that similar variances have been approved in other residentially designated areas. Upon approval and build out of each tract, the construction of the each lot will be subject to the necessary LLMC requirements and Conditions of Approval to ensure safety.

4. *The granting of such variances will be consistent with the general plan for the city.*

Even with the granting of such variance, the proposed subdivision and future residences will continue be consistent with the General Plan. Residential uses are permitted within the Low Density Residential and Very Low Residential land use designations. The size and locations of the wall and fencing does not contradict the General Plan. Instead, this unique request helps implement the guiding policies of the General Plan by ensuring quality residential development that helps creates neighborhoods that embody the strengths and accomplishments of the community and that preserves the economic investment of new property owners in Loma Linda (Guiding Policy for Residential Land Use § 2.2.2.1)

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The Project and Variance Request are scheduled for a formal public hearing before the Planning Commission and City Council. Conditions are included as part of the approval.

FINANCIAL IMPACT

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

CONCLUSION

Proposed TTM 20403 and TTM 20404 conform to the City's Subdivision regulations and the Low Density Residential (R-1) and Very Low Density Residential (HR-VL) zoning standards, respectively. The GPA would change the existing designation of four parcels within the annexation area from Commercial to Low Density Residential, and a ZC would change the pre-zone of Low Density Residential for the same four parcels. The proposed project would be compatible with the residential land uses to the north, east and west. The ZC of the City's pre-zone of General Commercial to Low Density Residential will facilitate the annexation of the Project Site into the City by serving as a notice to the Local Agency Formation Commission (LAFCO) of the City's intentions regarding acceptance of TTM 20403 and 20404.

Property taxes will not increase for existing land uses within the 141-acre annexation area as a result of Proposition 13. Property taxes would continue to be collected by the San Bernardino County Tax Assessor's office after the annexation process is completed.

The granting of the GPA, ZC, and TTMs would not be detrimental to the public welfare or injurious to the properties in the vicinity as reviewed in the Mitigated Negative Declaration. The Mitigation Measures listed in the Initial Study and the Mitigation Monitoring Program will minimize the potential environmental impacts and are the responsibility of the subdivider. They have been made part of the Conditions of Approval.

ATTACHMENTS

- A. Vicinity Map
- B. Tentative Tract Map 20403 and Project Plans
- C. Tentative Tract Map 20404 and Project Plans
- D. Mitigated Negative Declaration (Final Initial Study)
- E. Mitigation Monitoring and Reporting Program
- F. Conditions of Approval
- G. Resolution: General Plan Amendment
- H. Ordinance: Zone Change
- I. Plan for Services/Fiscal Impact Analysis
- J. Comment Letters and Responses
- K. Draft Planning Commission Minutes from March 1, 2023

Vicinity Map/Project Site Area

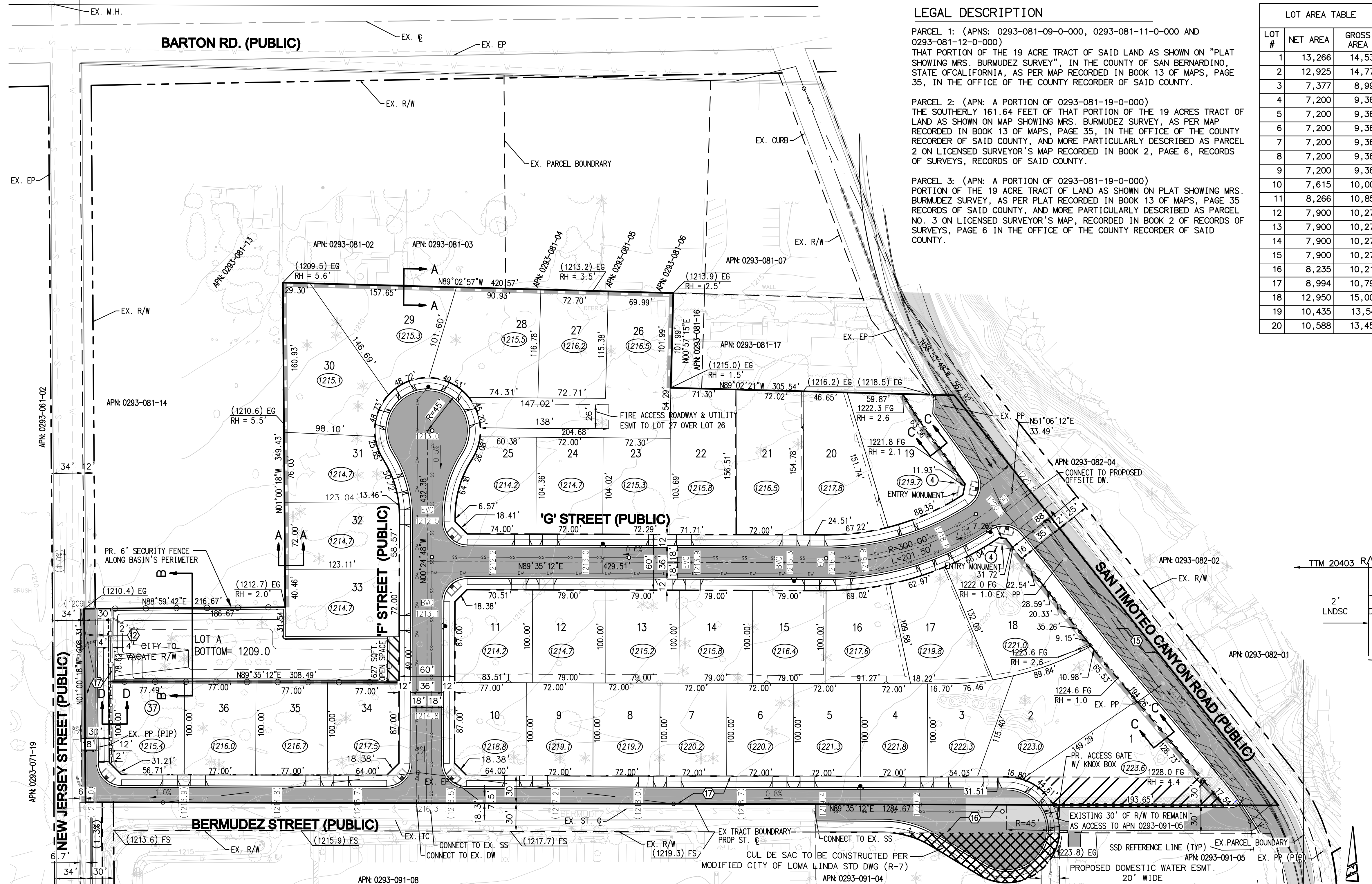



 0 575
 Feet
 Source: Lilburn Corp., December, 2021.
LILBURN
 CORPORATION

- City of Loma Linda Boundary
- - - - City of Loma Linda Sphere of Influence
- - - - Proposed Annexation to the City of Loma Linda
- Proposed Tentative Tract Maps

ANNEXATION PROJECT VICINITY
 Proposed Annexation and Canyon Ranch Development
 City of Loma Linda, California

FIGURE 2



PUBLIC UTILITY COMPANIES

SEWER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354
PHONE: 1 (909) 799-4400

WATER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354

TELEPHONE:
FRONTIER COMMUNICATIONS
401 MERRITT 7
NORWALK, CT 06851
PHONE: 1 (855) 237-5355

GAS:
THE SOUTHERN CALIFORNIA GAS CO.
196 E 3RD ST.
POMONA, CA 91766
PHONE: 1 (800) 427-2200

CABLE:
SPECTRUM
400 ATLANTIC ST., FL 10,
STAMFORD, CT 06901
PHONE: 1 (855) 470-3572

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: 1 (800) 611-1911

GENERAL NOTES

EACH LOT ALONG F STREET, G STREET, AND BERMUDEZ STREET WILL REQUIRE A MINIMUM OF 2 STREET TREES.
COMPLIANCE CODES: 2019 CFC, 2019 CBC, LOMA LINDA MUNICIPAL CODE (LLMC), AND LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCCP).
SITE IS CURRENTLY LOCATED WITHIN THE SPHERE OF INFLUENCE AREA ENGINEER/ CONTRACTOR TO VERIFY UTILITY PLACEMENT FOR LOT 27 PRIOR TO CONSTRUCTION.

EXISTING

CURRENT LAND USE:
APN #:

AGRICULTURAL
0293-081-12
0293-081-11
0293-081-19
0293-081-09
COUNTY ZONING: RL (1 DU/2.5 AC) & RL-5 (1 DU/5 AC)
CITY ZONING: GENERAL COMMERCIAL (C2)
LOW DENSITY RESIDENTIAL (R-1)
GENERAL PLAN:

CURRENT ZONING:
PROPOSED ZONING:
GENERAL PLAN:

PROPOSED EASEMENTS

1) PROPOSED ENTRY MONUMENT
EASEMENT

EXISTING EASEMENTS

- 12) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST, 1955 AS BOOK 3705, PAGE 421 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY. AFFECTS: PARCELS 5, 7, AND 8
- 15) THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 2, PAGE 6 OF RECORD OF SURVEYS. AFFECTS: PARCELS 5, 7 AND 8
- 16) AN EASEMENT FOR HIGHWAY AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2014 AS INSTRUMENT NO 2014-0305744 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA. AFFECTS: PARCEL 6
- 17) AN EASEMENT FOR HIGHWAY AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 2014-0388828 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA. AFFECTS: PARCEL 5

LEGAL DESCRIPTION

PARCEL 1: (APNs: 0293-081-09-0-000, 0293-081-11-0-000 AND 0293-081-12-0-000)
THAT PORTION OF THE 19 ACRE TRACT OF SAID LAND AS SHOWN ON "PLAT SHOWING MRS. BURMUDEZ SURVEY", IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 OF MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: A PORTION OF 0293-081-19-0-000)
THE SOUTHERLY 161.64 FEET OF THAT PORTION OF THE 19 ACRES TRACT OF LAND AS SHOWN ON MAP SHOWING MRS. BURMUDEZ SURVEY, AS PER MAP RECORDED IN BOOK 13 OF MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS PARCEL 2 ON LICENSED SURVEYOR'S MAP RECORDED IN BOOK 2, PAGE 6, RECORDS OF SURVEYS, RECORDS OF SAID COUNTY.

PARCEL 3: (APN: A PORTION OF 0293-081-19-0-000)
PORTION OF THE 19 ACRE TRACT OF LAND AS SHOWN ON PLAT SHOWING MRS. BURMUDEZ SURVEY, AS PER PLAT RECORDED IN BOOK 13 OF MAPS, PAGE 35 RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS PARCEL NO. 3 ON LICENSED SURVEYOR'S MAP, RECORDED IN BOOK 2 OF RECORDS OF SURVEYS, PAGE 6 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA TABLE			LOT AREA TABLE		
LOT #	NET AREA	GROSS AREA	LOT #	NET AREA	GROSS AREA
1	13,266	14,537	21	11,189	13,349
2	12,925	14,775	22	11,257	13,408
3	7,377	8,998	23	7,508	9,677
4	7,200	9,360	24	7,502	9,662
5	7,200	9,360	25	8,095	10,315
6	7,200	9,360	26	16,853	18,141
7	7,200	9,360	27	8,439	8,439
8	7,200	9,360	28	11,579	12,991
9	7,200	9,360	29	10,324	11,713
10	7,615	10,009	30	12,134	13,522
11	8,266	10,856	31	8,203	11,269
12	7,900	10,270	32	8,599	10,762
13	7,900	10,270	33	8,842	11,002
14	7,900	10,270	34	7,615	10,010
15	7,900	10,270	35	7,700	10,010
16	8,235	10,212	36	7,700	10,010
17	8,994	10,798	37	7,683	9,987
18	12,950	15,000	A	20,829	22,299
19	10,435	13,541			
20	10,588	13,452			

DEVELOPER

HIGHPOINTE COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

OWNER

CANYON RANCH DEVELOPMENT, LLC,
A CALIFORNIA LIMITED LIABILITY
COMPANY, WHO ACQUIRED
TITLE AS CANYON RANCH
ASSOCIATES, A PARTNERSHIP.

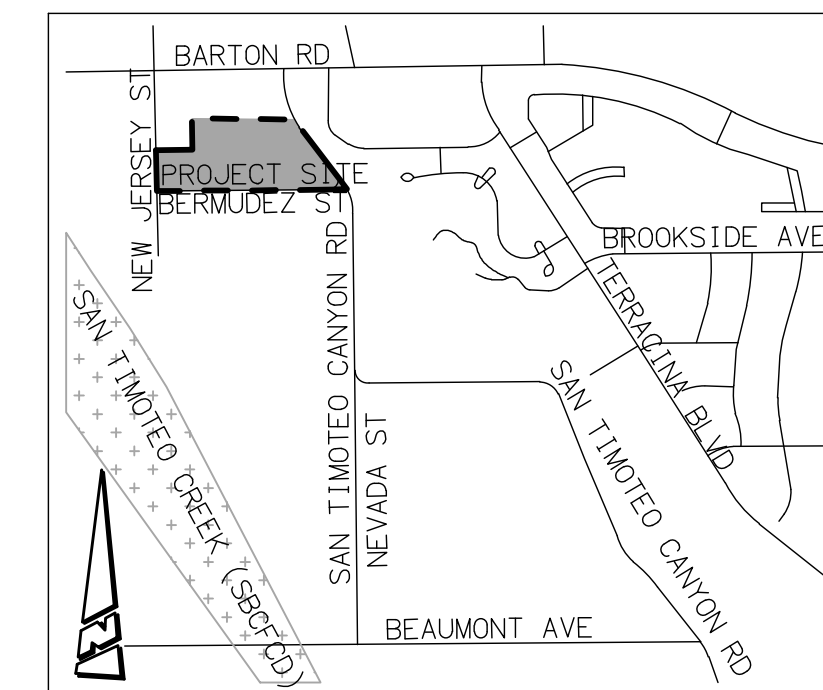
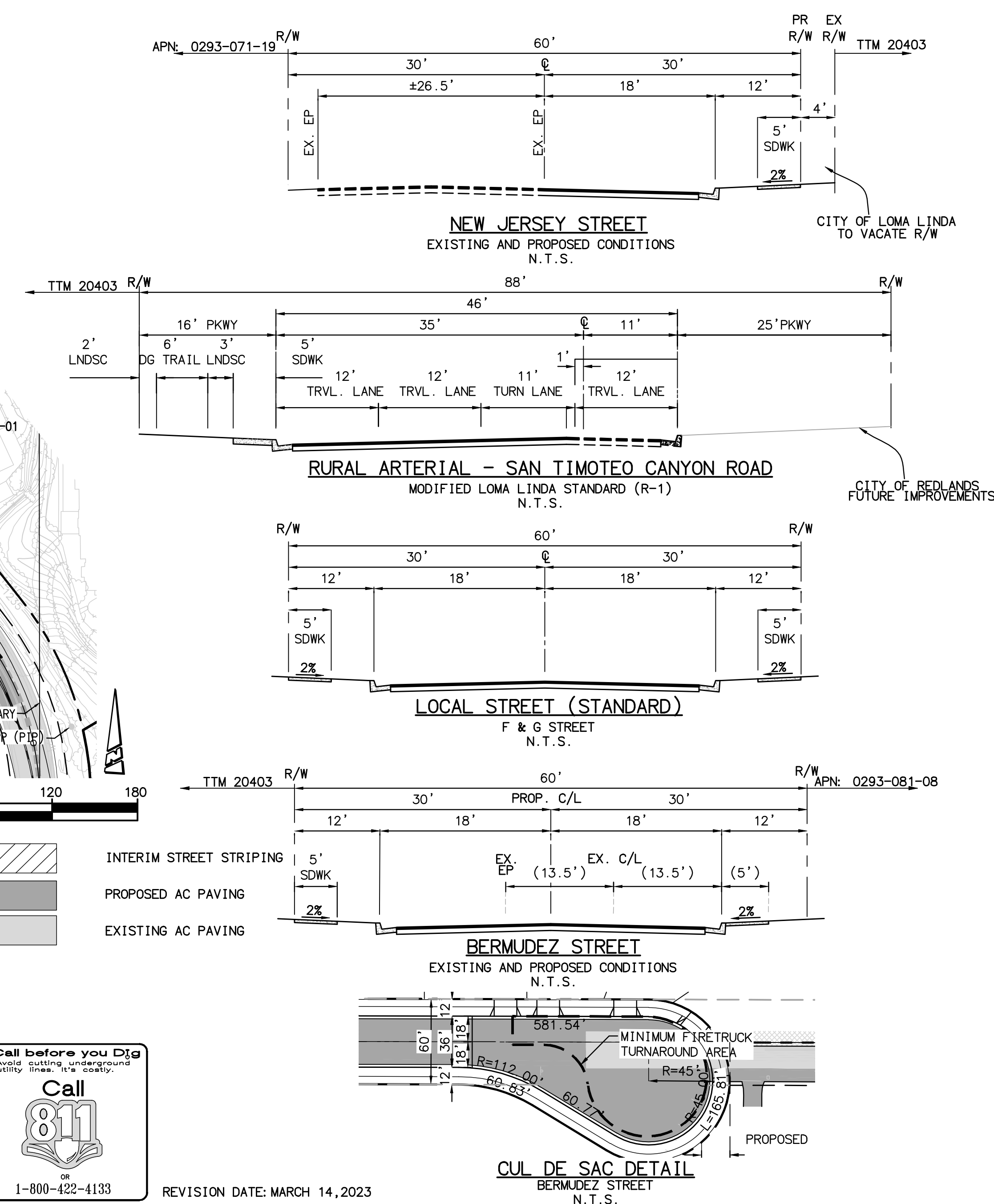
SOILS ENGINEER

LEIGHTON GEOTECHNICAL
17781 COWAN
IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260

NOTE

TRACT MAP 20403 REQUIRES L.M.D. ANNEXATION.

IRRIGATION SYSTEM TO BE RECLAIMED WATER (PURPLE WATER PIPE).

VICINITY MAP
N.T.S.

PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

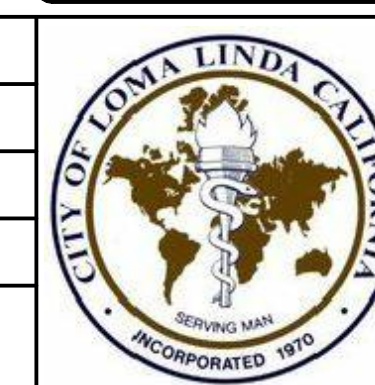
PLANS PREPARED
UNDER THE SUPERVISION OF:

SCOTT P. GILBERT
R.C.E. #65194

DATE



REVISION DATE: MARCH 14, 2023

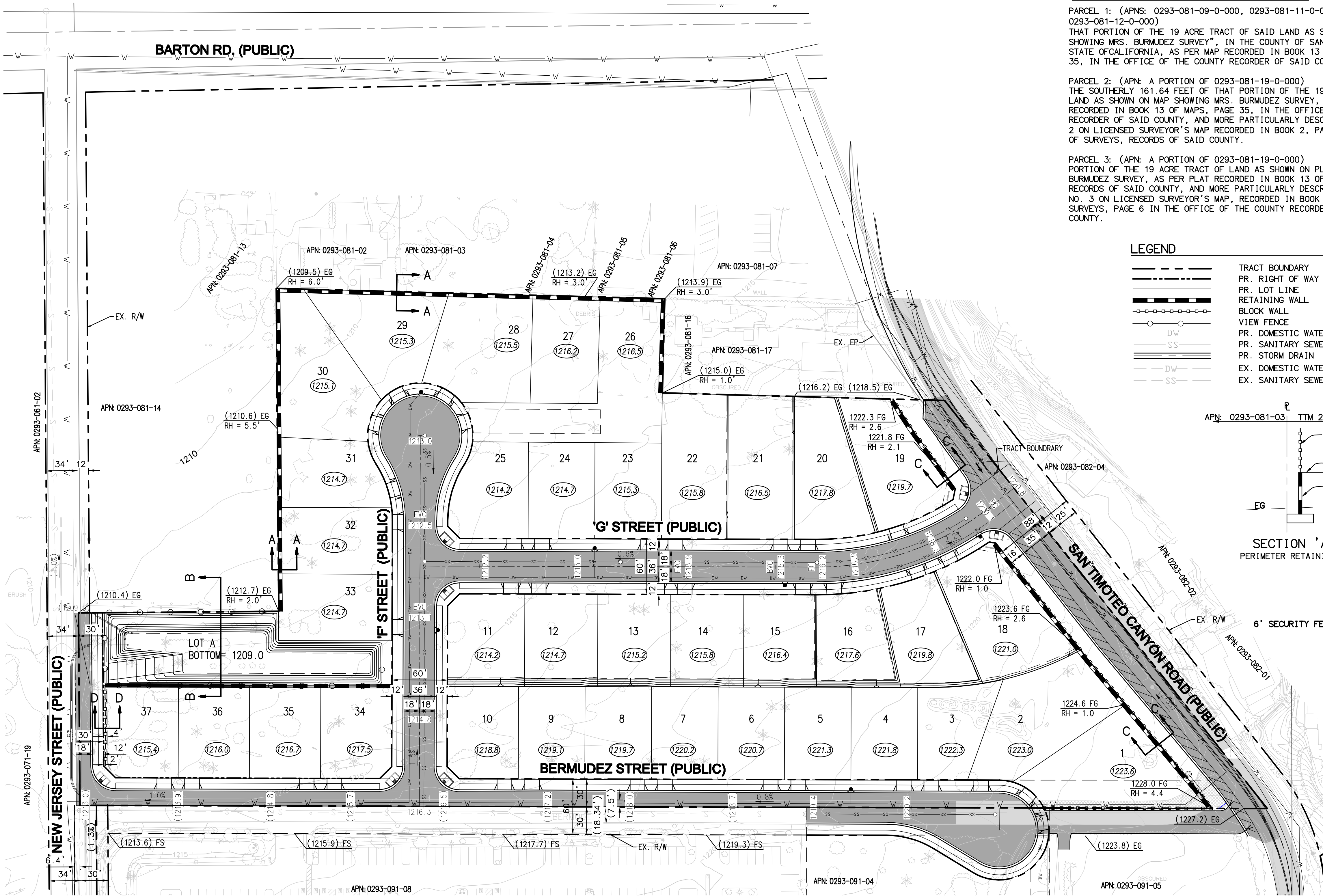


CITY OF LOMA LINDA
TENTATIVE TRACT MAP 20403

SHEET NO.

1 OF 2

PROJECT NO.



LEGAL DESCRIPTION

PARCEL 1: (APNs: 0293-081-09-0-000, 0293-081-11-0-000 AND 0293-081-12-0-000)
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DEVELOPER

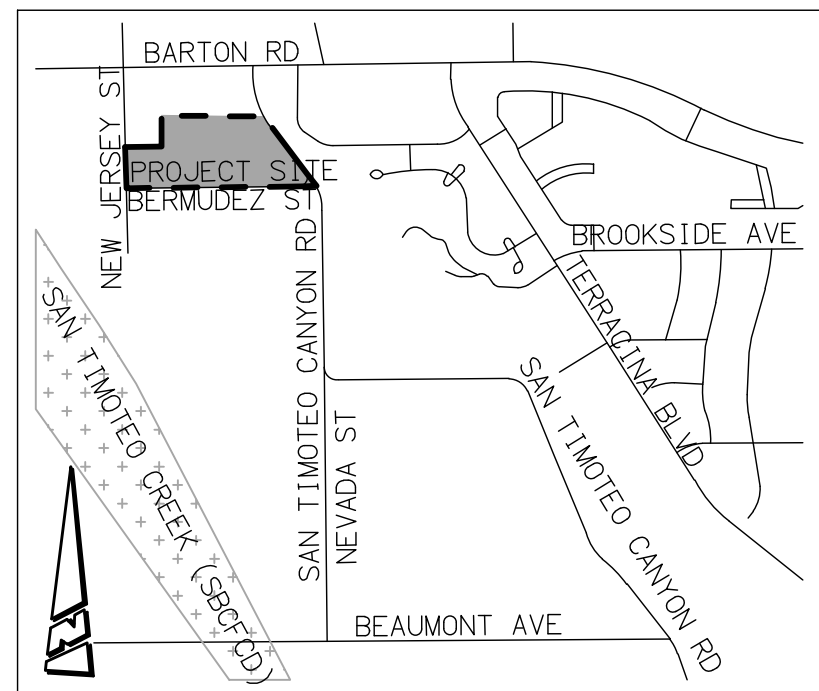
HIGHPOINTE COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

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SOILS ENGINEER

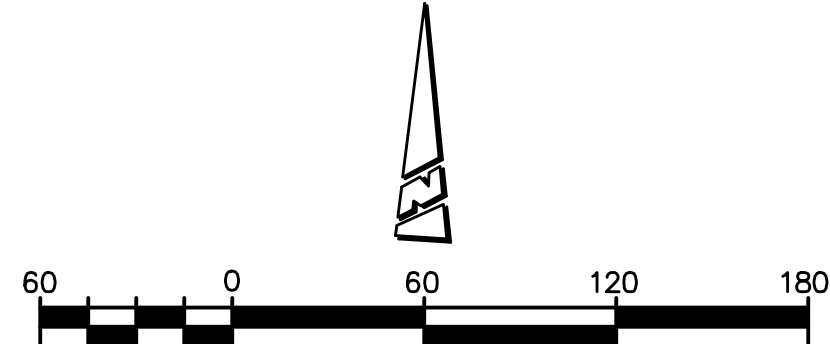
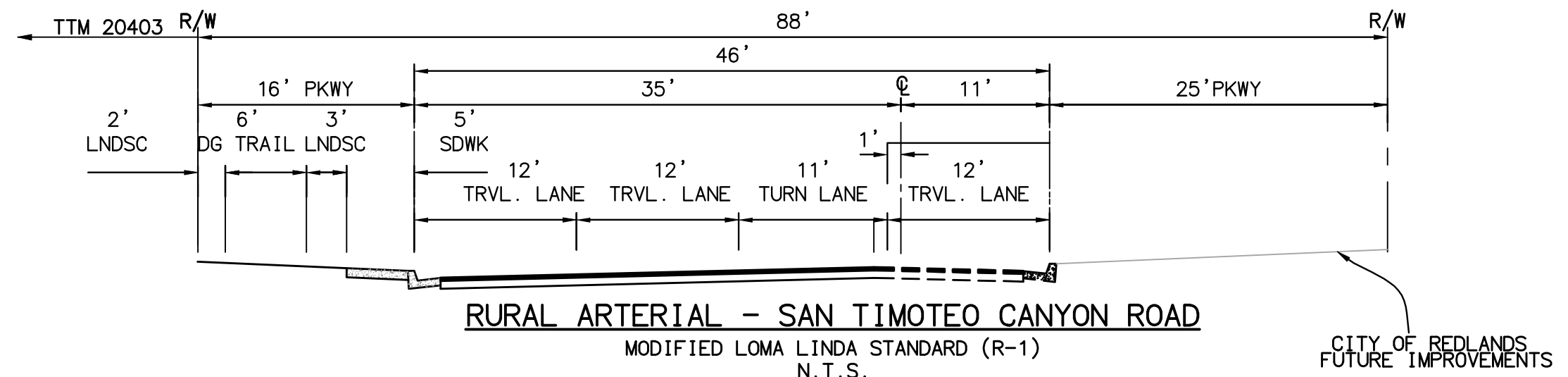
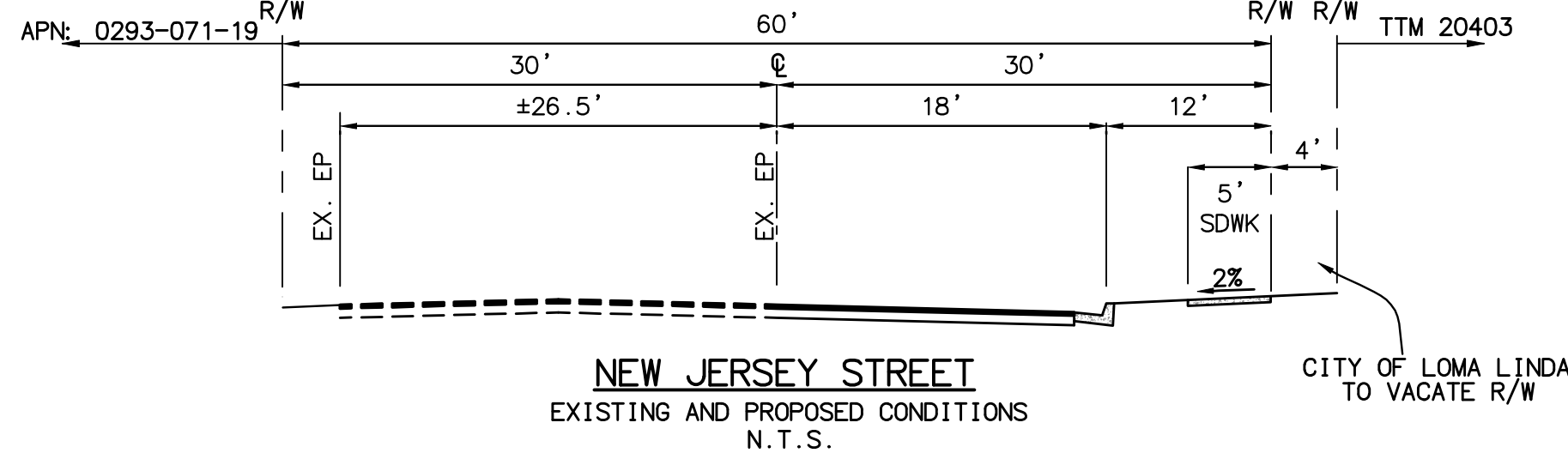
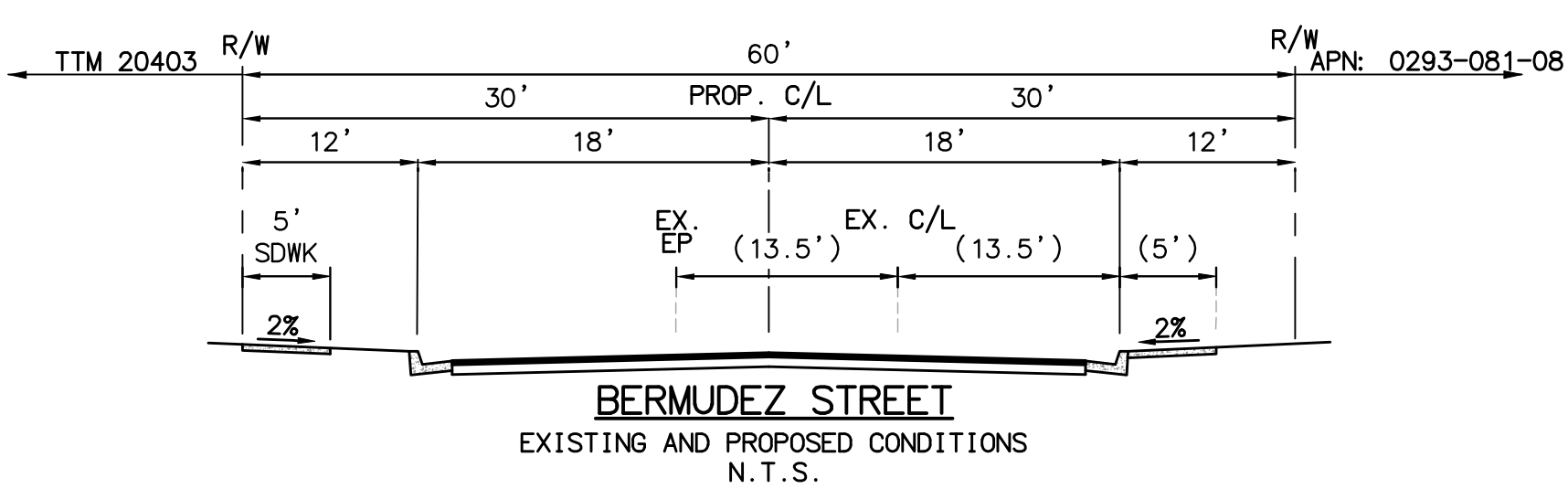
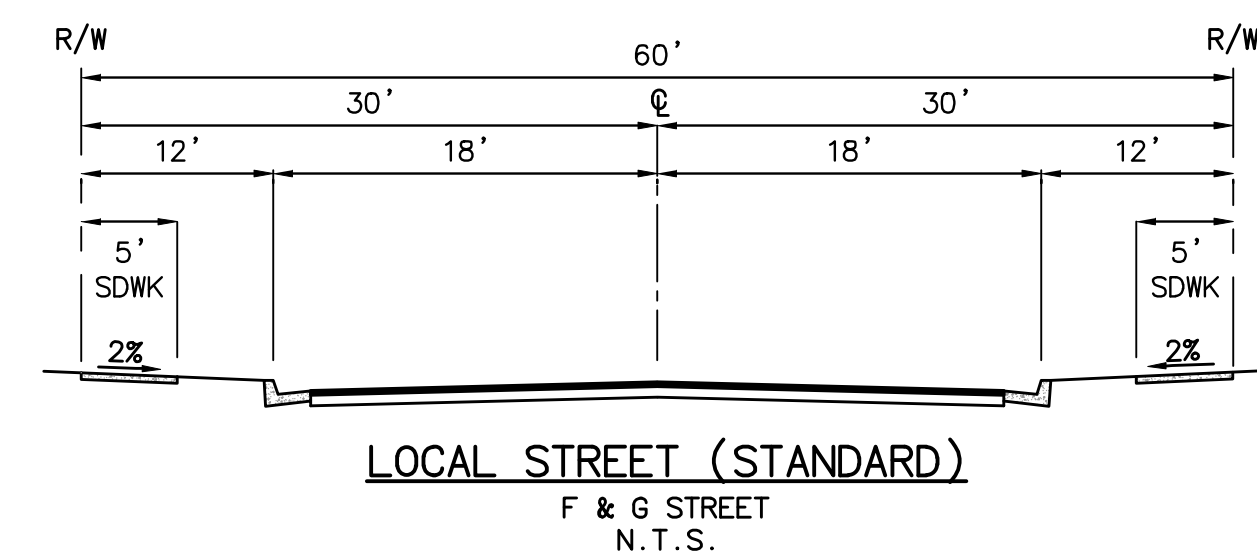
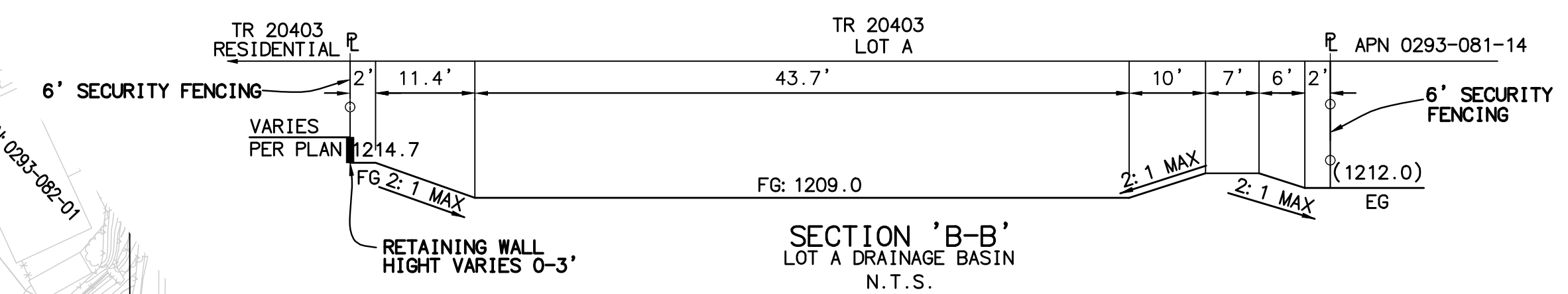
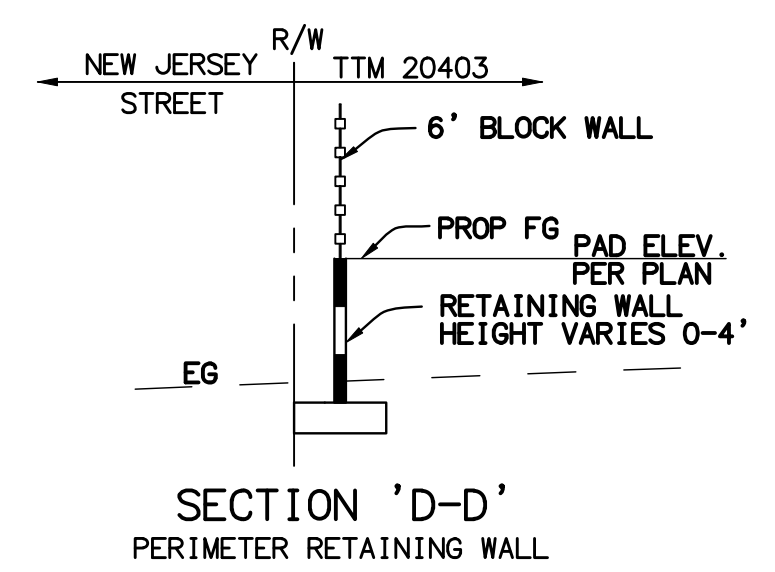
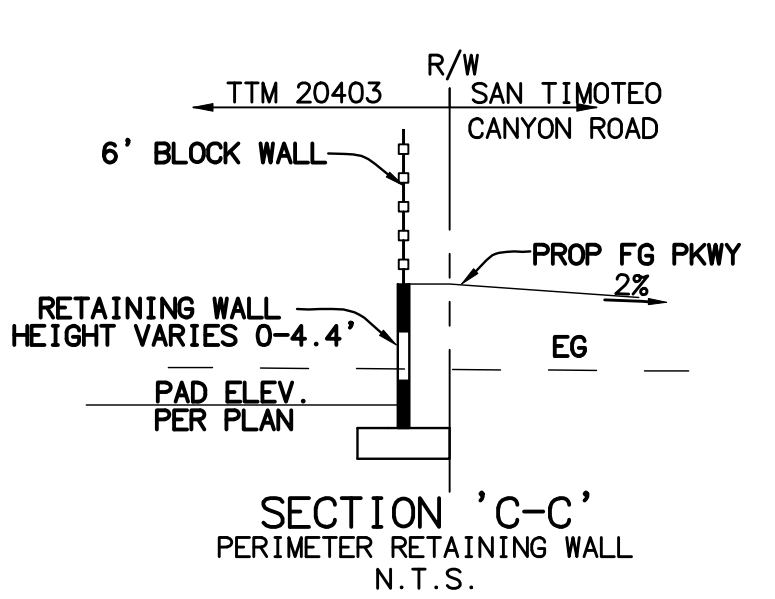
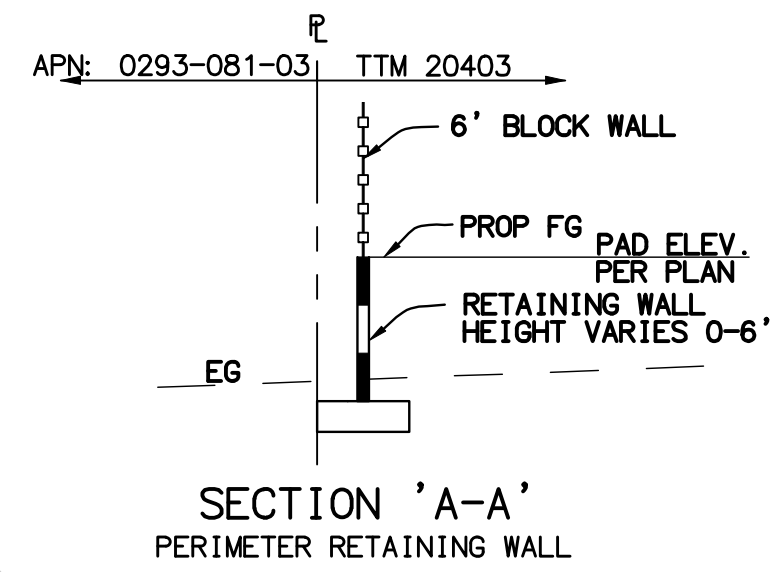
LEIGHTON GEOTECHNICAL
17781 COWAN
IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260



VICINITY MAP
N.T.S.

LEGEND

---	TRACT BOUNDARY	(PIP)	PROTECT IN PLACE
---	PR. RIGHT OF WAY	EP	EDGE OF PAVEMENT
---	PR. LOT LINE	EG	EXISTING GROUND
---	RETAINING WALL	FG	FINISHED GROUND
---	BLOCK WALL	RH	RETAINING WALL HEIGHT
---	VIEW FENCE	(XXX.X)	PAD ELEVATION
---	PR. DOMESTIC WATER		
---	PR. SANITARY SEWER		
---	PR. STORM DRAIN		
---	EX. DOMESTIC WATER		
---	EX. SANITARY SEWER		



ENGINEER OF RECORD SEAL



PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

PLANS PREPARED
UNDER THE SUPERVISION OF:

SCOTT P. GILBERT
R.C.E. #65194

DATE

SCALE: 1"=60'
DESIGN: CE
DRAWN: CE/DE
CHECKED: SG
APPROVED:



CITY OF LOMA LINDA

PRELIMINARY GRADING PLAN
TTM 20403

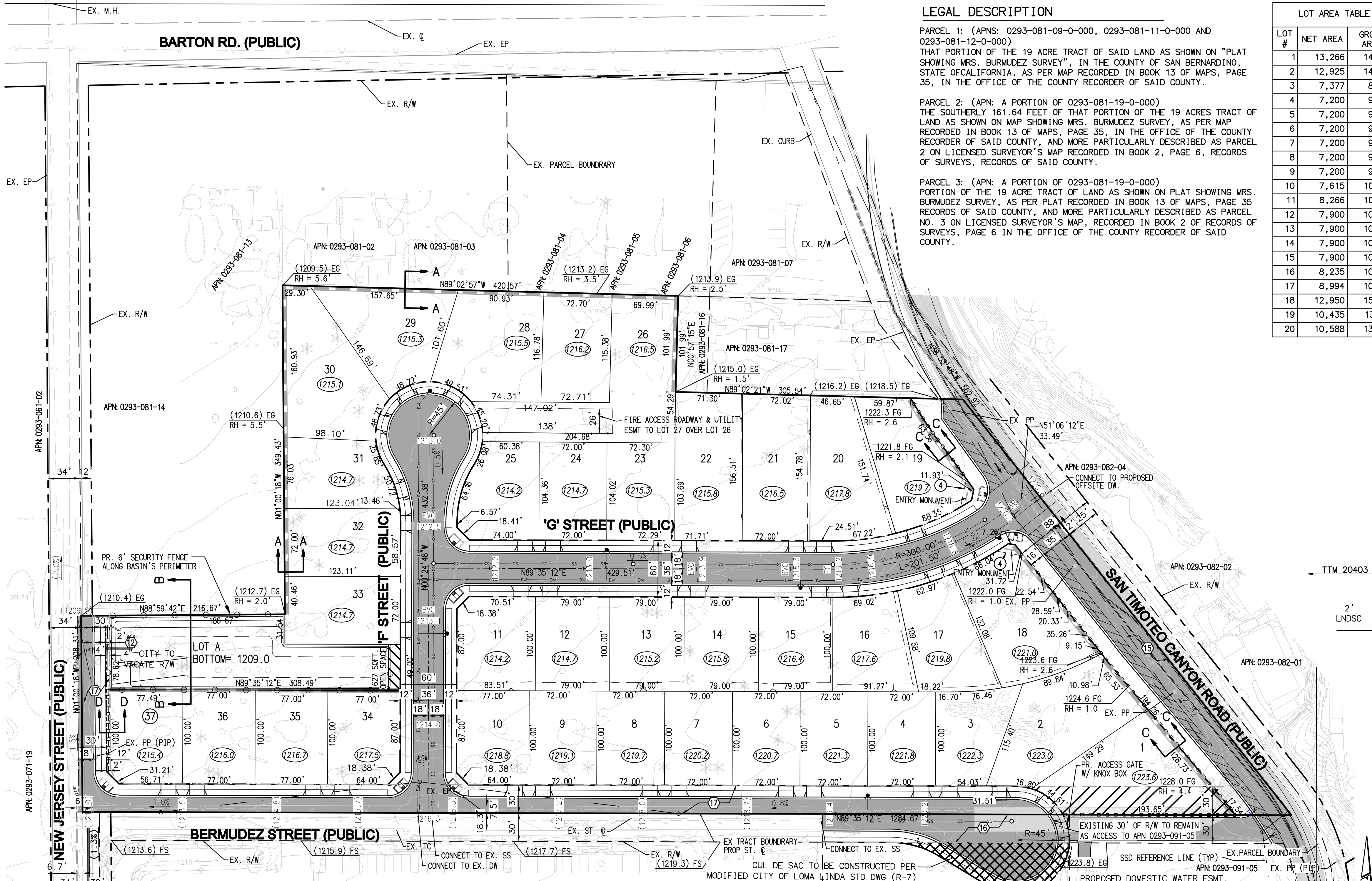
SHEET NO.

2 OF 2

PROJECT NO.

REVISION DATE: MARCH 14, 2023

Drawing Name: 2110068 Canyon Ranch Develop LPHB103 TTM 20403 - PRELIMINARY GRADING EXHIBIT A.dwg
Last Opened: Mar 14, 2023 - 2:06pm by: C. Castro



LEGAL DESCRIPTION

PARCEL 1: (APNs: 0293-081-09-0-000, 0293-081-11-0-000 AND 0293-081-12-0-000) THAT PORTION OF THE 19 ACRE TRACT OF SAID LAND AS SHOWN ON "PLAT SHOWING MRS. BURMUDEZ SURVEY", IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 OF MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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LOT AREA TABLE			LOT AREA TABLE		
LOT #	NET AREA	GROSS AREA	LOT #	NET AREA	GROSS AREA
1	13,266	14,537	21	11,189	13,349
2	12,925	14,775	22	11,257	13,408
3	7,377	8,998	23	7,508	9,677
4	7,200	9,360	24	7,502	9,662
5	7,200	9,360	25	8,095	10,315
6	7,200	9,360	26	16,853	18,141
7	7,200	9,360	27	8,439	8,439
8	7,200	9,360	28	11,579	12,991
9	7,200	9,360	29	10,324	11,713
10	7,615	10,009	30	12,134	13,522
11	8,266	10,856	31	8,203	11,269
12	7,900	10,270	32	8,599	10,762
13	7,900	10,270	33	8,842	11,002
14	7,900	10,270	34	7,615	10,010
15	7,900	10,270	35	7,700	10,010
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DEVELOPER

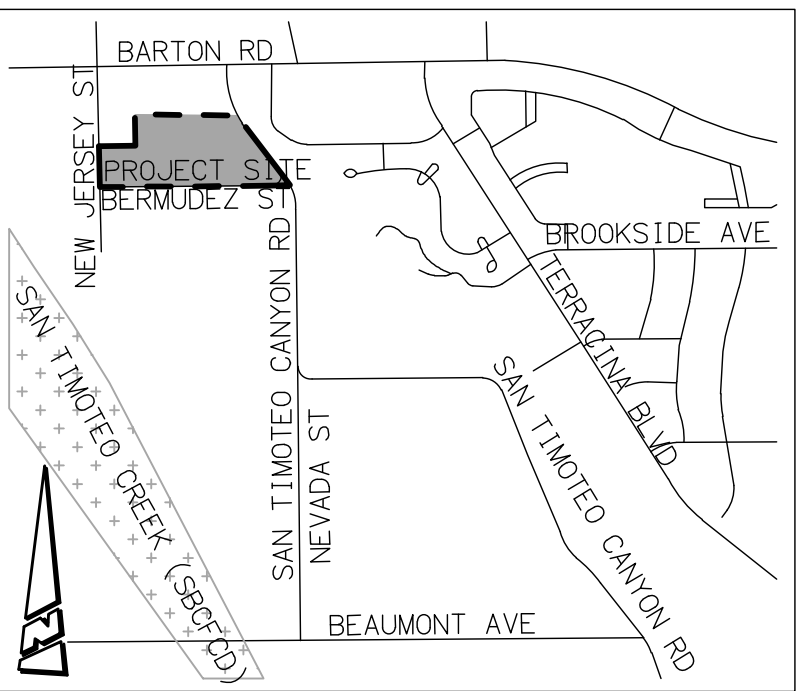
HIGHPOINTE COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

OWNER

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SOILS ENGINEER

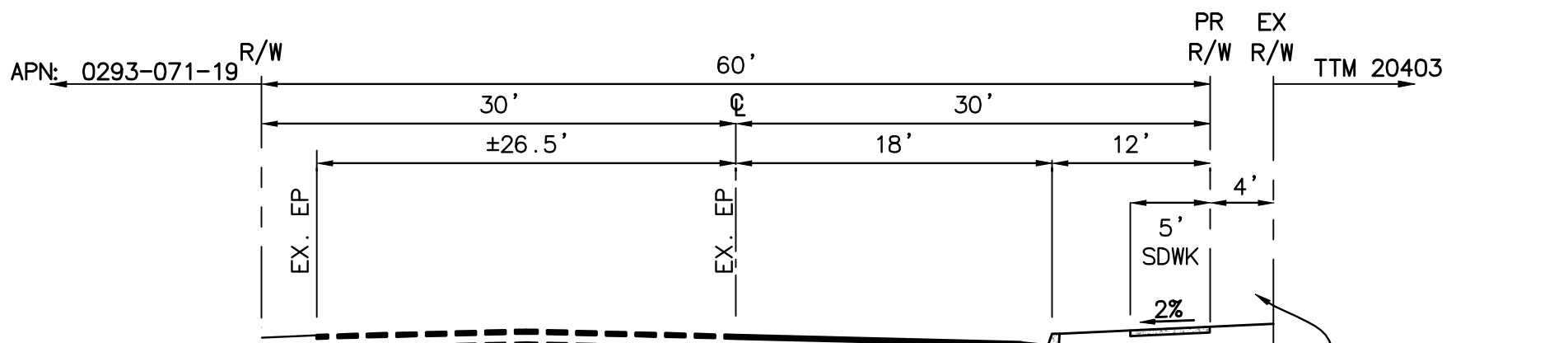
LEIGHTON GEOTECHNICAL
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IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260



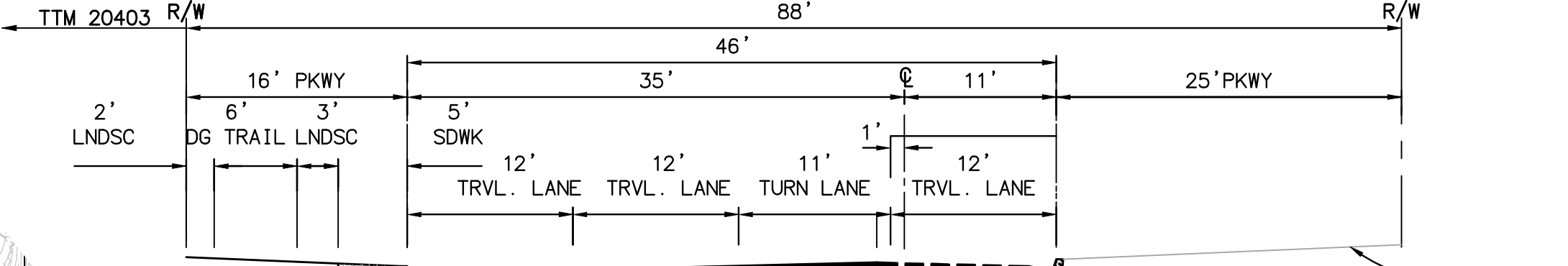
VICINITY MAP
N.T.S.

NOTE

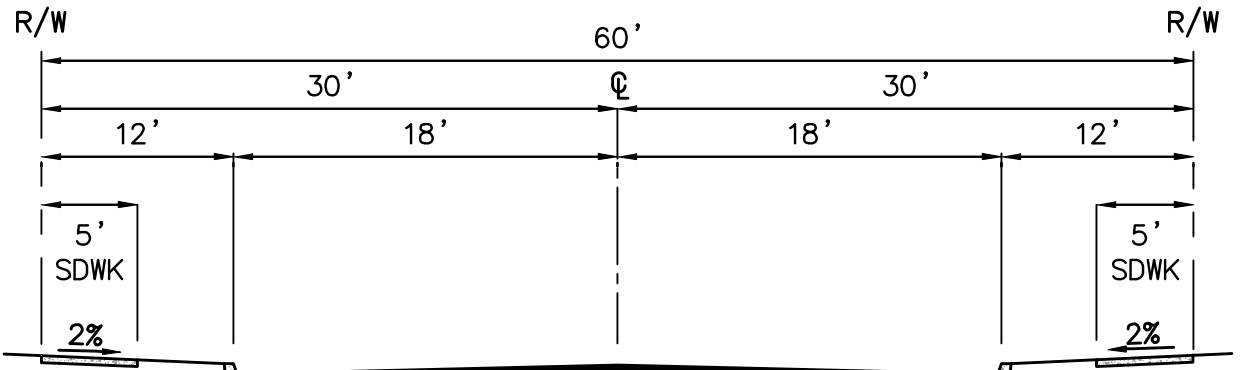
TRACT MAP 20403 REQUIRES L.M.D. ANNEXATION.
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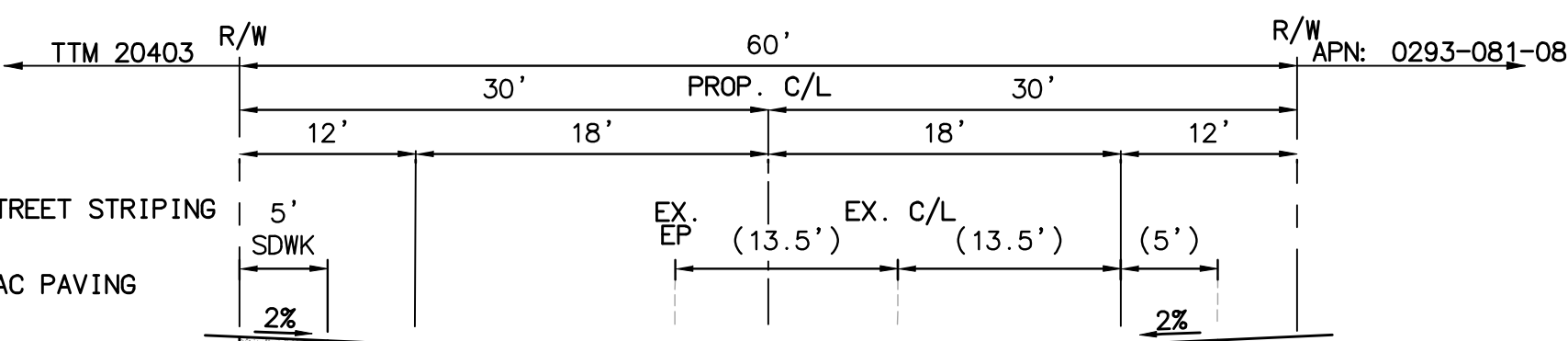
NEW JERSEY STREET
EXISTING AND PROPOSED CONDITIONS
N.T.S.



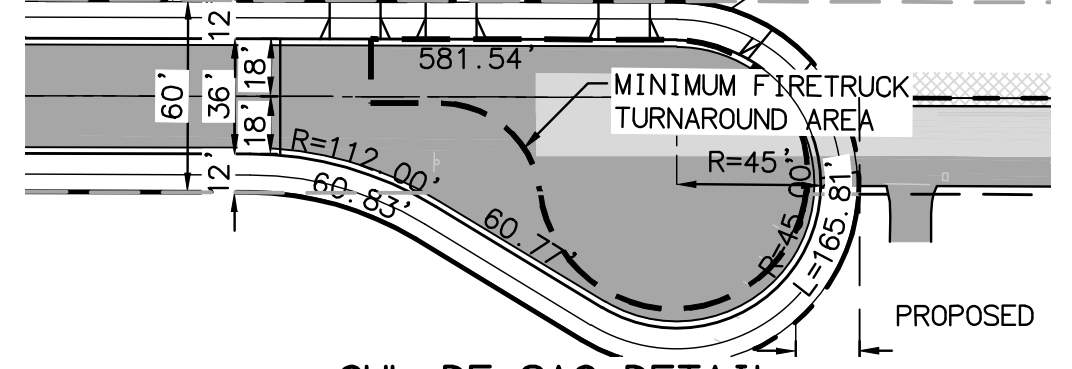
RURAL ARTERIAL - SAN TIMOTEO CANYON ROAD
MODIFIED LOMA LINDA STANDARD (R-1)
N.T.S.



LOCAL STREET (STANDARD)
F & G STREET
N.T.S.



BERMUDEZ STREET
EXISTING AND PROPOSED CONDITIONS
N.T.S.



CUL DE SAC DETAIL
BERMUDEZ STREET
N.T.S.

PUBLIC UTILITY COMPANIES

SEWER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354
PHONE: 1 (909) 799-4400

WATER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354

TELEPHONE:
FRONTIER COMMUNICATIONS
401 MERRITT 7
NORWALK, CT 06851
PHONE: 1 (855) 237-5355

GAS:
THE SOUTHERN CALIFORNIA GAS CO.
196 E 3RD ST.
POMONA, CA 91766
PHONE: 1 (800) 427-2200

CABLE:
SPECTRUM
400 ATLANTIC ST., FL 10,
STAMFORD, CT 06901
PHONE: 1 (855) 470-3572

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: 1 (800) 611-1911

GENERAL NOTES

EACH LOT ALONG F STREET, G STREET, AND BERMUDEZ STREET WILL REQUIRE A MINIMUM OF 2 STREET TREES.
COMPLIANCE CODES: 2019 CFC, 2019 CBC, LOMA LINDA MUNICIPAL CODE (LLMC), AND LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCCP).
SITE IS CURRENTLY LOCATED WITHIN THE SPHERE OF INFLUENCE AREA ENGINEER/ CONTRACTOR TO VERIFY UTILITY PLACEMENT FOR LOT 27 PRIOR TO CONSTRUCTION.

EXISTING

CURRENT LAND USE: AGRICULTURAL
APN #: 0293-081-12
0293-081-11
0293-081-19
0293-081-09

CURRENT ZONING: COUNTY ZONING: RL (1 DU/2.5 AC) & RL-5 (1 DU/5 AC)
CITY ZONING: GENERAL COMMERCIAL (C2)
LOW DENSITY RESIDENTIAL (R-1)

PROPOSED ZONING: GENERAL PLAN: GENERAL COMMERCIAL

PROPOSED EASEMENTS

1) PROPOSED ENTRY MONUMENT EASEMENT

EXISTING EASEMENTS

- 12) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST, 1955 AS BOOK 3705, PAGE 421 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY. AFFECTS: PARCELS 5,7, AND 8
- 15) THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 2, PAGE 6 OF RECORD OF SURVEYS. AFFECTS: PARCELS 5,7 AND 8
- 16) AN EASEMENT FOR HIGHWAY AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2014 AS INSTRUMENT NO 2014-0305744 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA. AFFECTS: PARCEL 6
- 17) AN EASEMENT FOR HIGHWAY AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 2014-0388828 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA. AFFECTS: PARCEL 5

LEGEND

- TRACT BOUNDARY
PR. RIGHT OF WAY
PR. LOT LINE
CITY BOUNDARY
RETAINING WALL
BLOCK WALL
VIEW FENCE
R/W DEDICATION FROM APN: 0293-091-04
PR. DOMESTIC WATER
PR. SANITARY SEWER
EX. DOMESTIC WATER
EX. SANITARY SEWER
- OPEN SPACE AREA
SSD REFERENCE LINE
PR. STORM DRAIN
- EXISTING RIGHT OF WAY TO BE VACATED ON FINAL MAP
- PR. STREET LIGHTS
PROTECT IN PLACE
LANDSCAPE
PARKWAY
SIDEWALK
TOP OF CURB
EDGE OF PAVEMENT
EXISTING GROUND
FINISHED GROUND
RETAINING WALL HEIGHT
- PAD ELEVATION
EX. FIRE HYDRANT
PR. FIRE HYDRANT



REVISION DATE: MARCH 14, 2023



PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:

SCOTT P. GILBERT
R.C.E. #65194

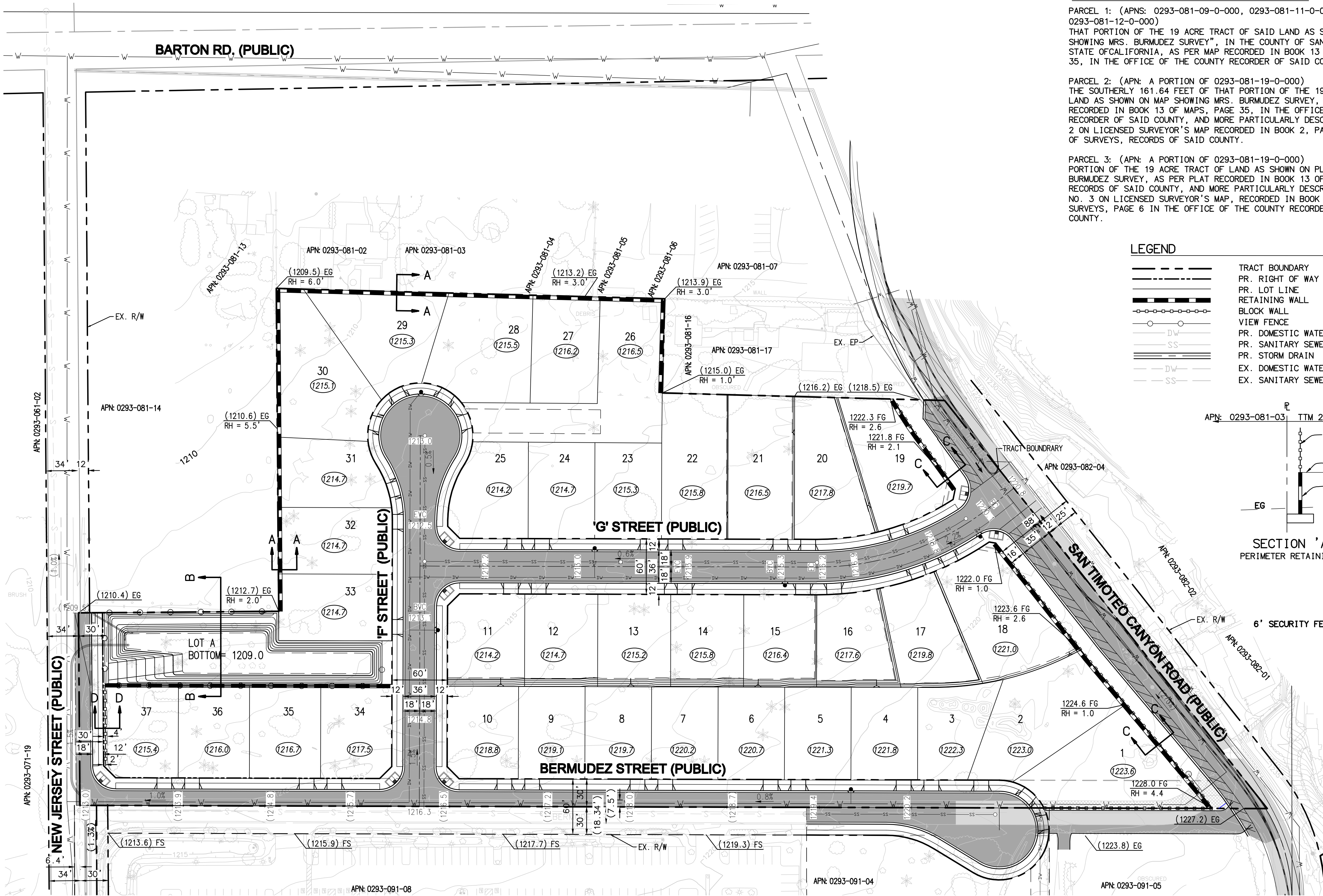
DATE

CITY OF LOMA LINDA
TENTATIVE TRACT MAP 20403

SHEET NO.

1 OF 2

PROJECT NO.



LEGAL DESCRIPTION

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---	PR. LOT LINE	EG	EXISTING GROUND
---	RETAINING WALL	FG	FINISHED GROUND
---	BLOCK WALL	RH	RETAINING WALL HEIGHT
---	VIEW FENCE	(XXX.X)	PAD ELEVATION
---	PR. DOMESTIC WATER		
---	PR. SANITARY SEWER		
---	PR. STORM DRAIN		
---	EX. DOMESTIC WATER		
---	EX. SANITARY SEWER		

DEVELOPER

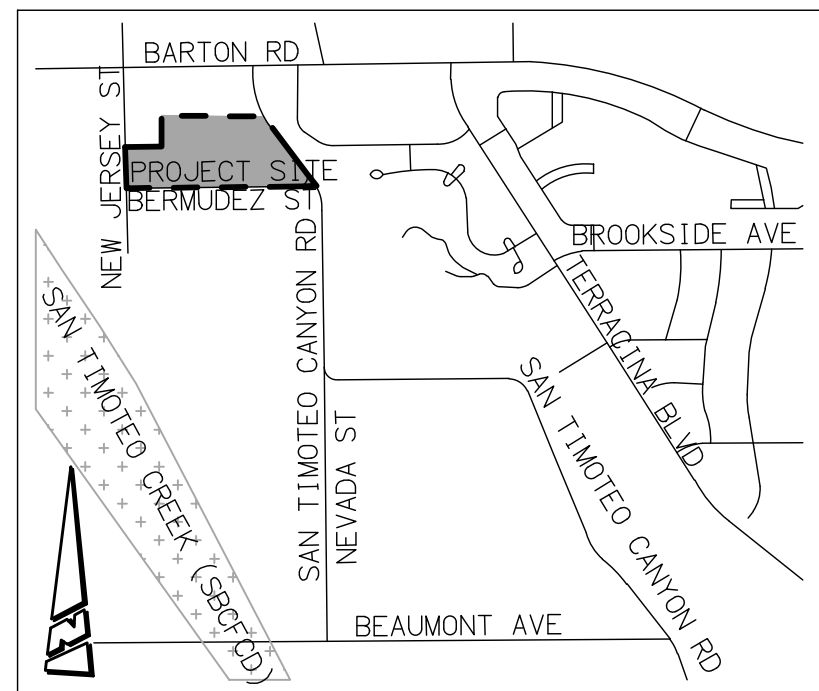
HIGHPOINTE COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

OWNER

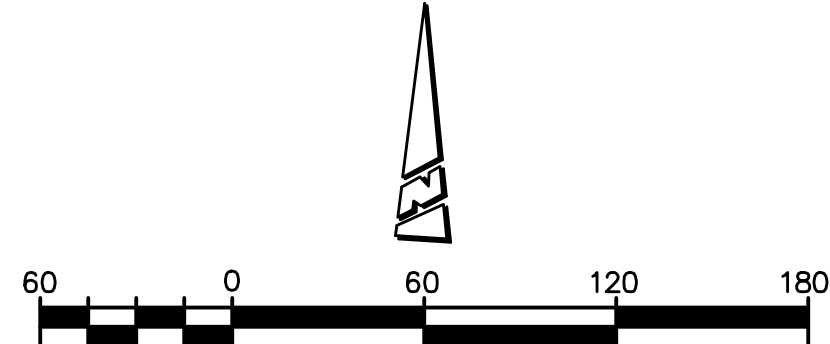
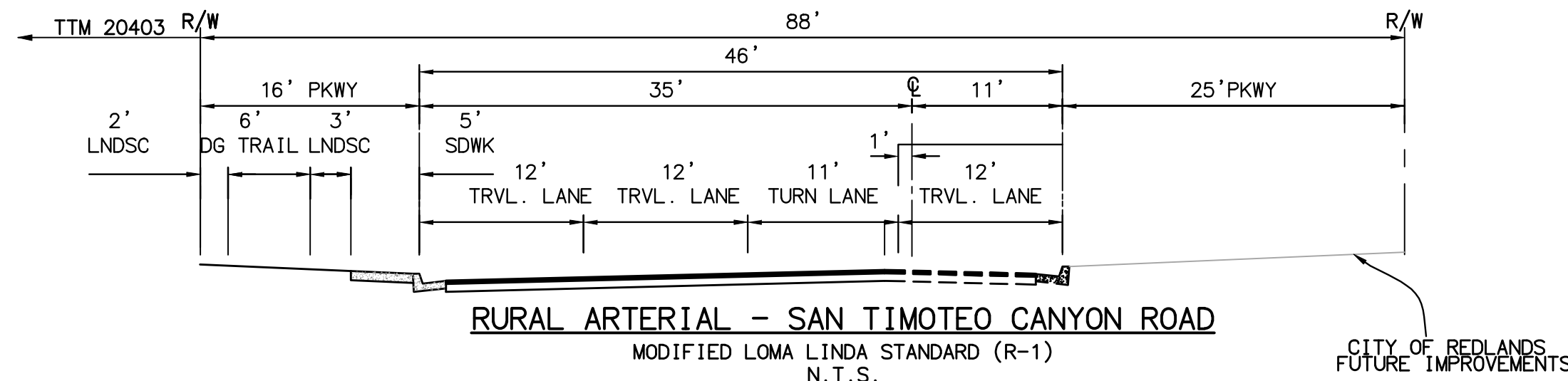
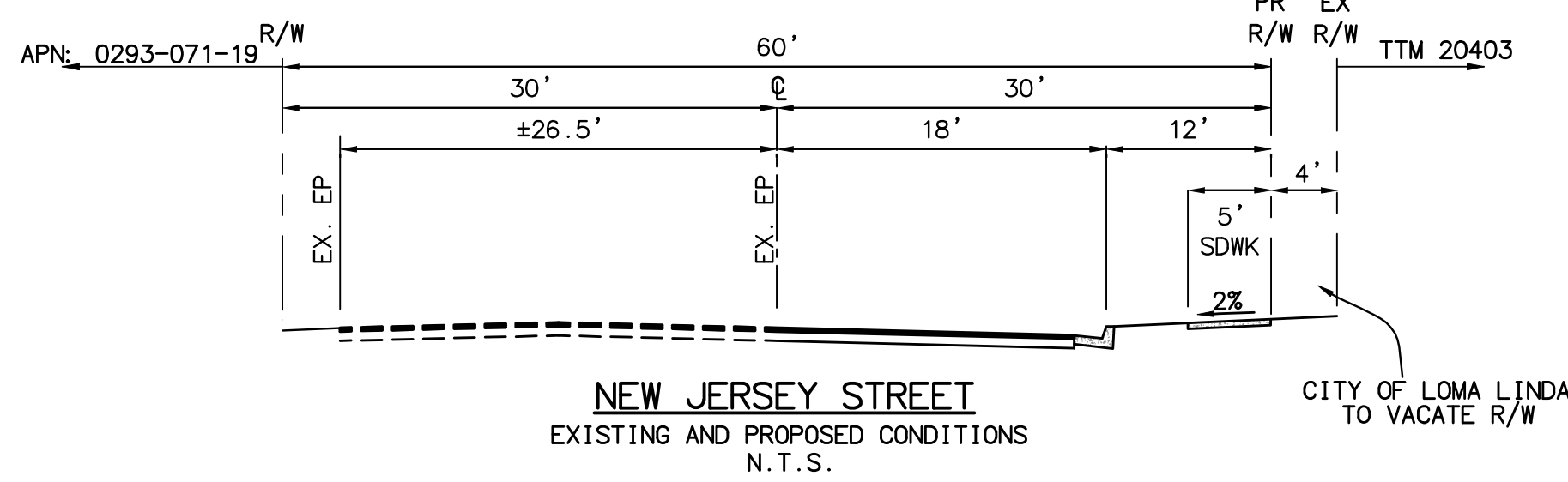
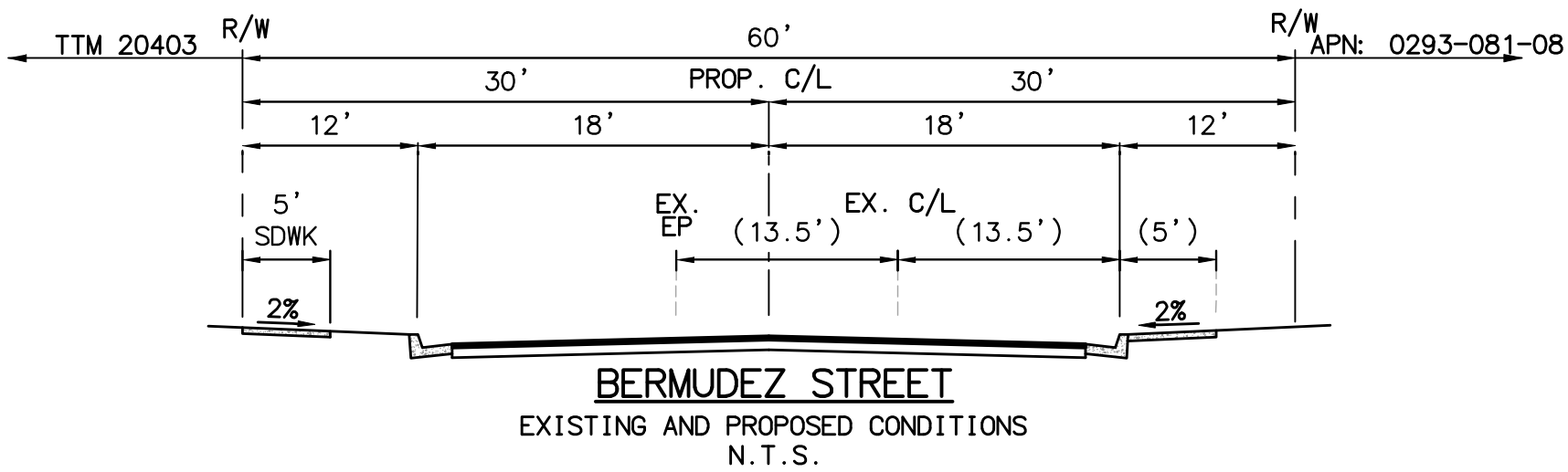
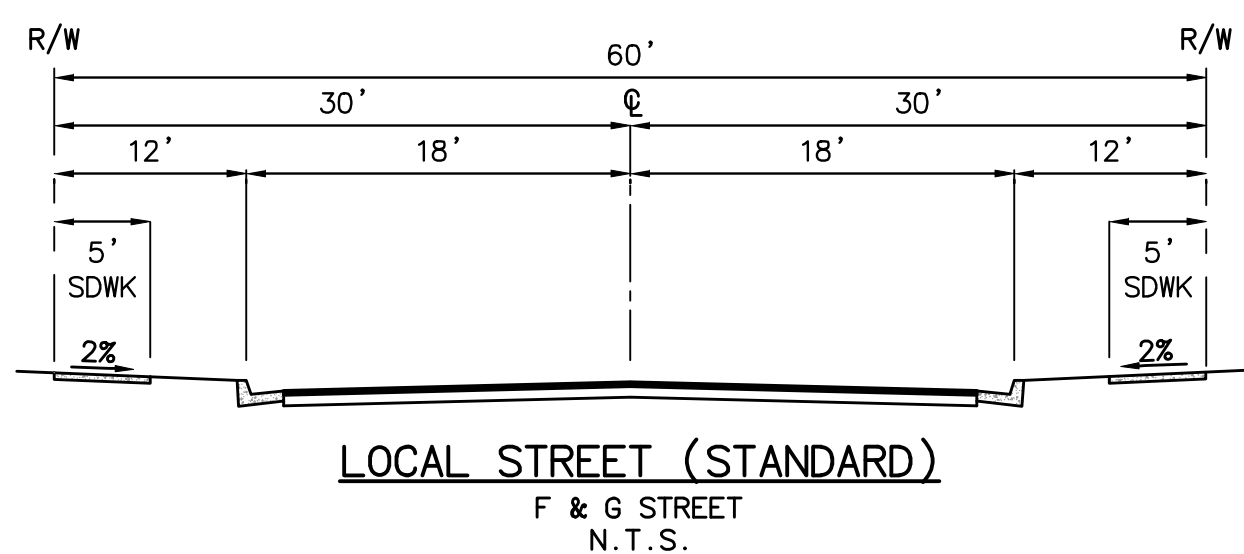
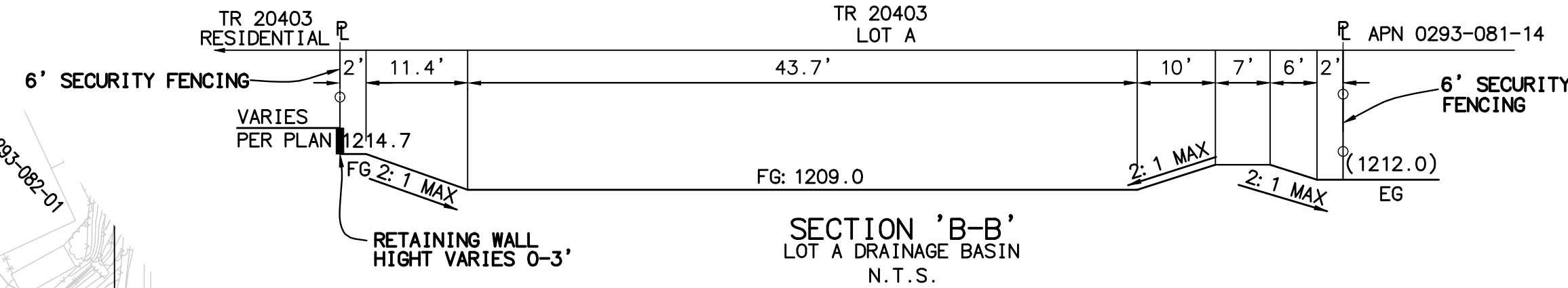
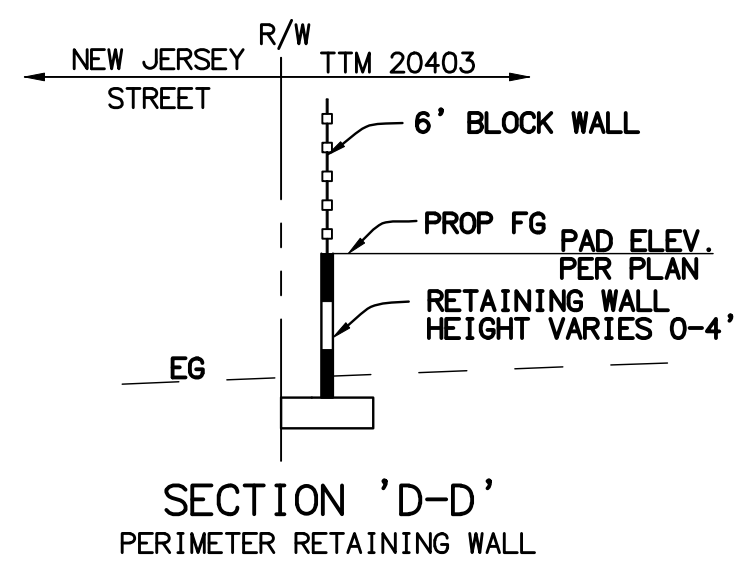
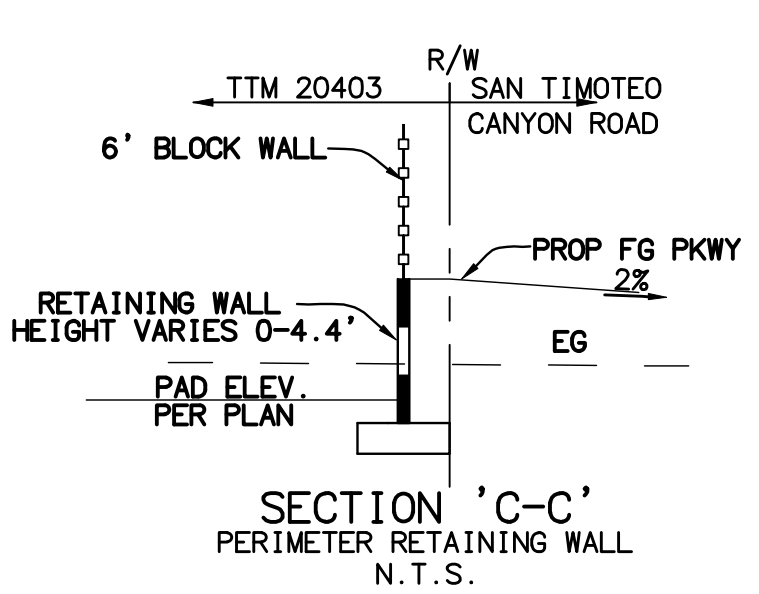
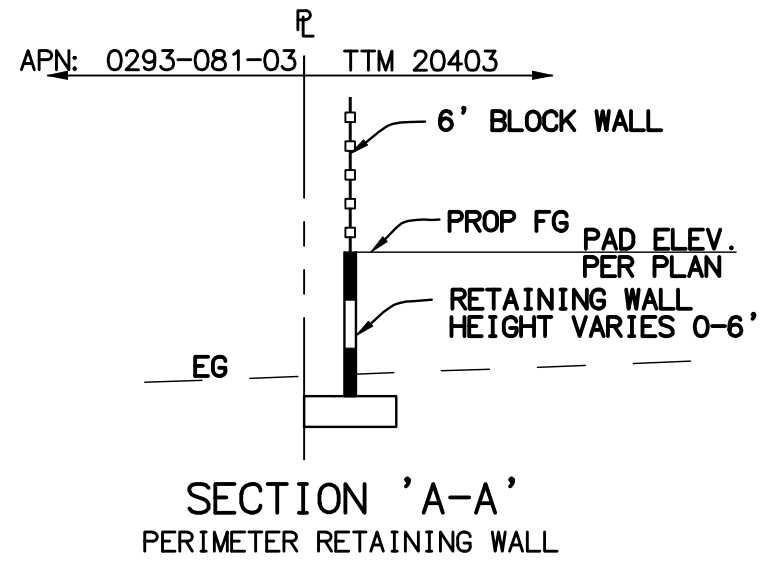
CANYON RANCH DEVELOPMENT, LLC,
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SOILS ENGINEER

LEIGHTON GEOTECHNICAL
17781 COWAN
IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260



VICINITY MAP
N.T.S.



ENGINEER OF RECORD SEAL



PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

PLANS PREPARED
UNDER THE SUPERVISION OF:

SCOTT P. GILBERT
R.C.E. #65194

DATE

SCALE: 1"=60'
DESIGN: CE
DRAWN: CE/DE
CHECKED: SG
APPROVED:



CITY OF LOMA LINDA

PRELIMINARY GRADING PLAN
TTM 20403

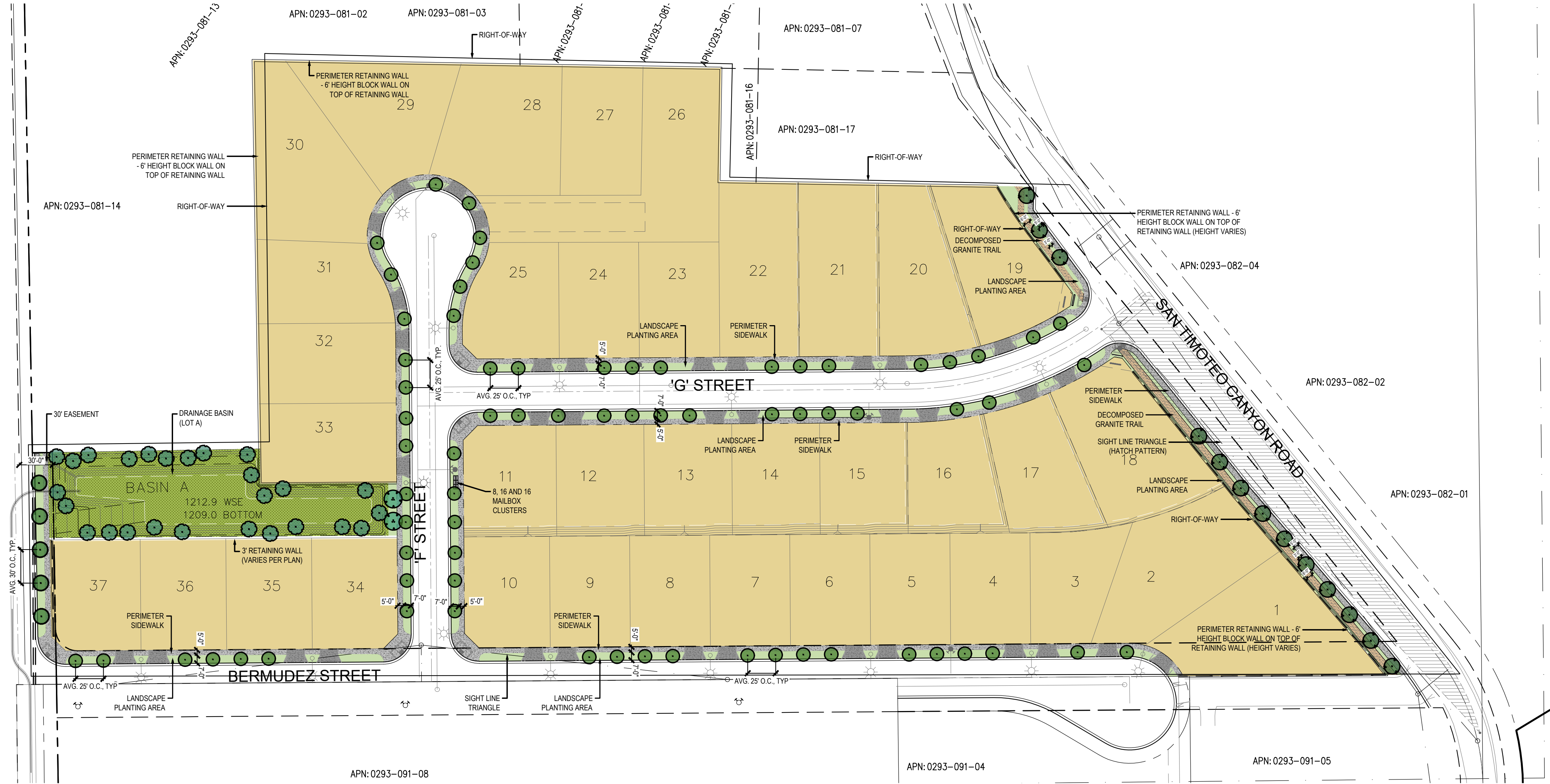
SHEET NO.

2 OF 2

PROJECT NO.

REVISION DATE: MARCH 14, 2023

Drawing Name: 2110.068 Canyon Ranch Development EMBLIS TTM 20403 - PRELIMINARY GRADING EXHIBIT.dwg
Last Opened: Mar 14, 2023 - 2:06pm by: C. Castro



PROPOSED SITE ACREAGE AND S.F. (TTM 20403)

SITE ACREGE: 19 ACRES
BASIN LETTERED LOTS: 20,155 SF / 0.462 ACRES
PARKWAY LANDSCAPE: 19,885 S.F. / 0.456 ACRES
TOTAL LANDSCAPE OPEN SPACE: 40,040 S.F. / 0.92 ACRES (.05% OF SITE)

GENERAL NOTE

THE IMAGES, ILLUSTRATIONS, DRAWINGS, AND STATEMENTS ("INFORMATION") CONTAINED HEREIN ARE CONCEPTUAL ONLY AND BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS; THIS ARE SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS. THE INFORMATION IS PROVIDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MAY EVENTUALLY BE DEVELOPED. CONSEQUENTLY, THERE IS NO GUARANTEE THAT THE IMPROVEMENTS DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, MATERIAL, SIZE, DENSITY, APPEARANCE, OR USE AS PRESENTED.

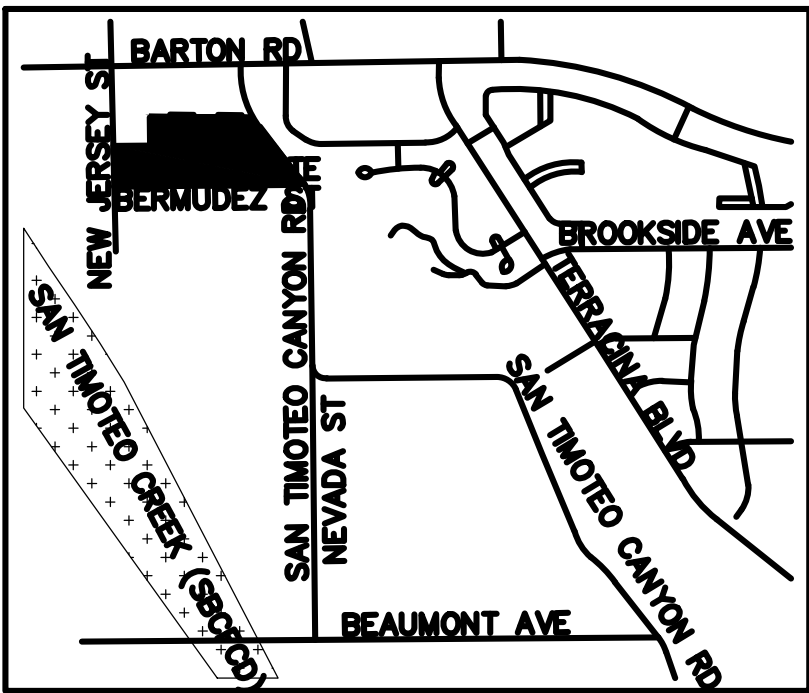
IRRIGATION NOTES

- ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW WATER EFFICIENCY ORDINANCE AB 1881 AND THE CITY OF LOMA LINDA GUIDELINES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
- THE IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION, HIGH EFFICIENCY SPRAY HEADS, AND/OR BUBBLERS. THE SYSTEM CONTROLS SHALL BE SELF-ADJUSTING VIA ON-SITE WEATHER DATA AND HISTORICAL WEATHER DATA. THE SYSTEM SHALL BE DESIGNED FOR DEDICATED HYDROZONES BASED ON PLANT WATER REQUIREMENTS AND IRRIGATION EFFICIENCY.
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL INCLUDE A WATER BUDGET, A DEDICATED WATER METER, A WEATHER-BASED CONTROLLER, AND BE DESIGNED BY AN EPA WATER SENSE PARTNER.
- THE IRRIGATION PRODUCTS SELECTED SHALL COME FROM COMMERCIAL GRADE IRRIGATION MANUFACTURING COMPANIES WITH OUTSTANDING TECHNICAL SUPPORT, INCLUDING RAINBIRD AND HUNTER.
- THE IRRIGATION COMPONENTS TOGETHER SHALL PROVIDE AN IRRIGATION EFFICIENCY RATING EQUAL TO OR GREATER THAN 80%.
- ESTIMATED WATER USAGE CALCULATIONS, SCHEDULES, AND POINT OF CONNECTION WATER PRESSURE CALCULATIONS SHALL BE MADE AVAILABLE AT THE PERMIT SUBMITTAL PHASE. ALL CALCULATIONS AND FACTORS SHALL BE DERIVED FROM CALIFORNIA ASSEMBLY BILL 1881.

PLANTING NOTES

- ALL LANDSCAPE PLANTING IMPROVEMENTS SHALL FOLLOW THE CITY OF LOMA LINDA GUIDELINES
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, WATER EFFICIENCY, AND MAINTENANCE CONSIDERATIONS.
- ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SAMPLE TAKEN FROM THE PROJECT SITE.
- GROUNDCOVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUNOFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH.
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- ALL REQUIRED LANDSCAPE PLANTING AREAS SHALL BE MAINTAINED BY OWNER PER THE CITY'S REQUIREMENTS.
- THE LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTINGS ACCORDINGLY.
- ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/ OR SLOW-GROWING TREES SHALL BE STEEL-STAKED. ALL TREES WITHIN 5'-0" OF ANY HARDSCAPE SHALL RECEIVE 36" DEEP, BY 20' LONG (CENTERED ON TREE) LINEAR ROOT BARRIER.
- SLOPE BANKS THREE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUNDCOVER, ONE 15 - GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1 - GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPE GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5 - GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAY, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL TURNED OVER TO H.O.A OR CITY.
- NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE AND ENSURE WATER USE MEETS STATE AND LOCAL MAVA REQUIREMENTS.
- THE APPLICANT INSURES THAT MATURE PLANTINGS (TREES, SHRUBS AND GROUNDCOVERS) WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.













KEY MAP



PLANTING LEGEND - RETENTION BASIN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	H x W MATURE	WATER USE	REMARKS
PROPOSED RETENTION BASIN - TREES (PROPOSED QTY: 26)					
	FRAXINUS GREGGII LITTLE LEAF ASH	24" BOX	25' x 20'	M	LOCATION PER PLAN
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL	24" BOX	25' x 25'	VL	LOCATION PER PLAN STANDARD TRUNK
PROPOSED RETENTION BASIN SHRUBS					
	CEANOTHUS GRISEUS 'SANTA ANA' SANTA ANA CEANOTHUS	1 OR 5 GAL.	6' x 6'	L	3'-0" O.C. MAX.
	MAHONIA NEVINII NEVIN'S BARBERRY	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	1 OR 5 GAL.	3' x 6'	L	3'-0" O.C. MAX.
	IRIS DOUGLASIANA DOUGLAS IRIS	5 GAL.	8' x 6'	M	3'-0" O.C. MAX.
PROPOSED RETENTION BASIN GRASSES					
	CAREX PANSA CALIFORNIA MEADOW SEDGE	1 OR 5 GAL.	6' x 6'	L	3'-0" O.C. MAX.
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	DISTICHUS SPICATA SALT GRASS	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	JUNCA PATENS CALIFORNIA GRASS	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	MULLENBERGIA RIGENS DEERGRASS	1 OR 5 GAL.	3' x 6'	L	3'-0" O.C. MAX.

PLANTING LEGEND (TTM 20403)

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	H x W MATURE	WATER USE	REMARKS
PROPOSED STREET TREES - A, B, C, D, E, F, G, BERMUDEZ STREETS (PROPOSED QTY: 71)					
	ARBUTUS 'MARINA' MARINA ARBUTUS	24" BOX	40' x 25'	M	LOCATION PER PLAN
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	LOCATION PER PLAN
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	LOCATION PER PLAN STANDARD TRUNK
	PRUNUS CERCASIFERA 'ATROPURPUREA' PURPLE LEAF PLUM	24" BOX	25' x 20'	M	LOCATION PER PLAN STANDARD TRUNK
	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	24" BOX	50' x 35'	M	LOCATION PER PLAN
PROPOSED STREET TREES - SAN TIMOTEO CANYON ROAD AND NEVADA STREET (PROPOSED QTY: 11)					
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	AVG. 30' O.C.
	PINUS ELADARICA AFGHAN PINE	24" BOX	80' x 25'	L	AVG. 30' O.C.
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	60' x 40'	M	AVG. 30' O.C.
	PODOCARPUS GRACILIOR YEW PINE	24" BOX	65' x 40'	M	AVG. 30' O.C.
PROPOSED STREET TREES - NEW JERSEY STREET (PROPOSED QTY: 5)					
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	60' x 50'	M	AVG. 30' O.C.
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	AVG. 30' O.C. STANDARD TRUNK
	PODOCARPUS GRACILIOR YEW PINE	24" BOX	40' x 25'	M	AVG. 30' O.C.
PROPOSED SPECIMEN TREES (PROPOSED QTY: 2)					
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	40' x 30'	M	LOCATION PER PLAN
	MAGNOLIA 'SAMUEL SOMMERS' SOUTHERN MAGNOLIA	36" BOX	40' x 30'	M	LOCATION PER PLAN
	PINUS ELADARICA AFGHAN PINE	36" BOX	80' x 25'	L	LOCATION PER PLAN








TREE REQUIREMENTS

- MINIMUM OF TWO (2) TREES PER LOT, TO BE LOCATED IN THE PARKWAY AND/OR ON PRIVATE LOTS
- MINIMUM OF THREE (3) TREES PER CORNER LOTS
- PROVIDE 1 EVERGREEN AND 1 DECIDUOUS TREE FOR RESIDENTIAL COLLECTOR STREETS
- ALL TREES TO HAVE ROOT BARRIER AND DEEP ROOT WATERING
- TREES IN LAWN AREAS TO BE PROTECTED WITH TRUNK GUARD
- REFER TO LOMA LINDA PLANTING DESIGN GUIDELINES AND PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION





PROPOSED SHRUBS

	ABELIA GRANDIFLORA 'EDWARD GOUCHER' ABELIA	1 OR 5 GAL.	6' x 6'	L	4'-0" O.C. MAX.
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	1 OR 5 GAL.	3' x 5'	L	4'-0" O.C. MAX.
	DIETES BICOLOR FORTNIGHT LILY	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	LAVANDULA SPECIES LAVENDER	1 OR 5 GAL.	3' x 6'	L	2'-0" O.C. MAX.
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL.	8' x 6'	M	3'-0" O.C. MAX.
	PHOTINIA X FRAXERI RED-LEAF PHOTINIA	5 GAL.	12' x 10'	M	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA TOBIRA	5 GAL.	16' x 12'	L	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELERS DWARF	5 GAL.	4' x 5'	M	2'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'BALLERINA' INDIAN HAWTHORN	5 GAL.	3' x 4'	L	2'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'CLARA' INDIAN HAWTHORN	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'JACK EVANS' INDIAN HAWTHORN	5 GAL.	7' x 6'	L	3'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS SPECIES ROSEMARY	1 OR 5 GAL.	VARIES	L	2'-0" O.C. MAX.
	SALVIA GREGGII AUTUMN SAGE	1 OR 5 GAL.	3' x 3'	L	2'-0" O.C. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	12' x 12'	M	4'-0" O.C. MAX.
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GAL.	8' x 8'	M	3'-0" O.C. MAX.

PROPOSED GROUNDCOVERS

	APERTINIA CORDIFOLIA RED APPLE	1 GAL.	<1' x 3'	L	12" O.C. MAX.
	LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD'	1 GAL.	2' x 10'	L	3'-0" O.C. MAX.
	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	1 GAL.	2' x 25'	M	6'-0" O.C. MAX.
	MYOPORUM 'PACIFICUM' PACIFIC MYOPORUM	1 GAL.	2' x 10'	L	4'-0" O.C. MAX.
	MYOPORUM PARVIFOLIUM 'SOUTH COAST' N.C.N.	1 GAL.	<1' x 12'	L	4'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS 'KEN TAYLOR' DWARF ROSEMARY	1 GAL.	4' x 5'	L	2'-0" O.C. MAX.
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL.	2' x 12'	M	4'-0" O.C. MAX.

PROPOSED VINES

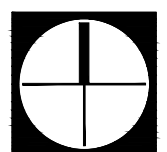
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	+20'	M	10' O.C. MAX.
	CAMPIDIS RADICANS TRUMPET VINE	5 GAL.	+30'	L	20' O.C. MAX.
	FICUS PUMILA CREEPING FIGUS	1 GAL.	+25'	L	15' O.C. MAX.
	ROSA BANKSIAE LADY BANK'S ROSE	5 GAL.	+20'	M	10' O.C. MAX.

CANYON RANCH - TTM 20403

LOMA LINDA, CA

OVERALL LANDSCAPE MASTER PLAN

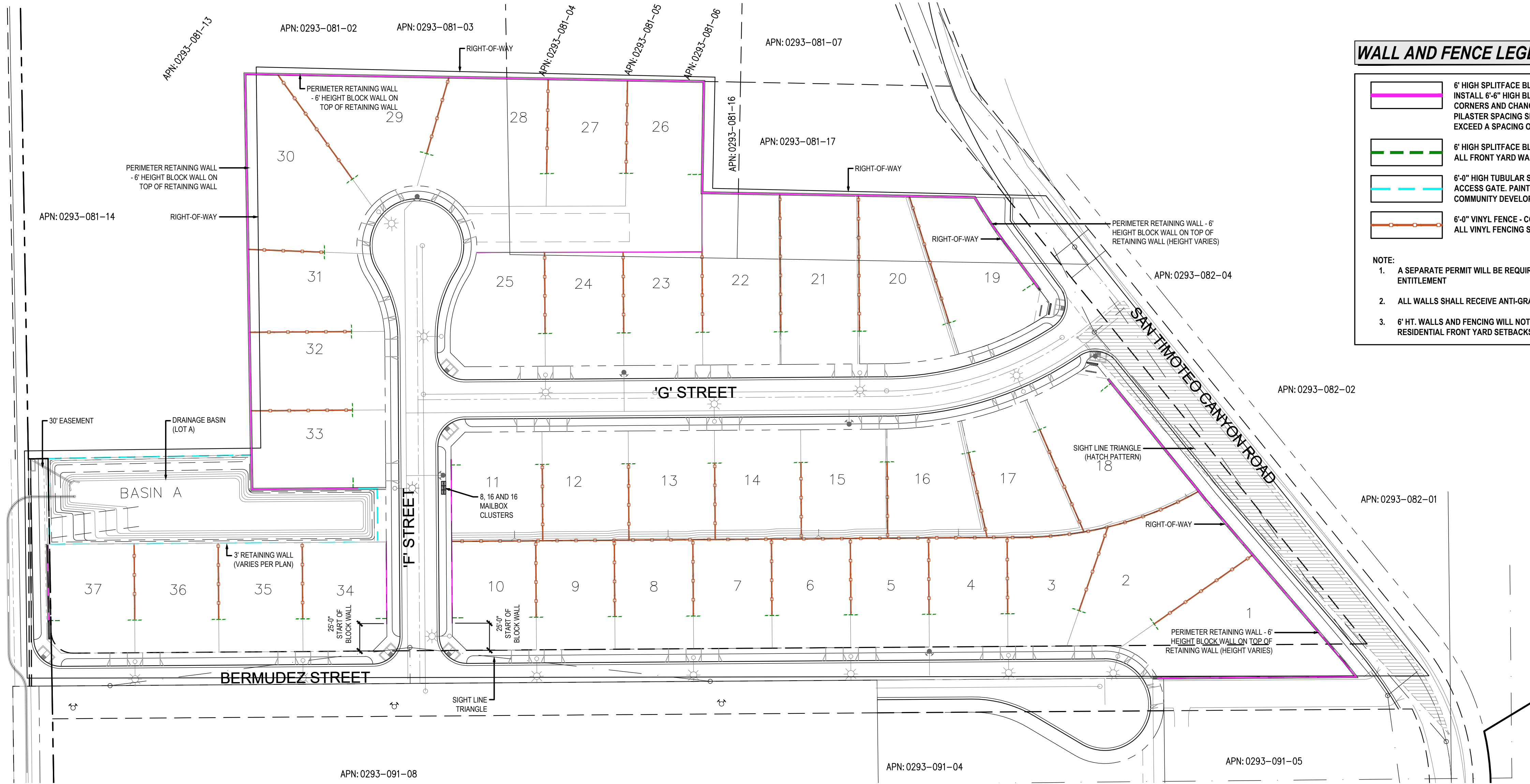
Highpointe Canyon Ranch LLC
530 Technology Drive, Suite 100
Irvine, CA 92618



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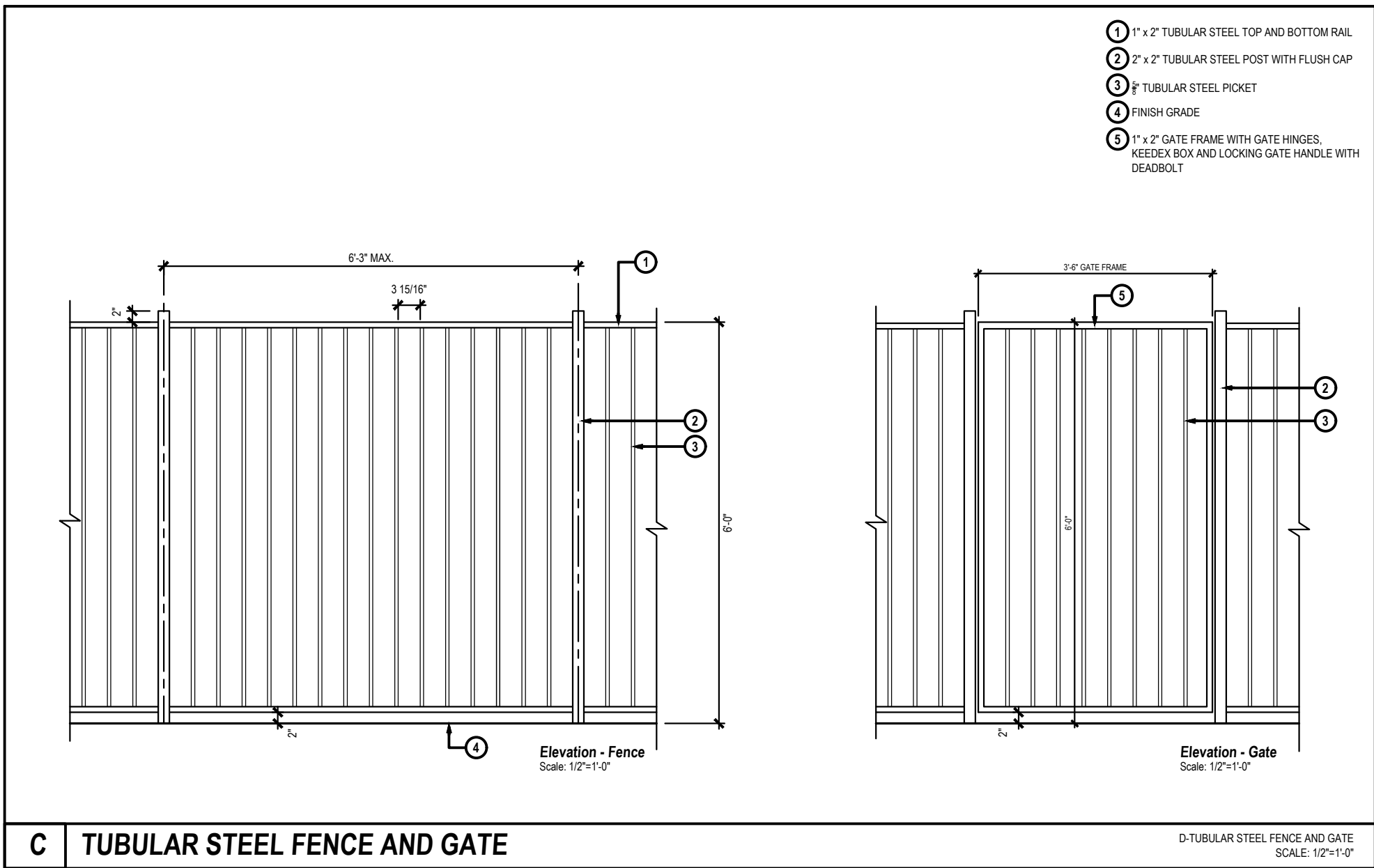
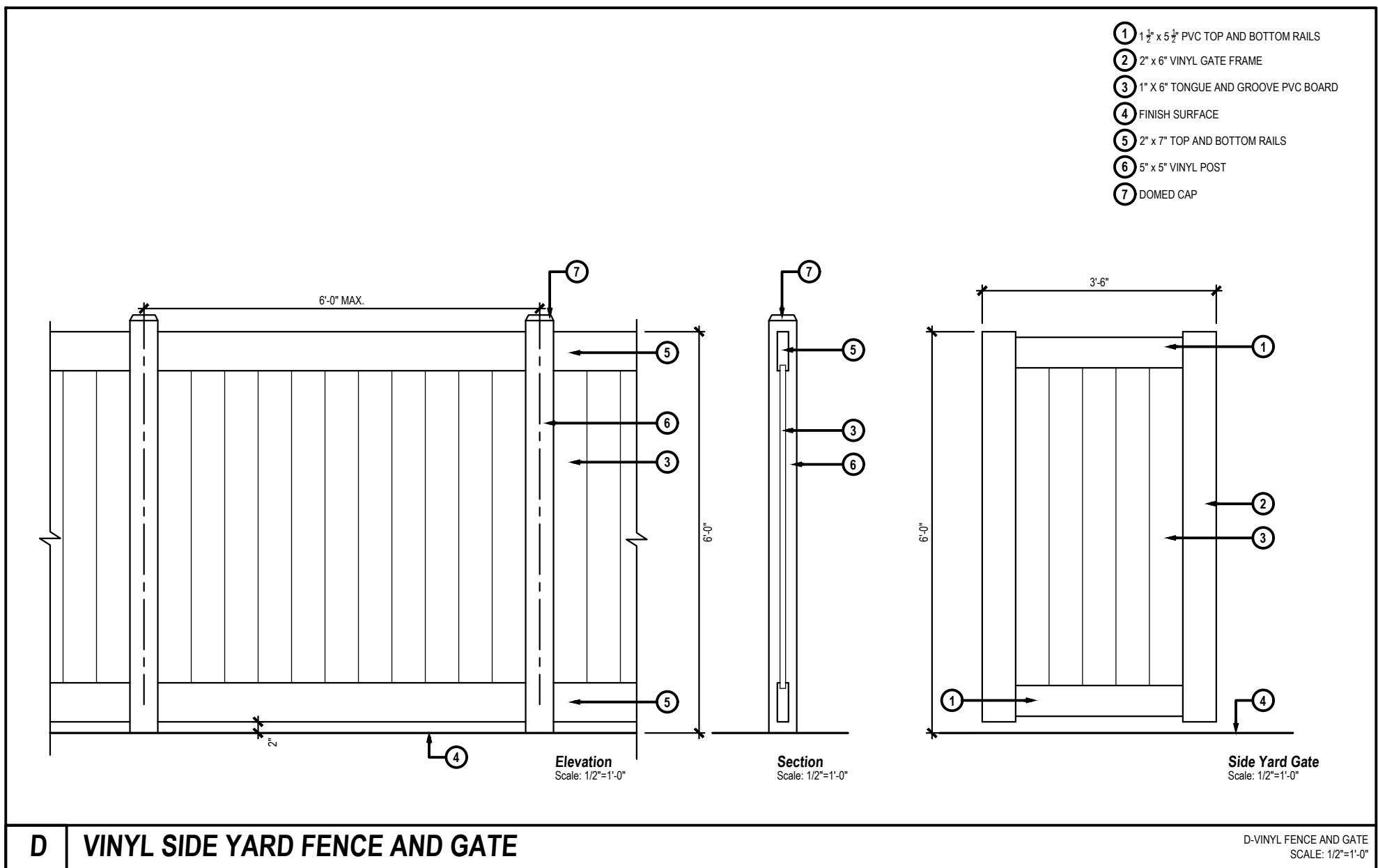
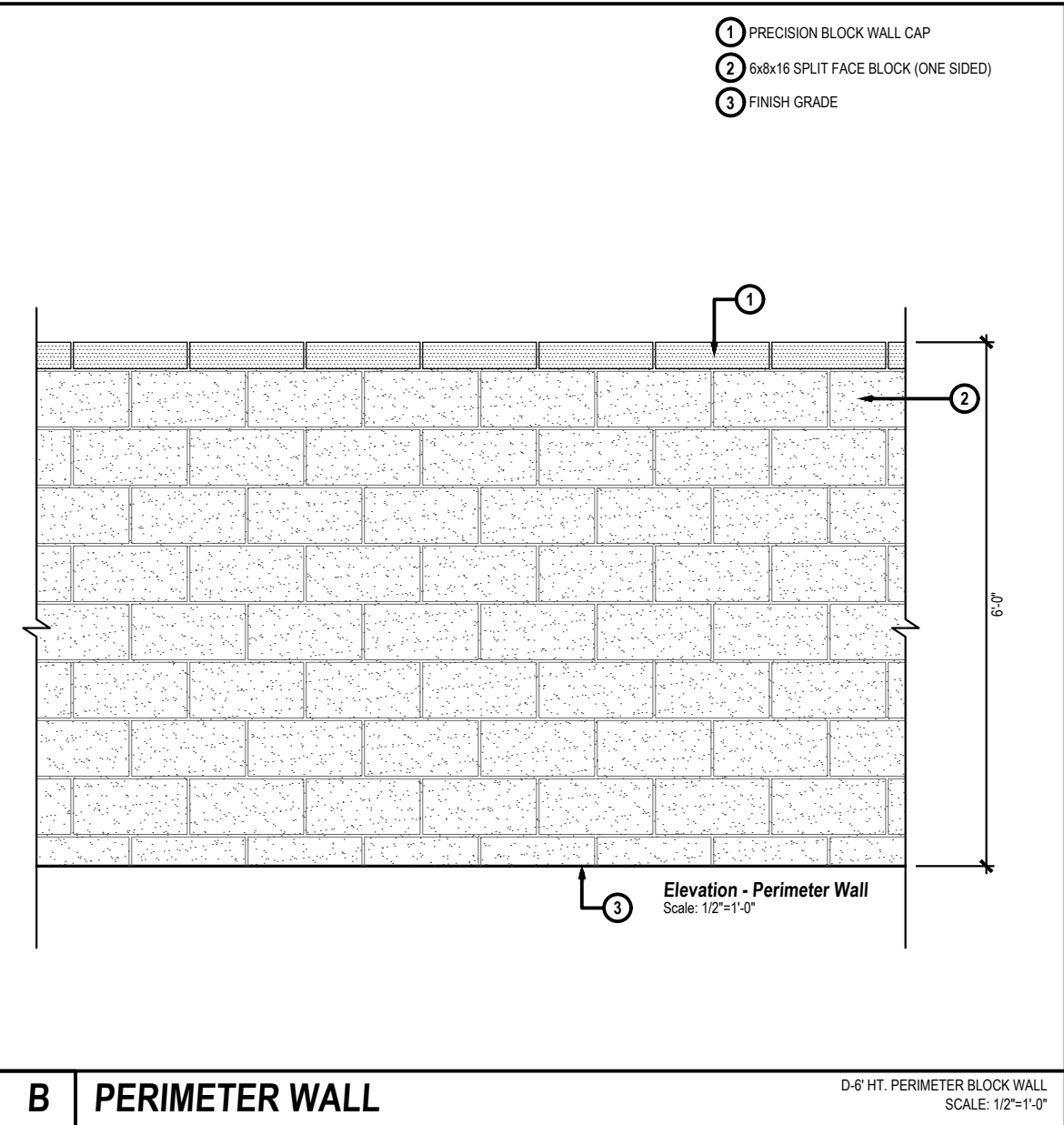
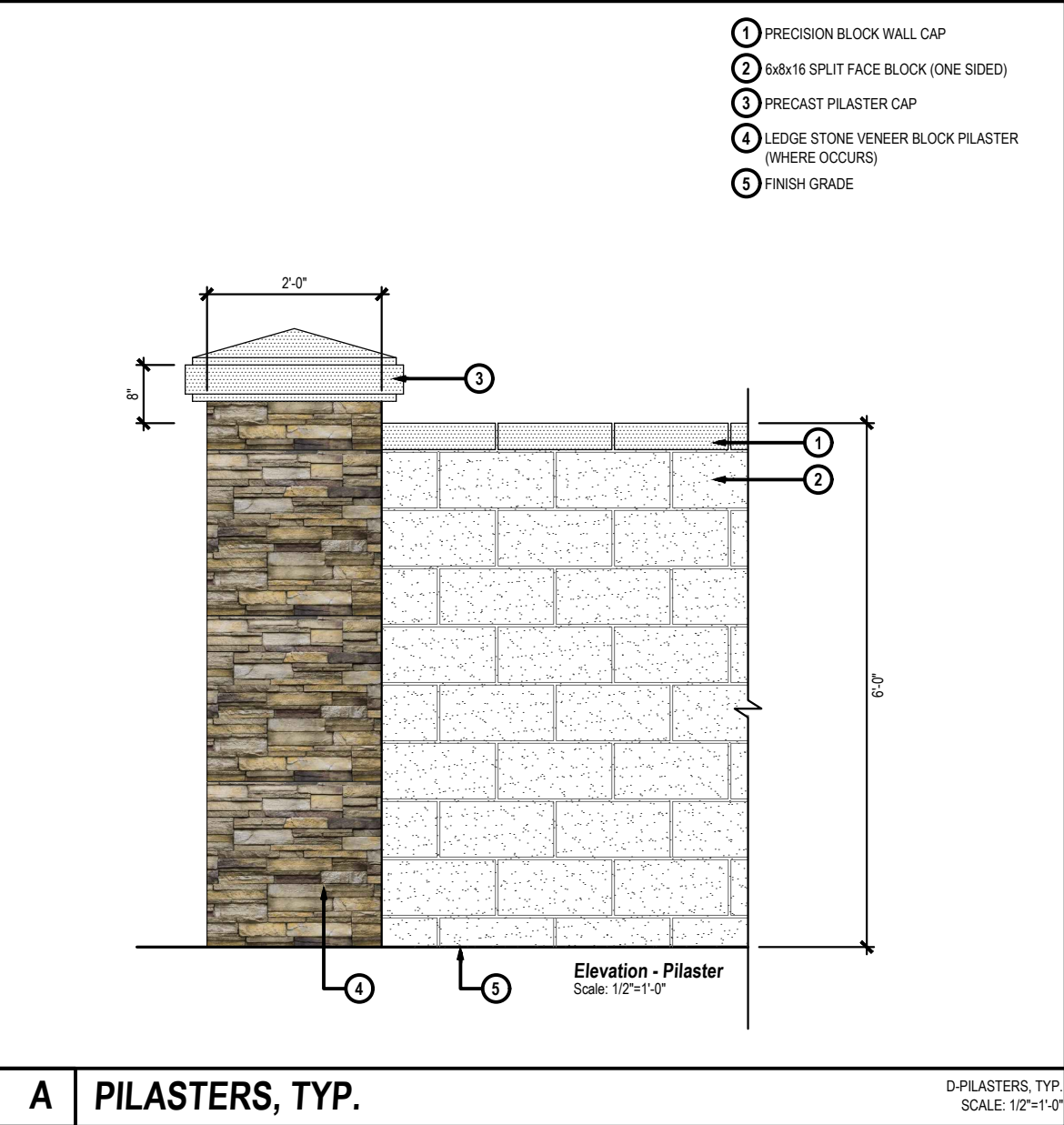
Date: April 11, 2023
Job No.: 36021-016

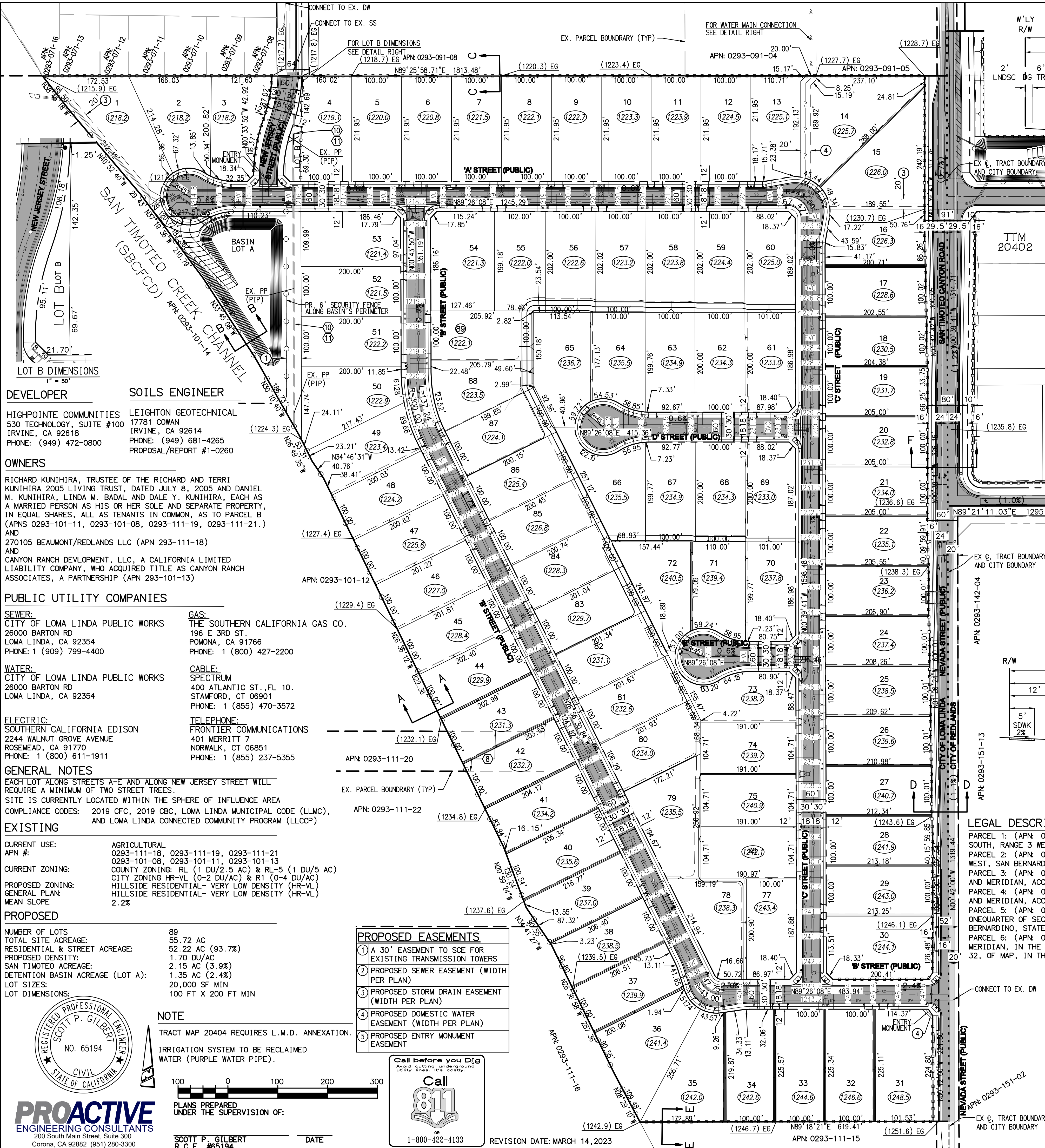
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LandscapeArchitecture



WALL AND FENCE LEGEND

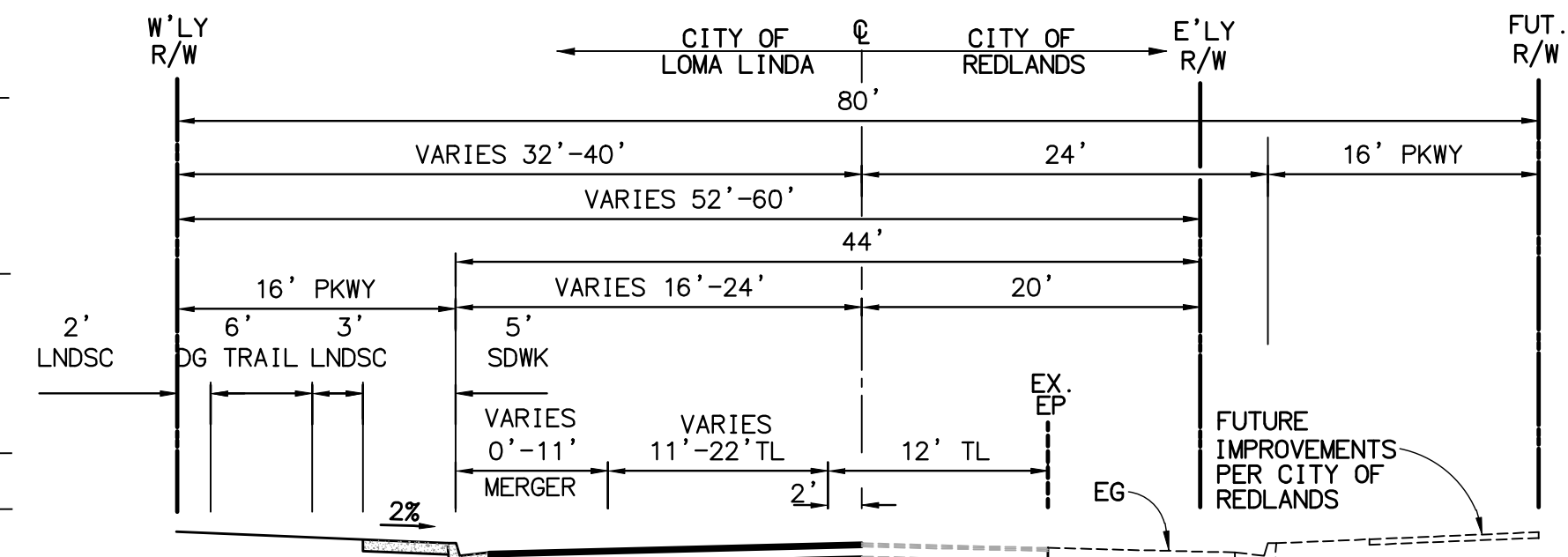
- 6" HIGH SPLITFACE BLOCK, WITH CAP
INSTALL 6"-6" HIGH BLOCK PILASTER WITH STONE VENEER AT
CORNERS AND CHANGE OF DIRECTION OR MATERIAL (NOTE:
PILASTER SPACING SHALL BE EQUALLY SPACED AND NOT TO
EXCEED A SPACING OF 20 FT.)
 - 6" HIGH SPLITFACE BLOCK, WITH CAP
ALL FRONT YARD WALLS SHALL INCLUDE A 3'-6" WIDE VINYL GATE
 - 6'-0" HIGH TUBULAR STEEL FENCE WITH 3'-6" WIDE MAINTENANCE
ACCESS GATE. PAINT AND FINISH OF FENCE TO MATCH
COMMUNITY DEVELOPMENT STANDARDS
 - 6'-0" VINYL FENCE - COLOR "WHITE" OR "TAN"
ALL VINYL FENCING SHALL BE NON-PUBLIC VIEW
- NOTE:
- A SEPARATE PERMIT WILL BE REQUIRED FOR ALL WALLS AND FENCES AFTER
ENTITLEMENT
 - ALL WALLS SHALL RECEIVE ANTI-GRAFFITI COATING ON PUBLIC VIEW SIDE
 - 6' HT. WALLS AND FENCING WILL NOT ENCR OACH INTO THE REQUIRED
RESIDENTIAL FRONT YARD SETBACKS





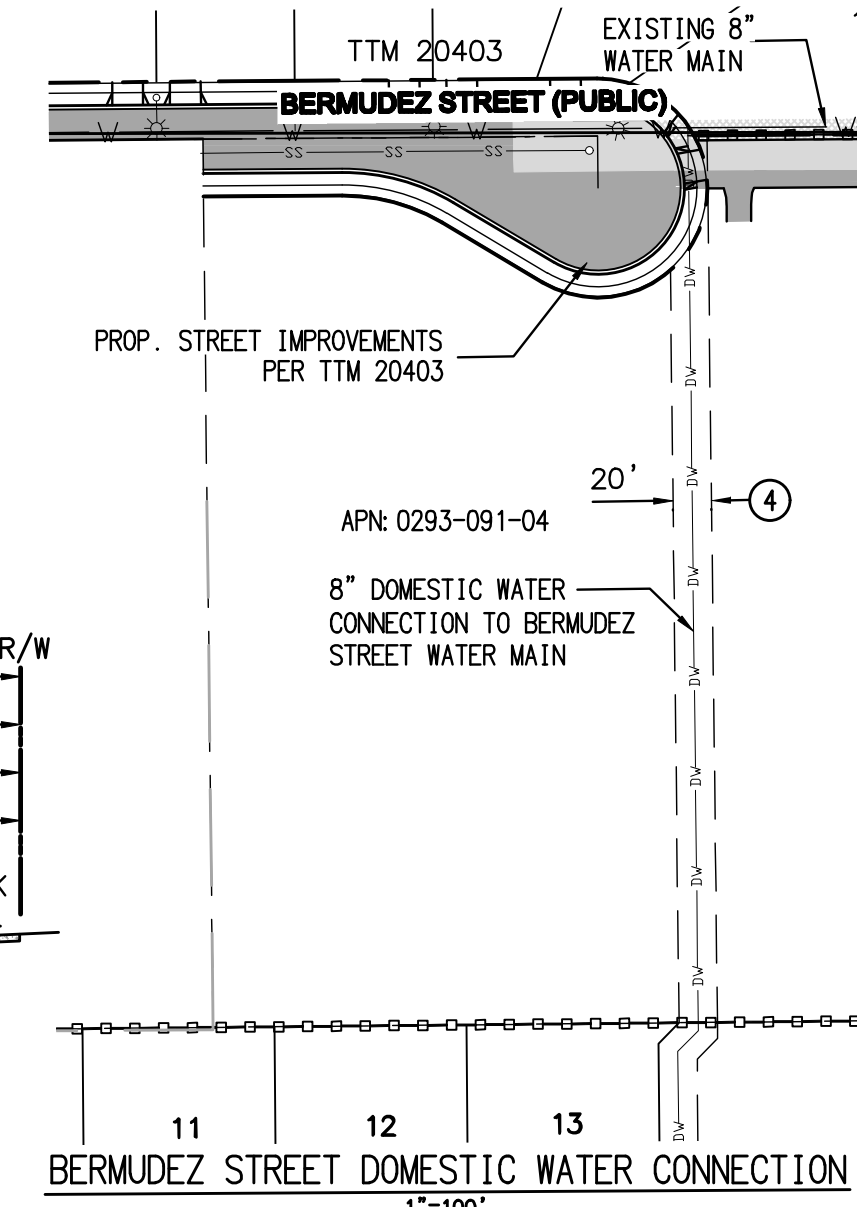
RURAL ARTERIAL- SAN TIMOTEO CANYON ROAD NORTH/SOUTH

NORTH OF NEVADA STREET
STREET SECTION PER CITY OF REDLANDS STD. DWG. NO. 701-O (EAST OF CENTERLINE)
STREET SECTION PER CITY OF LOMA LINDA STD. DWG. NO. R-1 (WEST OF CENTERLINE)
N.T.S.



RURAL ARTERIAL - NEVADA STREET

MODIFIED LOMA LINDA STANDARD (R-1)
N.T.S.



LEGAL DESCRIPTION

PARCEL 1: (APN: 0293-101-11): THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 2: (APN: 0293-101-08): THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 3: (APN: 0293-111-19): THAT PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 4: (APN: 0293-111-21): THAT PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 5: (APN: 0293-101-13): THE NORTH ONE-HALF OF THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY
PARCEL 6: (APN: 0293-111-18): A PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 9 OF MAPS, PAGE 32, OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXISTING EASEMENTS

(8)	AN EASEMENT FOR RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN UPON AND ALONG SAID STRIP OF LAND AND THROUGHOUT THE ENTIRE LENGTH THEREOF A DAM, BASE, OR BREAKWATER FOR THE PURPOSE OF PREVENTING RAINSTORM OR FLOOD WATER FROM FLOWING TO OR OVER LANDS LYING NORTH AND ADJOINING THE STRIP AND INCIDENTAL PURPOSES, RECORDED OCTOBER 5, 1904 IN BOOK 341 OF DEEDS, PAGE 260. IN FAVOR OF C.M.BAXTER. AFFECTS: PARCEL. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	TO BE QUITCLAIMED
(10)	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1955 AS BOOK 3692, PAGE 268 OF OFFICIAL RECORDS. IN FAVOR OF SOUTHER CALIFORNIA EDISON COMPANY, A CORPORATION. AFFECTS: PARCELS 1,3, AND 4	TO BE REDEDICATED WITH NEW 30' EASEMENT
(11)	AN EASEMENT FOR POLES, CONDUITS, AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1955 AS BOOK 698, PAGE 72 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHER CALIFORNIA EDISON COMPANY, AN CORPORATION. AFFECTS: AS DESCRIBED THEREIN	TO BE REDEDICATED WITH NEW 30' EASEMENT

LEGEND

TRACT BOUNDARY	PROPOSED AC PAVING
PR. RIGHT-OF-WAY	EXISTING AC PAVING
PR. LOT LINE	INTERIM STREET STRIPING
EX. EASEMENT	VIEW FENCE
CENTERLINE	PR. DOMESTIC WATER
CITY BOUNDARY	PR. SANITARY SEWER
BLOCK WALL	PR. STORM DRAINAGE
PR. FIRE HYDRANT	SSD REFERENCE LINE
PR. FIRE HYDRANTS	LANDSCAPE PAVEMENT
PR. STREET LIGHTS	PROTECT IN PLACE
EG EXISTING GROUND	

DEVELOPER

HIGHPOINT COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

SOILS ENGINEER

LEIGHTON GEOTECHNICAL
17781 COWAN
IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260

OWNERS

RICHARD KUNIHIRA, TRUSTEE OF THE RICHARD AND TERRI KUNIHIRA 2005 LIVING TRUST, DATED JULY 8, 2005 AND DANIEL M. KUNIHIRA, LOMA M. BADAL AND DALE Y. KUNIHIRA, EACH AS A MARRIED PERSON AS HIS OR HER SOLE AND SEPARATE PROPERTY, IN EQUAL SHARES, ALL AS TENANTS IN COMMON, AS TO PARCEL B (APNS 0293-101-11, 0293-101-08, 0293-111-19, 0293-111-21.) AND 270105 BEAUMONT/REDLANDS LLC (APN 293-111-18) AND CANYON RANCH DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS CANYON RANCH ASSOCIATES, A PARTNERSHIP (APN 293-101-13)

PUBLIC UTILITY COMPANIES

SEWER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354
PHONE: 1 (909) 799-4400

GAS:
THE SOUTHERN CALIFORNIA GAS CO.
196 E 3RD ST.
POMONA, CA 91766
PHONE: 1 (800) 427-2200

WATER:
CITY OF LOMA LINDA PUBLIC WORKS
26000 BARTON RD
LOMA LINDA, CA 92354

CABLE:
SPECTRUM
400 ATLANTIC ST., FL 10.
STAMFORD, CT 06901
PHONE: 1 (855) 470-3572

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: 1 (800) 611-1911

TELEPHONE:
FRONTIER COMMUNICATIONS
401 MERRITT 7
NORWALK, CT 06851
PHONE: 1 (855) 231-5355

GENERAL NOTES

EACH LOT ALONG STREETS A-E AND ALONG NEW JERSEY STREET WILL REQUIRE A MINIMUM OF TWO STREET TREES.
SITE IS CURRENTLY LOCATED WITHIN THE SPHERE OF INFLUENCE AREA COMPLIANCE CODES: 2019 OFC, 2019 CBC, LOMA LINDA MUNICIPAL CODE (LLMC), AND LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCOP)

EXISTING

CURRENT USE: AGRICULTURAL
0293-111-18, 0293-111-19, 0293-111-21
0293-101-08, 0293-101-11, 0293-101-13
COUNTY ZONING: RL (1 DU/2.5 AC) & RL-5 (1 DU/5 AC)
CITY ZONING HR-VL (0-2 DU/AC) & R1 (0-4 DU/AC)
HILLSIDE RESIDENTIAL- VERY LOW DENSITY (HR-VL)
HILLSIDE RESIDENTIAL- VERY LOW DENSITY (HR-VL)
GENERAL PLAN: HILLSIDE RESIDENTIAL- VERY LOW DENSITY (HR-VL)
MEAN SLOPE: 2.2%

PROPOSED

NUMBER OF LOTS: 89
TOTAL SITE ACREAGE: 55.72 AC
RESIDENTIAL & STREET ACREAGE: 52.22 AC (93.7%)
PROPOSED DENSITY: 1.70 DU/AC
SAN TIMOTEO ACREAGE: 2.15 AC (3.9%)
DETENTION BASIN ACREAGE (LOT A): 1.35 AC (2.4%)
LOT SIZES: 20,000 SF MIN
LOT DIMENSIONS: 100 FT X 200 FT MIN

NOTE

TRACT MAP 20404 REQUIRES L.M.D. ANNEXATION.
IRRIGATION SYSTEM TO BE RECLAIMED WATER (PURPLE WATER PIPE).

100 0 100 200 300

PLANS PREPARED UNDER THE SUPERVISION OF:

SCOTT P. GILBERT

R.C.E. #65194

DATE

PROPOSED EASEMENTS

- 1 A 30' EASEMENT TO SCE FOR EXISTING TRANSMISSION TOWERS
- 2 PROPOSED SEWER EASEMENT (WIDTH PER PLAN)
- 3 PROPOSED STORM DRAIN EASEMENT (WIDTH PER PLAN)
- 4 PROPOSED DOMESTIC WATER EASEMENT (WIDTH PER PLAN)
- 5 PROPOSED ENTRY MONUMENT EASEMENT

Call before you Dig

Avoid cutting underground utility lines. Dig carefully.

Call

811

or

1-800-422-4133

REVISION DATE: MARCH 14, 2023

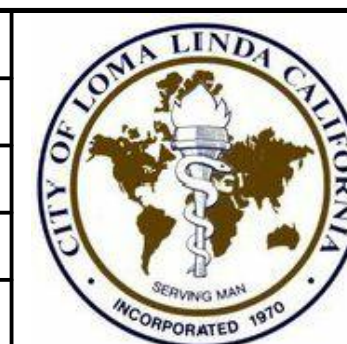
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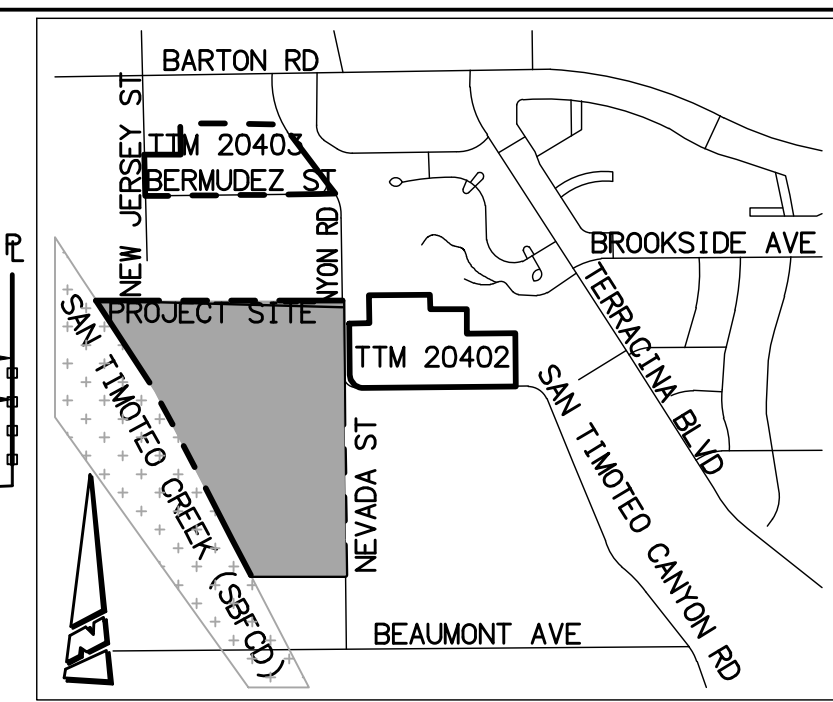


CITY OF LOMA LINDA
TENTATIVE TRACT MAP 20404

SHEET NO.

1 OF 2

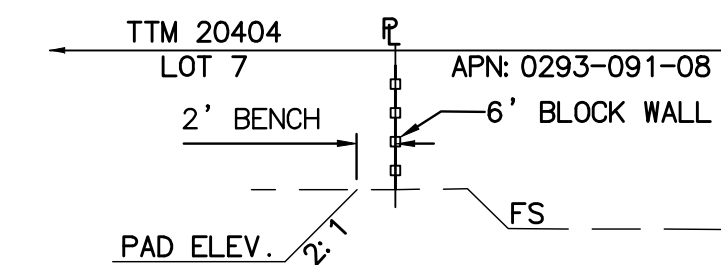
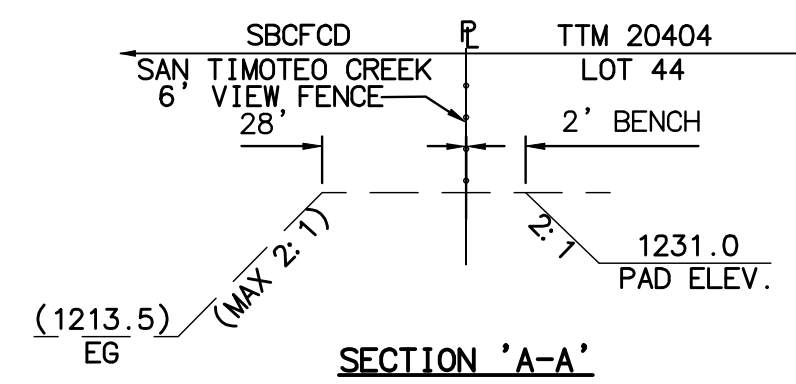
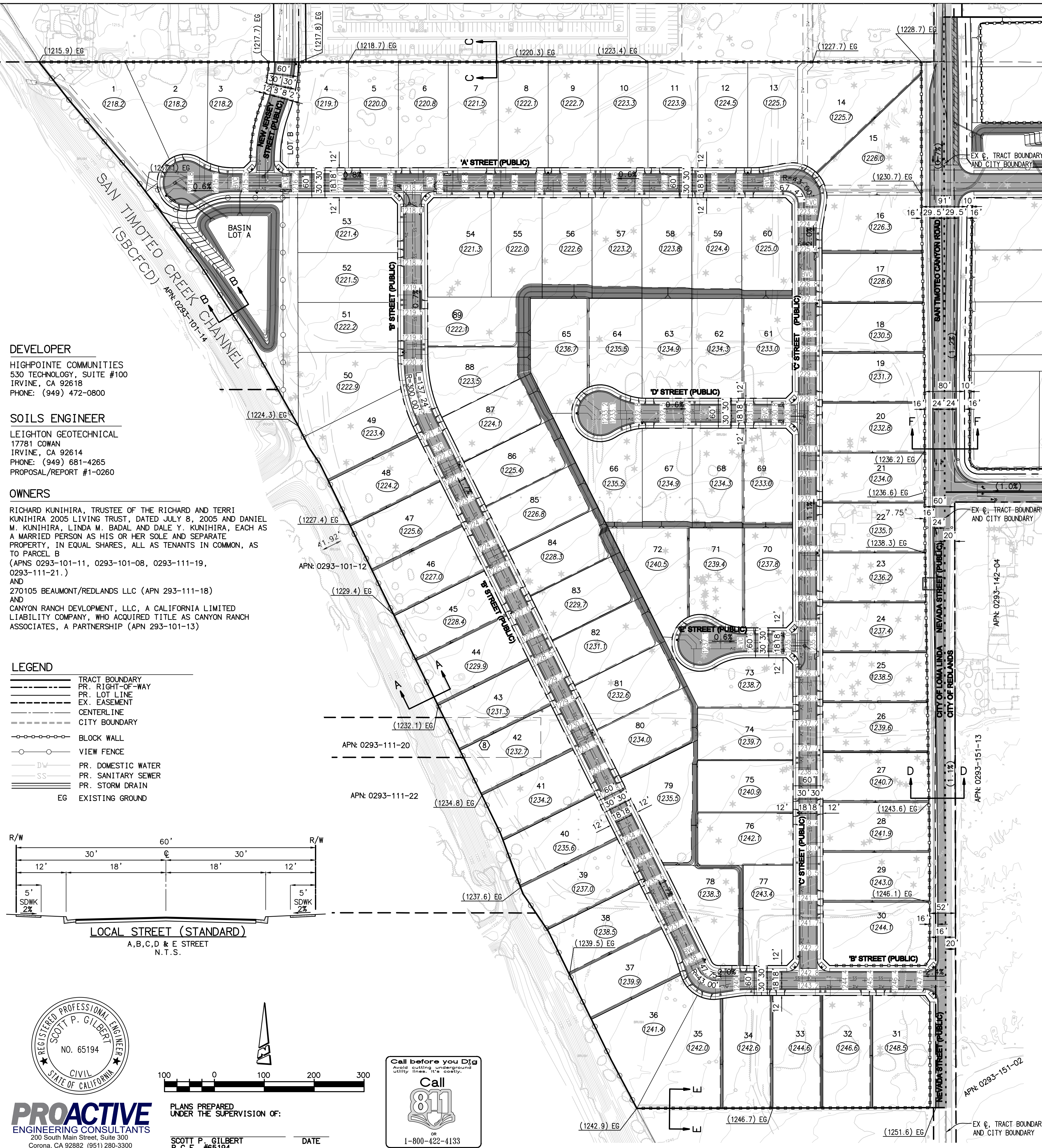
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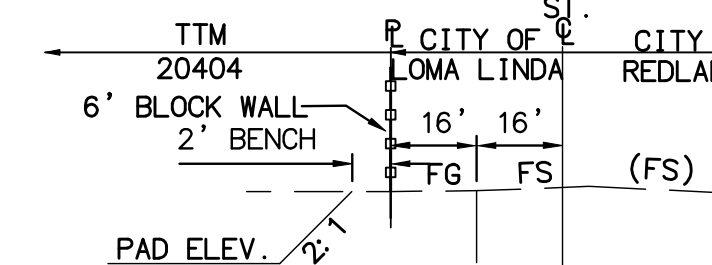
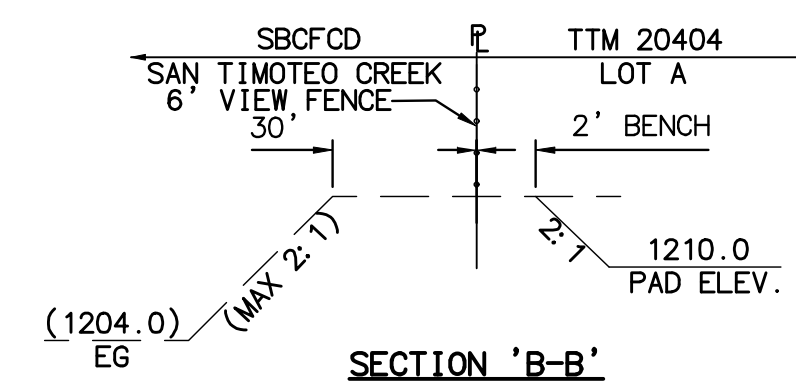
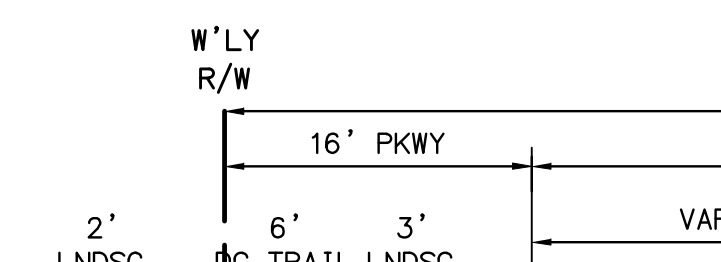
VICINITY MAP

N.T.S.

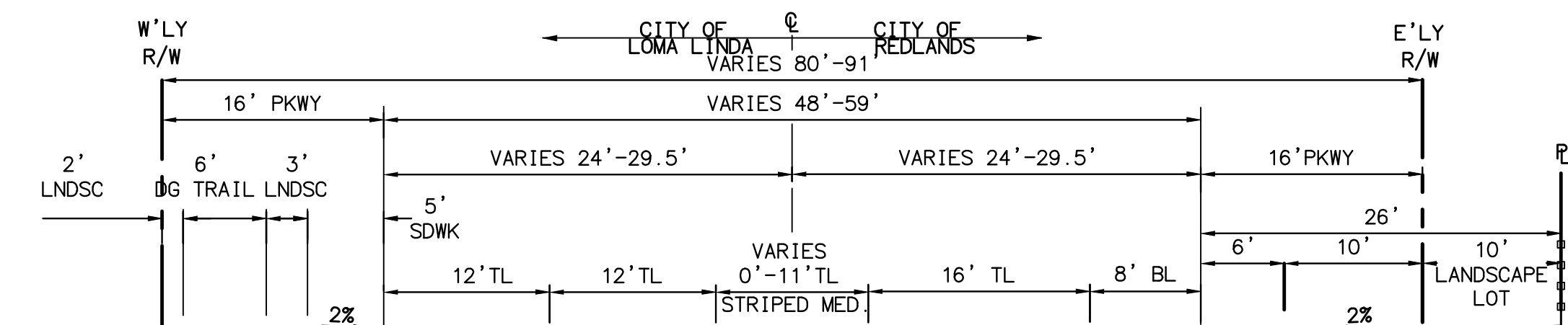
LOT AREA TABLE					
LOT #	N. AREA (SQFT)	G. AREA (SQFT)	LOT #	N. AREA (SQFT)	G. AREA (SQFT)
1	30,042	31,648	47	20,092	23,092
2	23,154	25,464	48	20,033	23,033
3	21,345	23,736	49	20,980	23,951
4	21,423	24,486	50	24,999	27,109
5	21,195	24,195	51	20,000	23,000
6	21,195	24,195	52	20,000	23,000
7	21,196	24,196	53	21,919	25,299
8	21,196	24,196	54	25,332	29,241
9	21,197	24,197	55	20,383	23,443
10	21,197	24,197	56	20,200	23,200
11	21,198	24,198	57	20,200	23,200
12	21,198	24,198	58	20,200	23,200
13	20,803	24,256	59	20,200	23,200
14	31,412	32,466	60	20,318	23,433
15	29,243	30,502	61	20,115	23,228
16	22,982	26,892	62	20,000	23,000
17	20,163	23,163	63	19,999	23,000
18	20,347	23,347	64	20,264	24,647
19	20,490	23,490	65	23,281	25,075
20	20,500	23,499	66	22,549	28,724
21	20,500	23,500	67	19,999	23,000
22	20,511	23,511	68	20,000	23,000
23	20,622	23,622	69	20,116	23,231
24	20,758	23,758	70	20,115	22,755
25	20,894	23,894	71	20,266	24,649
26	21,030	24,030	72	21,825	23,305
27	21,166	24,166	73	20,014	29,149
28	21,292	24,292	74	20,000	23,141
29	21,322	24,322	75	20,000	23,141
30	26,894	30,773	76	20,000	23,141
31	25,749	29,180	77	20,008	22,622
32	22,523	25,523	78	21,995	23,510
33	22,545	25,545	79	25,320	31,160
34	22,447	25,568	80	20,572	23,760
35	25,024	26,670	81	20,178	23,178
36	26,177	27,692	82	20,149	23,149
37	20,512	23,680	83	20,119	23,119
38	20,623	23,623	84	20,089	23,089
39	21,298	24,298	85	20,060	23,060
40	21,155	24,155	86	20,030	23,030
41	20,459	23,459	87	20,000	23,000
42	20,387	23,387	88	20,227	24,813
43	20,328	23,328	89	20,586	23,586
44	20,269	23,269	A	62,283	
45	20,210	23,210	B	3,745	
46	20,151	23,151			



SECTION 'E-E'

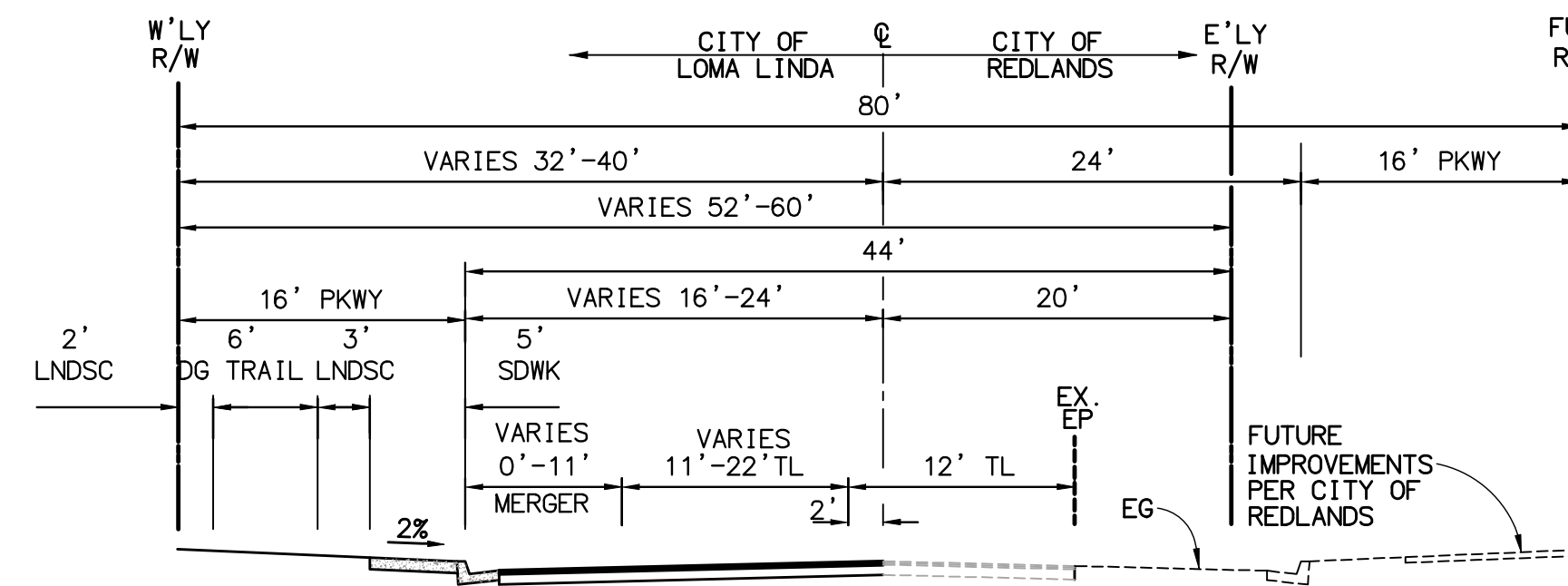
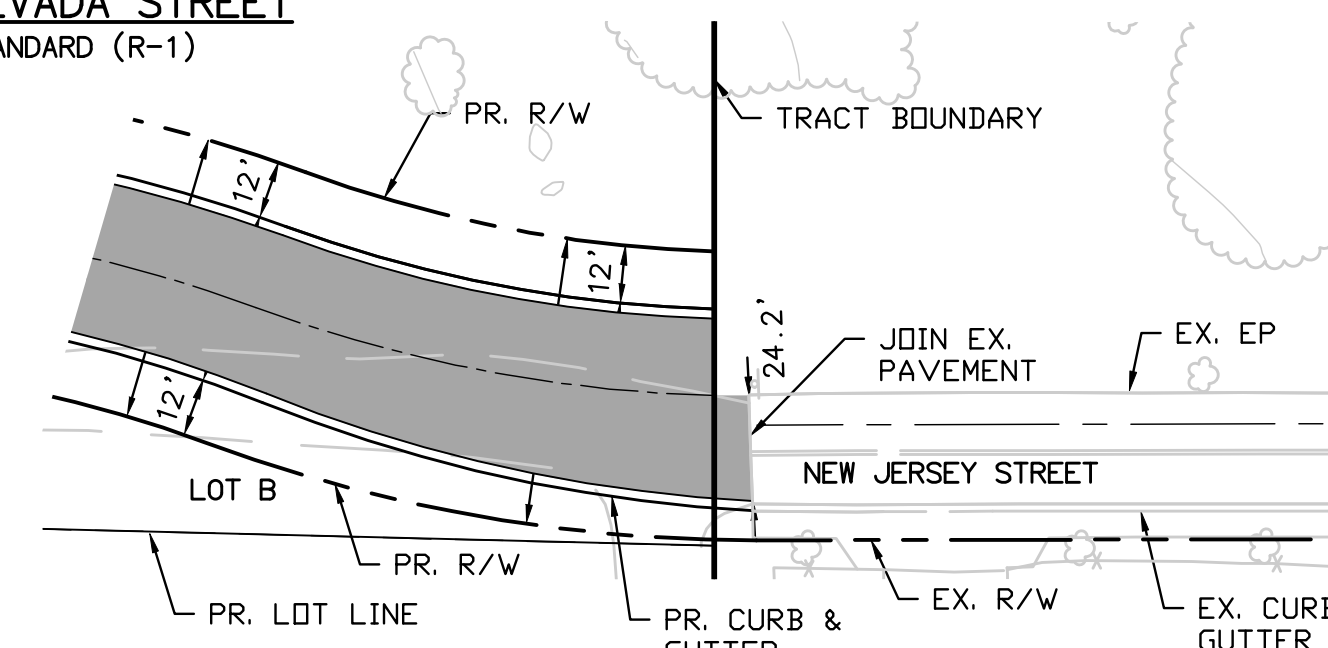
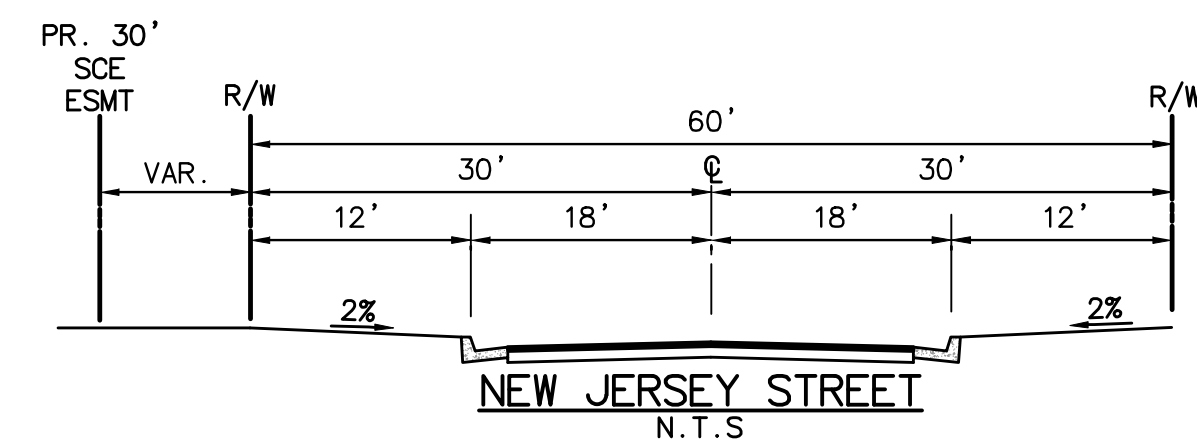


SECTION 'F-F'



RURAL ARTERIAL - SAN TIMOTEO CANYON ROAD NORTH/SOUTH

NORTH OF NEVADA STREET
STREET SECTION PER CITY OF REDLANDS STD. DWG. NO. 701-0 (EAST OF CENTERLINE)
STREET SECTION PER CITY OF LOMA LINDA STD. DWG. NO. R-1 (WEST OF CENTERLINE)
N.T.S.

RURAL ARTERIAL - NEVADA STREET
MODIFIED LOMA LINDA STANDARD (R-1)
N.T.S.

NEW JERSEY STREET DETAIL

PROPOSED/EXISTING NEW JERSEY STREET CONNECTION
N.T.S.

LEGAL DESCRIPTION

PARCEL 1: (APN: 0293-101-11): THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 2: (APN: 0293-101-08): THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 3: (APN: 0293-111-19): THAT PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 4: (APN: 0293-111-21): THAT PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP OF SAID LAND
PARCEL 5: (APN: 0293-101-13): THE NORTH ONE-HALF OF THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY
PARCEL 6: (APN: 0293-111-18): A PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 9 OF MAPS, PAGE 32, OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

REVISION DATE: MARCH 14, 2023

SCALE:	1"=100'
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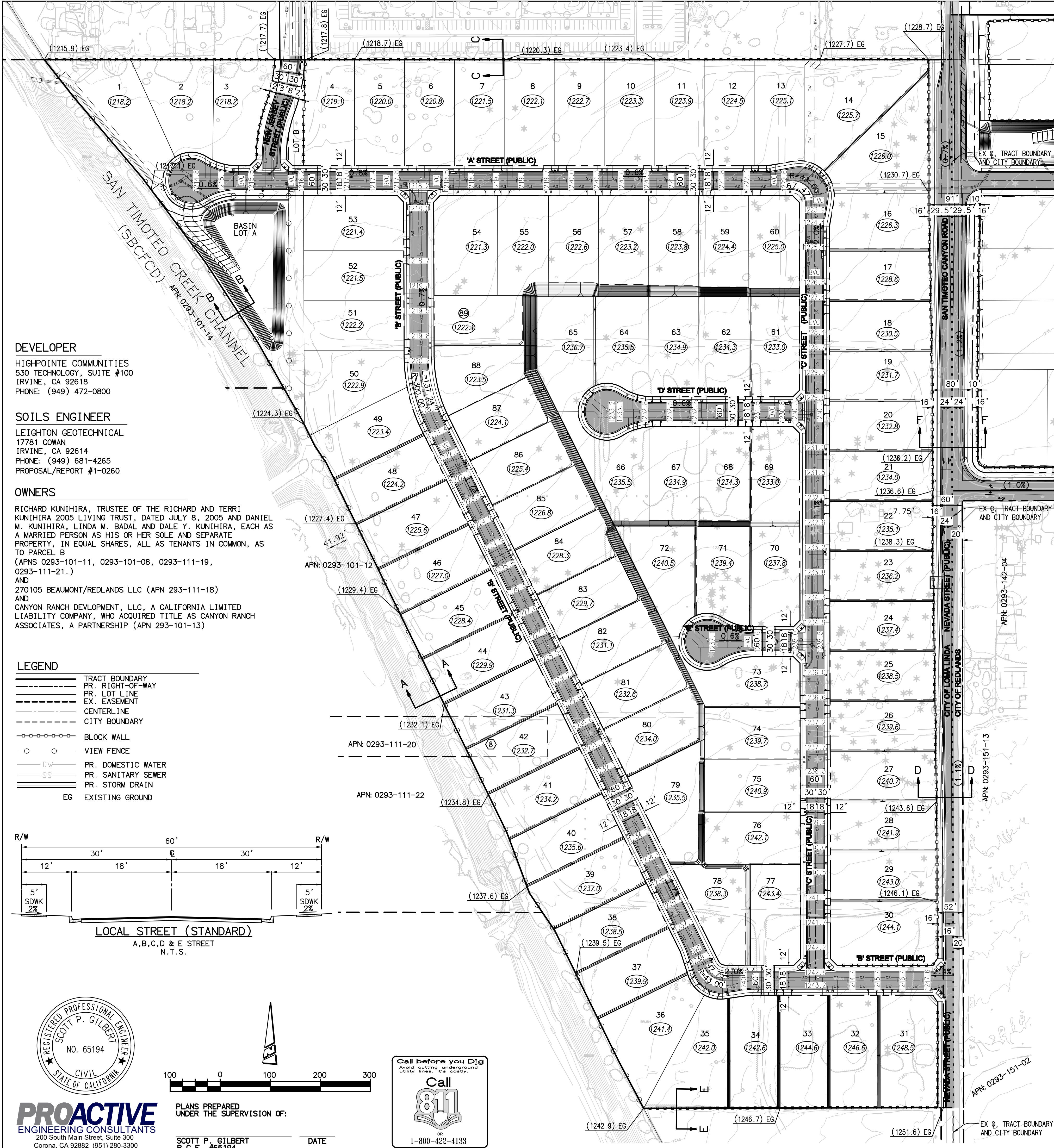


CITY OF LOMA LINDA
PRELIMINARY GRADING PLAN
TTM 20404

SHEET NO.

2 OF 2

PROJECT NO.

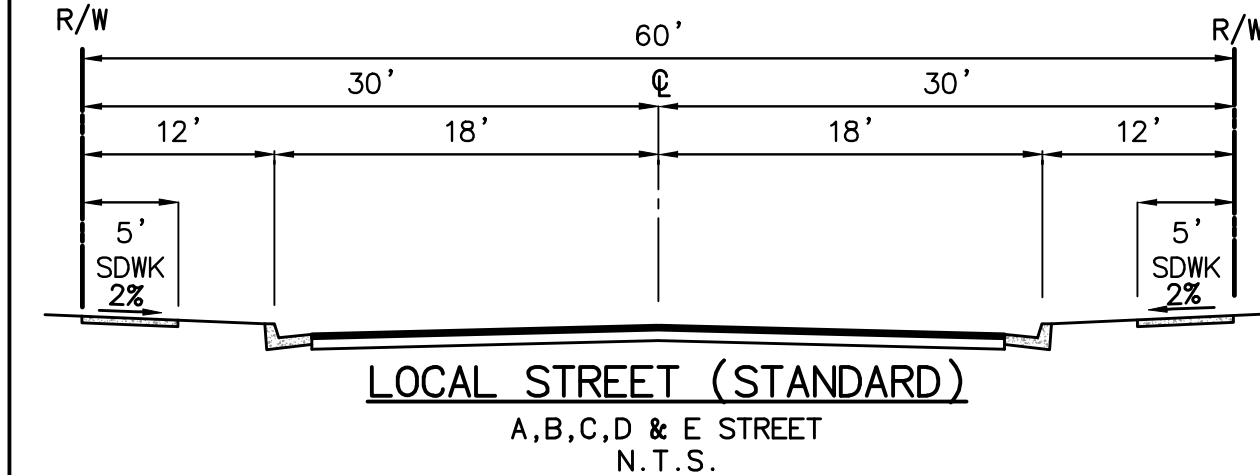


DEVELOPER
HIGHPOINTE COMMUNITIES
530 TECHNOLOGY, SUITE #100
IRVINE, CA 92618
PHONE: (949) 472-0800

SOILS ENGINEER
LEIGHTON GEOTECHNICAL
17781 COWAN
IRVINE, CA 92614
PHONE: (949) 681-4265
PROPOSAL/REPORT #1-0260

OWNERS
RICHARD KUNIHIRA, TRUSTEE OF THE RICHARD AND TERRI KUNIHIRA 2005 LIVING TRUST, DATED JULY 8, 2005 AND DANIEL M. KUNIHIRA, LINDA M. BADAL AND DALE Y. KUNIHIRA, EACH AS A MARRIED PERSON AS HIS OR HER SOLE AND SEPARATE PROPERTY, IN EQUAL SHARES, ALL AS TENANTS IN COMMON, AS TO PARCEL B
(APNS 0293-101-11, 0293-101-08, 0293-111-19, 0293-111-21.)
AND
270105 BEAUMONT/REDLANDS LLC (APN 293-111-18)
AND
CANYON RANCH DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS CANYON RANCH ASSOCIATES, A PARTNERSHIP (APN 293-101-13)

- LEGEND**
- TRACT BOUNDARY
 - PR. RIGHT-OF-WAY
 - PR. LOT LINE
 - EX. EASEMENT
 - CENTERLINE
 - CITY BOUNDARY
 - BLOCK WALL
 - VIEW FENCE
 - PR. DOMESTIC WATER
 - PR. SANITARY SEWER
 - PR. STORM DRAIN
 - EXISTING GROUND



PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Suite 300
Corona, CA 92882 (951) 280-3300

PLANS PREPARED UNDER THE SUPERVISION OF:
SCOTT P. GILBERT
R.C.E. #65194

DATE: _____

Call before you Dig
811
1-800-422-4133

Scale: 1"=100'

North Arrow

SECTION 'A-A'

SECTION 'B-B'

SECTION 'C-C'

SECTION 'D-D'

SECTION 'E-E'

SECTION 'F-F'

RURAL ARTERIAL - SAN TIMOTEO CANYON ROAD NORTH/SOUTH

NORTH OF NEVADA STREET
STREET SECTION PER CITY OF REDLANDS STD. DWG. NO. 701-0 (EAST OF CENTERLINE)
STREET SECTION PER CITY OF LOMA LINDA STD. DWG. NO. R-1 (WEST OF CENTERLINE)
N.T.S.

RURAL ARTERIAL - NEVADA STREET

MODIFIED LOMA LINDA STANDARD (R-1)
N.T.S.

NEW JERSEY STREET

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LEGAL DESCRIPTION

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REVISION DATE: MARCH 14, 2023

SCALE: 1"=100'

DESIGN: CE

DRAWN: ED

CHECKED: SG

APPROVED:

CITY OF LOMA LINDA

PRELIMINARY GRADING PLAN

TTM 20404

SHEET NO.

2 OF 2

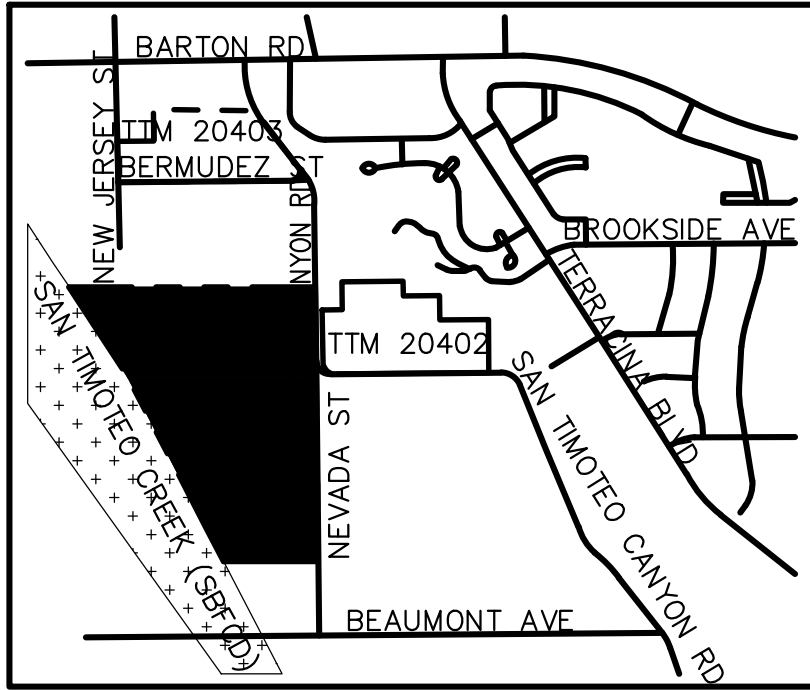
PROJECT NO.

CANYON RANCH - TTM 20404

LOMA LINDA, CA

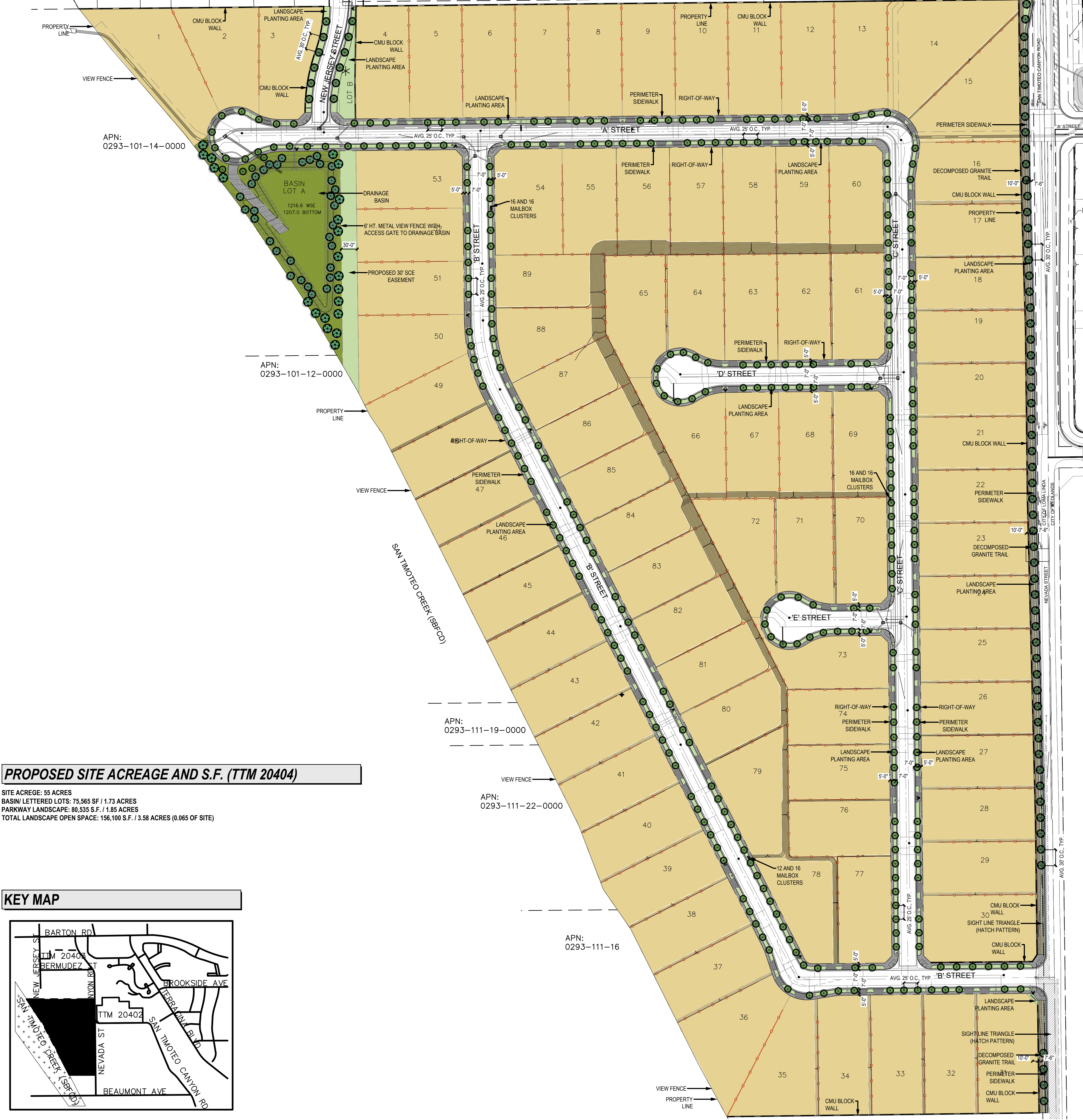
OVERALL LANDSCAPE MASTER PLAN

KEY MAP



PROPOSED SITE ACREAGE AND S.F. (TTM 20404)

SITE ACREGE: 55 ACRES
BASIN/ LETTERED LOTS: 75,965 SF / 1.73 ACRES
PARKWAY LANDSCAPE: 80,535 S.F. / 1.85 ACRES
TOTAL LANDSCAPE OPEN SPACE: 156,100 S.F. / 3.58 ACRES (0.065 OF SITE)



PLANTING LEGEND - RETENTION BASIN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	H x W MATURE	WATER USE	REMARKS
PROPOSED RETENTION BASIN - TREES (PROPOSED QTY: 26)					
	FRAXINUS GREGGII LITTLE LEAF ASH	24" BOX	25' x 20'	M	LOCATION PER PLAN
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL	24" BOX	25' x 25'	VL	LOCATION PER PLAN STANDARD TRUNK
	PROPOSED RETENTION BASIN SHRUBS				
	CEANOTHUS GRISEUS 'SANTA ANA' SANTA ANA CEANOTHUS	1 OR 5 GAL.	6' x 6'	L	3'-0" O.C. MAX.
	MAHONIA NEVINI NEVINS BARBERRY	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	1 OR 5 GAL.	3' x 6'	L	3'-0" O.C. MAX.
	IRIS DOUGLASIANA DOUGLAS IRIS	5 GAL.	8' x 6'	M	3'-0" O.C. MAX.
	PROPOSED RETENTION BASIN GRASSES				
	CAREX PANSA CALIFORNIA MEADOW SEDGE	1 OR 5 GAL.	6' x 6'	L	3'-0" O.C. MAX.
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	DISTICHLIS SPICATA SALT GRASS	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	MUHLENBERGIA RIGENS DEERGRASS	1 OR 5 GAL.	3' x 6'	L	3'-0" O.C. MAX.

IRRIGATION NOTES

- ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW WATER EFFICIENCY ORDINANCE AB 1881 AND THE CITY OF LOMA LINDA GUIDELINES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURERS RECOMMENDED DESIGN PARAMETERS.
- THE IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION, HIGH EFFICIENCY SPRAY HEADS, AND/OR BUBBLERS. THE SYSTEM CONTROLS SHALL BE SELF-ADJUSTING VIA ON-SITE WEATHER DATA AND HISTORICAL WEATHER DATA. THE SYSTEM SHALL BE DESIGNED FOR DEDICATED HYDROZONES BASED ON PLANT WATER REQUIREMENTS AND IRRIGATION EFFICIENCY.
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL INCLUDE A WATER BUDGET, A DEDICATED WATER METER, A WEATHER BASED CONTROLLER, AND BE DESIGNED BY AN EPA WATER SENSE PARTNER.
- THE IRRIGATION PRODUCTS SELECTED SHALL COME FROM COMMERCIAL GRADE IRRIGATION MANUFACTURING COMPANIES WITH OUTSTANDING TECHNICAL SUPPORT, INCLUDING RAINBIRD AND HUNTER.
- THE IRRIGATION COMPONENTS TOGETHER SHALL PROVIDE AN IRRIGATION EFFICIENCY RATING EQUAL TO OR GREATER THAN 80%.
- ESTIMATED WATER USAGE CALCULATIONS, SCHEDULES, AND POINT OF CONNECTION WATER PRESSURE CALCULATIONS SHALL BE MADE AVAILABLE AT THE PERMIT SUBMITTAL PHASE. ALL CALCULATIONS AND FACTORS SHALL BE DERIVED FROM CALIFORNIA ASSEMBLY BILL 1881.

PLANTING NOTES

- ALL LANDSCAPE PLANTING IMPROVEMENTS SHALL FOLLOW THE CITY OF LOMA LINDA GUIDELINES
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, WATER EFFICIENCY, AND MAINTENANCE CONSIDERATIONS.
- ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SAMPLE TAKEN FROM THE PROJECT SITE.
- GROUNDCOVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUNOFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH.
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- ALL REQUIRED LANDSCAPE PLANTING AREAS SHALL BE MAINTAINED BY OWNER PER THE CITY'S REQUIREMENTS.
- THE LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTINGS ACCORDINGLY.
- ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/ OR SLOW-GROWING TREES SHALL BE STEEL-STAKED. ALL TREES WITHIN 5'-0" OF ANY HARDSCAPE SHALL RECEIVE 36" DEEP, BY 20' LONG (CENTERED ON TREE) LINEAR ROOT BARRIER.
- SLOPE BANKS THREE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUNDCOVER. ONE 15- GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1- GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPE GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5- GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAY, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL TURNED OVER TO H.O.A OR CITY.
- NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE AND ENSURE WATER USE MEETS STATE AND LOCAL MAWA REQUIREMENTS.
- THE APPLICANT INSURES THAT MATURE PLANTINGS (TREES, SHRUBS AND GROUNDCOVERS) WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.

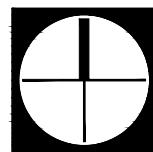
GENERAL NOTE

THE IMAGES, ILLUSTRATIONS, DRAWINGS, AND STATEMENTS ("INFORMATION") CONTAINED HEREIN ARE CONCEPTUAL ONLY AND BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS; THIS ARE SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS. THE INFORMATION IS PROVIDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MAY EVENTUALLY BE DEVELOPED. CONSEQUENTLY, THERE IS NO GUARANTEE THAT THE IMPROVEMENTS DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, MATERIAL, SIZE, DENSITY, APPEARANCE, OR USE AS PRESENTED.

PLANTING LEGEND (TTM 20404)

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	H x W MATURE	WATER USE	REMARKS
PROPOSED STREET TREES - A, B, C, D, E, F, G, BERMUDEZ STREETS (PROPOSED QTY: 318)					
	ARBUTUS 'MARINA' MARINA ARBUTUS	24" BOX	40' x 25'	M	LOCATION PER PLAN
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	LOCATION PER PLAN
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	LOCATION PER PLAN STANDARD TRUNK
	PRUNUS CERASIFERA 'ATROPURPUREA' PURPLE LEAF PLUM	24" BOX	25' x 20'	M	LOCATION PER PLAN STANDARD TRUNK
	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	24" BOX	50' x 35'	M	LOCATION PER PLAN
PROPOSED STREET TREES - SAN TIMOTEO CANYON ROAD AND NEVADA STREET (PROPOSED QTY: 76)					
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	35' x 20'	M	AVG. 30' O.C.
	PINUS ELДАРICA AFGHAN PINE	24" BOX	80' x 25'	L	AVG. 30' O.C.
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	60' x 40'	M	AVG. 30' O.C.
	PODOCARPUS GRACILIOR YEW PINE	24" BOX	65' x 40'	M	AVG. 30' O.C.
PROPOSED STREET TREES - NEW JERSEY STREET (PROPOSED QTY: 5)					
	CINNAMOMUM CAMPHORA CAMPHOR TREE	24" BOX	60' x 50'	M	AVG. 30' O.C.
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	25' x 25'	VL	AVG. 30' O.C. STANDARD TRUNK
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	40' x 25'	M	AVG. 30' O.C.
PROPOSED SPECIMEN TREES (PROPOSED QTY: 21)					
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	36" BOX	40' x 30'	M	LOCATION PER PLAN
	MAGNOLIA 'SAMUEL SOMMERS' SOUTHERN MAGNOLIA	36" BOX	40' x 30'	M	LOCATION PER PLAN
	PINUS ELДАРICA AFGHAN PINE	36" BOX	80' x 25'	L	LOCATION PER PLAN
TREE REQUIREMENTS					
1. MINIMUM OF TWO TREES PER LOT, TO BE LOCATED IN THE PARKWAY AND/ OR ON PRIVATE LOTS					
2. THREE TREES PER CORNER LOTS					
3. PROVIDE 1 EVERGREEN AND 1 DECIDUOUS TREE FOR RESIDENTIAL COLLECTOR STREETS					
4. ALL TREES TO HAVE ROOT BARRIER AND DEEP ROOT WATERING					
5. TREES IN LAWN AREAS TO BE PROTECTED WITH TRUNK GUARD					
6. REFER TO LOMA LINDA PLANTING DESIGN GUIDELINES AND PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION					
PROPOSED SHRUBS					
	ABELIA GRANDIFLORA 'EDWARD GOUCHER' ABELIA	1 OR 5 GAL.	6' x 6'	L	4'-0" O.C. MAX.
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	4' x 6'	M	3'-0" O.C. MAX.
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	1 OR 5 GAL.	3' x 5'	L	4'-0" O.C. MAX.
	DIETES BICOLOR FORTNIGHT LILY	1 OR 5 GAL.	3' x 3'	M	2'-0" O.C. MAX.
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	16' x 12'	L	5'-0" O.C. MAX.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	LAVANDULA SPECIES LAVENDER	1 OR 5 GAL.	3' x 6'	L	2'-0" O.C. MAX.
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL.	8' x 6'	M	3'-0" O.C. MAX.
	PHOTINIA X FRASERI RED-LEAF PHOTINIA	5 GAL.	12' x 10'	M	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA TOBIRA	5 GAL.	16' x 12'	L	4'-0" O.C. MAX.
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' WHEELERS DWARF	5 GAL.	4' x 5'	M	2'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'BALLERINA' INDIAN HAWTHORN	5 GAL.	3' x 4'	L	2'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'CLARA' INDIAN HAWTHORN	5 GAL.	5' x 5'	L	3'-0" O.C. MAX.
	RHAPHIOLEPS INDICA 'JACK EVANS' INDIAN HAWTHORN	5 GAL.	7' x 6'	L	3'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS SPECIES ROSEMARY	1 OR 5 GAL.	VARIES	L	2'-0" O.C. MAX.
	SALVIA GREGGII AUTUMN SAGE	1 OR 5 GAL.	3' x 3'	L	2'-0" O.C. MAX.
	XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL.	12' x 12'	M	4'-0" O.C. MAX.
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GAL.	8' x 8'	M	3'-0" O.C. MAX.
PROPOSED GROUNDCOVERS					
	APTENIA CORDIFOLIA RED APPLE	1 GAL.	<1' x 3'	L	12" O.C. MAX.
	LANTANA MONTEVIDENSIS LANTANA 'NEW GOLD'	1 GAL.	2' x 10'	L	3'-0" O.C. MAX.
	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYBUCKLE	1 GAL.	2' x 25'	M	6'-0" O.C. MAX.
	MYOPORUM 'PACIFICUM' PACIFIC MYOPORUM	1 GAL.	2' x 10'	L	4'-0" O.C. MAX.
	MYOPORUM PARVIFOLIUM 'SOUTH COAST' N.C.H.	1 GAL.	<1' x 12'	L	4'-0" O.C. MAX.
	ROSMARINUS OFFICINALIS 'KEN TAYLOR' DWARF ROSEMARY	1 GAL.	4' x 5'	L	2'-0" O.C. MAX.
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL.	2' x 12'	M	4'-0" O.C. MAX.
PROPOSED VINES					
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	5 GAL.	+20'	M	10' O.C. MAX.
	CAMPIS RADICANS TRUMPET VINE	5 GAL.	+30'	L	20' O.C. MAX.
	FICUS PUMILA CREEPING FICUS	1 GAL.	+25'	L	15' O.C. MAX.
	ROSA BANKSIAE LADY BANKS' ROSE	5 GAL.	+20'	M	10' O.C. MAX.

Highpointe Canyon Ranch LLC
530 Technology Drive, Suite 100
Irvine, CA 92618



0 50 100 200
Date: April 11, 2023
Job No.: 36021-016

LandStudio360
LandscapeArchitecture

6" HIGH SPLITFACE BLOCK, WITH CAP
INSTALL 6'-6" HIGH BLOCK PILASTER WITH STONE VENEER AT
CORNERS AND CHANGE OF DIRECTION OR MATERIAL (NOTE:
PILASTER SPACING SHALL BE EQUALLY SPACED AND NOT TO
EXCEED A SPACING OF 20 FT.)

6" HIGH SPLITFACE BLOCK, WITH CAP
ALL FRONT YARD WALLS SHALL INCLUDE A 3'-6" WIDE VINYL GATE

6'-0" HIGH TUBULAR STEEL FENCE WITH 3'-6" WIDE MAINTENANCE
ACCESS GATE. PAINT AND FINISH OF FENCE TO MATCH
COMMUNITY DEVELOPMENT STANDARDS

6'-0" VINYL FENCE - COLOR "WHITE" OR "TAN"
ALL VINYL FENCING SHALL BE NON-PUBLIC VIEW

REFER TO THIS
DETAIL - A / B

REFER TO THIS
DETAIL - B / A

REFER TO THIS
DETAIL - C

REFER TO THIS
DETAIL - D

NOTE:

1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL WALLS AND FENCES AFTER
ENTITLEMENT

2. ALL WALLS SHALL RECEIVE ANTI-GRAFFITI COATING ON PUBLIC VIEW SIDE

3. 6' HT. WALLS AND FENCING WILL NOT ENCROACH INTO THE REQUIRED
RESIDENTIAL FRONT YARD SETBACKS

CANYON RANCH - TTM 20404

LOMA LINDA, CA

WALL AND FENCE PLAN

1 PRECISION BLOCK WALL CAP

2 6x16 SPLIT FACE BLOCK (ONE SIDED)

3 FINISH GRADE

Elevation - Perimeter Wall

Scale: 1/2"=1'-0"

B PERIMETER WALL

D: 6' HT. PERIMETER BLOCK WALL
SCALE: 1/2"=1'-0"

1 PRECISION BLOCK WALL CAP

2 6x16 SPLIT FACE BLOCK (ONE SIDED)

3 PRECAST PLASTER CAP

4 LODGE STONE VENEER BLOCK PLASTER
(WHERE OCCURS)

5 FINISH GRADE

Elevation - Pilaster

Scale: 1/2"=1'-0"

A PILASTERS, TYP.

D: PILASTERS, TYP.
SCALE: 1/2"=1'-0"

1 1" x 2" TUBULAR STEEL TOP AND BOTTOM RAIL

2 2" x 2" TUBULAR STEEL POST WITH FLUSH CAP

3 TUBULAR STEEL PICKET

4 FINISH GRADE

5 1" x 2" GATE FRAME WITH GATE HINGES,
KIEDEX BOX AND LOCKING GATE HANDLE WITH
DEADBOLT

Elevation - Fence

Scale: 1/2"=1'-0"

Elevation - Gate

Scale: 1/2"=1'-0"

C TUBULAR STEEL FENCE AND GATE

D: TUBULAR STEEL FENCE AND GATE
SCALE: 1/2"=1'-0"

1 1" x 5" PVC TOP AND BOTTOM RAILS

2 2" x 6" VINYL GATE FRAME

3 1" x 6" TONGUE AND GROOVE PVC BOARD

4 FINISH SURFACE

5 2" x 4" TOP AND BOTTOM RAILS

6 2" x 5" VINYL POST

7 DOWEL CAP

Elevation

Scale: 1/2"=1'-0"

Section

Scale: 1/2"=1'-0"

Side Yard Gate

Scale: 1/2"=1'-0"

D VINYL SIDE YARD FENCE AND GATE

D: VINYL FENCE AND GATE
SCALE: 1/2"=1'-0"

Highpointe Canyon Ranch LLC

530 Technology Drive, Suite 100

Irvine, CA 92618

0

50

100

200

Date: April 11, 2023

Job No.: 36021-016

LandStudio360

LandscapeArchitecture

CITY OF LOMA LINDA
FINAL ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY

Project Title: Annexation, GPA, ZC, TTM 20403 and 20404

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

Contact Person: Lorena A. Matarrita
Phone Number: (909) 799-2830

Project Sponsor: Highpointe Communities
Address: 16501 Scientific Way
Irvine, CA 92618

General Plan Designation: Rural Living (RL-5) (minimum 5 acres), Countywide Plan

Zoning: Rural Living (RL-5) (minimum 5 acres), Countywide Plan

Existing City of Loma Linda Pre-Zone: General Commercial (C-2), Low Density Residential (R-1) and Very Low Density Residential (HR-VL, 0-2 dwelling units per acre)

Project Location: The City of Loma Linda is initiating the annexation of approximately 141 acres located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County. The Project Site encompasses an approximate 141-acre area generally located east of the Union Pacific Railroad (UPRR), west of Nevada Street, north and immediately south of Beaumont Avenue and south of Barton Road (see Figure 1 – Regional Location and Figure 2 –Project Vicinity and Figure 3 –Annexation Project Vicinity). Included in the 141-acre annexation area is a proposed 10.96-acre subdivision (TTM 20403) for the construction of 37 single-family residential units, and a proposed 55.72-acre subdivision (TTM 20404) for the construction of 89 residential units (see Figure 4 and Figure 5 Proposed Site Plans. The 10.96-acre subdivision site is currently vacant and consists of four parcels (Assessor Parcel Numbers [APNs] 0293-081-09, -11, -12 and -19) located south of Barton Road, north of Bermudez Street, east of New Jersey Street and west of San Timoteo Canyon Road. The 55.72-acre subdivision site is currently vacant and is composed of six parcels (APN 0293-111-18, -19, and -21, and 0293-101-08, -11, and -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north of Beaumont.

Background: During noticing of the project (i.e., Notice of Intent), it was brought to staff's attention that the boundaries of the annexation area were unclear. Although exhibits in the Initial Study clearly show the boundaries of the annexation area, the text within the document was too general and did not clearly state that the area south of Beaumont Avenue containing five parcels (three parcels owned by County of San Bernardino Flood Control and two parcels owned by individuals) would be annexed. The individuals that requested clarification of the annexation area were contacted via email, phone and in-person to rectify the situation. In addition, the Final Initial Study also provides clarification on the boundaries of the 141-acre annexation.

Annexation: The annexation area consists of 51 parcels with the following APNs: 0293-071-03, 0293-071-04, 0293-071-05, 0293-071-06, 0293-071-07, 0293-071-08, 0293-071-09, 0293-071-

10, 0293-071-11, 0293-071-12, 0293-071-13, 0293-071-16, 0293-071-17, 0293-071-18, 0293-071-19, 0293-081-02, 0293-081-03, 0293-081-04, 0293-081-05, 0293-081-06, 0293-081-07, 0293-081-09, 0293-081-11, 0293-081-12, 0293-081-13, 0293-081-14, 0293-081-16, 0293-081-17, 0293-081-19, 0293-091-04, 0293-091-05, 0293-091-08, 0293-101-05, 0293-101-08, 0293-101-11, 0293-101-12, 0293-101-13, 0293-101-14, 0293-111-15, 0293-111-16, 0293-111-17, 0293-111-18, 0293-111-19, 0293-111-20, 0293-111-21, 0293-111-22, 0293-121-05, 0293-121-15, 0293-121-16, 0293-121-17, 0293-121-18.

All 51 parcels associated with the 141-acre area are required to be annexed to avoid the creation of an island, which is not permitted by LAFCO. If 25 percent of property owners within the precinct (one precinct covers entire Annexation area) control at least 25 percent of the assessed land value in the proposed annexation area, the annexation cannot be protested. Within the 141-acre Annexation area 25 percent of property owners (Southeastern California Conference 7th Day Ad and Islamic Community Center of Redlands owning 52 percent of the land) and owning at least 25 percent of the land value (Southeastern California Conference 7th Day Adventist and Islamic Community Center of Redlands owning 30.5 percent of the land value) cannot protest the annexation as both said land owners are currently under contract (Development Agreement) with the City to receive water with a requirement to annex into the City at a future date.

Existing and Proposed Services: Existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 141-acre Annexation area (Islamic Temple located north of Beaumont Avenue and west of San Timoteo Canyon Road) has requested and been granted water service by the City of Loma Linda.

Existing development/landowners within the 141-acre annexation area would continue to receive water service via private wells or from the City of Loma Linda. Proposed development (i.e., TTM 20403 and TTM 20404) would receive water service from the City upon annexation. Future development would also receive other City services (including sewer) upon annexation. The 141-acre annexation area currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged.

Project Description: The City of Loma Linda is initiating the annexation of approximately 141 acres in an unincorporated portion of San Bernardino County. Highpointe Communities (Applicant) is requesting approval of two subdivisions. A 10.96-acre area (TTM 20403) is within the annexation area that consists of four parcels (APN 0293-081-09, -11, -12 and -19) located south of Barton Road, north of Bermudez Street, east of New Jersey Street and west of San Timoteo Canyon Road. TTM 20403 would consist of 37 residential lots (minimum lot size of 7,200 square feet) and a 20,831 square-foot letter lot. Access to the subdivision would be provided by San Timoteo Canyon Road. The Applicant is requesting to vacate the extension of Bermudez Street to San Timoteo Canyon Road and end Bermudez Street as a cul-de-sac.

A 55.72-acre area is also proposed for subdivision (TTM 20404) and annexation and consists of six parcels (APN 0293-111-18, -19, and -21, and 0293-101-08, -11, and -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north of Beaumont Avenue. TTM 20404 would consist of 89 residential lots

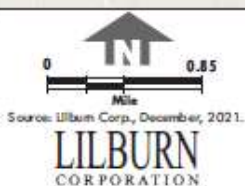
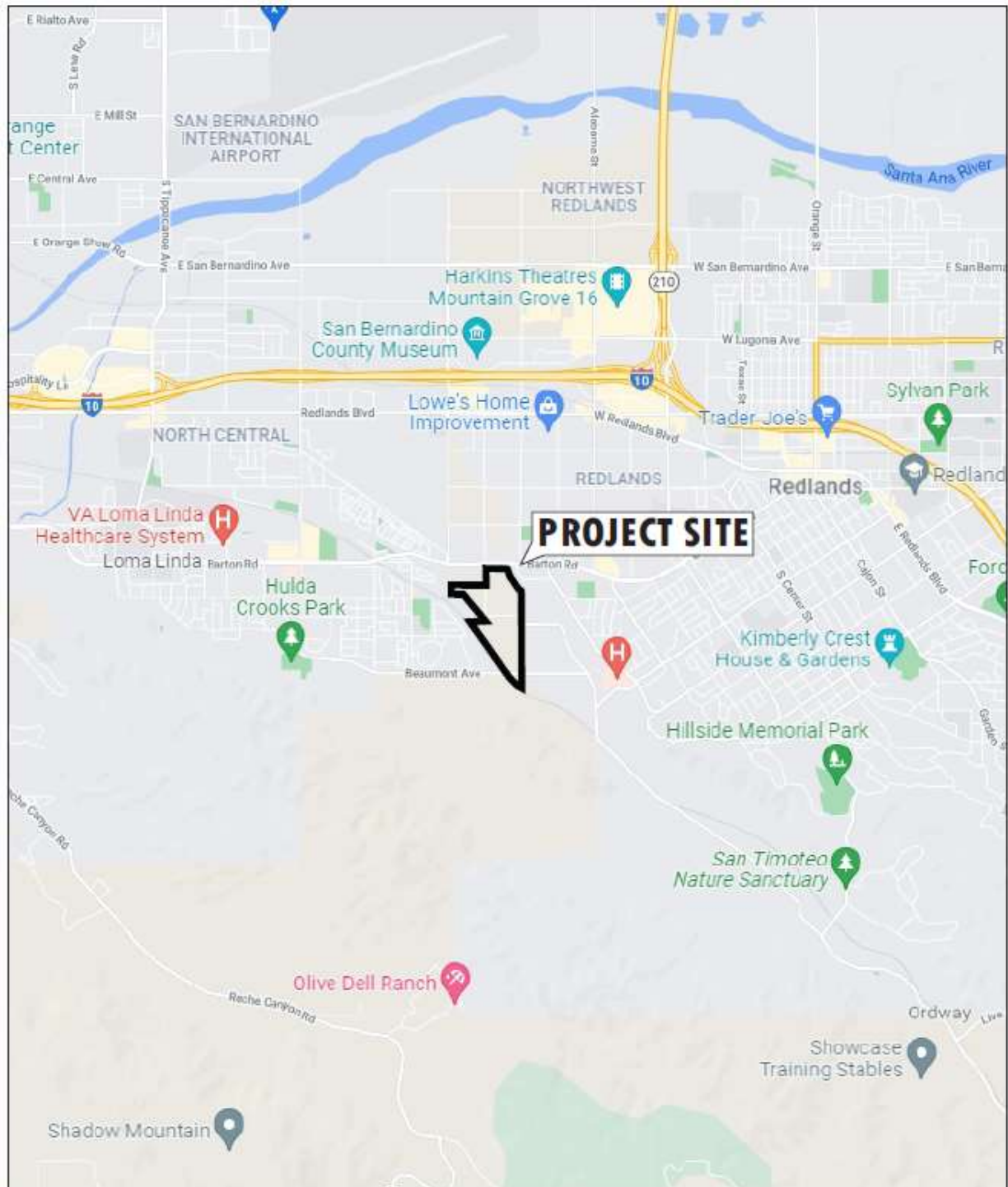
(maximum density of 2 units per acre) and two lettered lots (Lot A consisting of 58,646 square feet and Lot B consisting of 3,834 square feet). Access to the subdivision would be provided by Nevada Street. TTM 20403 and TTM 20404 total approximately 66.68 acres and the development of 126 residential units and three lettered lots. Under the current San Bernardino County designation of Rural Living (RL-5), future development of the 66.68-acre area (without annexation) could be developed with 13 dwelling units (see Figure 6 Countywide Zoning Map).

A 7.73-acre parcel and a 2.14-acre parcel totaling 9.87 acres within the 141-acre annexation area are currently vacant and available for potential future development (see Figure 7). Currently the Countywide Plan designates the entire 141-acre annexation area as Rural Living (RL-5) (5 acre minimum lots) (see Figure 8). TTM 20403 and TTM 20404 are currently pre-zoned by the City of Loma Linda as General Commercial (C-2) and Very Low Density Residential (HR-VL) (0-2 dwelling units per acre), respectively. The Applicant is requesting a General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area (see Figure 8). The remaining pre-zoned land use designations within the 141-acre annexation area would remain and include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).

With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units; 113 dwelling units more than permitted under the Countywide Plan.

Approximately 65 acres (64.45 acres) of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, wellness facility and flood control facilities; of this 65-acre area less than two acres are currently used for agriculture (citrus groves); however approximately 6.15 acres within the area proposed for TTM 20404 (APN 0293-101-18) is designated as Prime Farmland but is currently vacant. Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way. Both the 7.73-acre and 2.14-acre vacant parcels are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development.

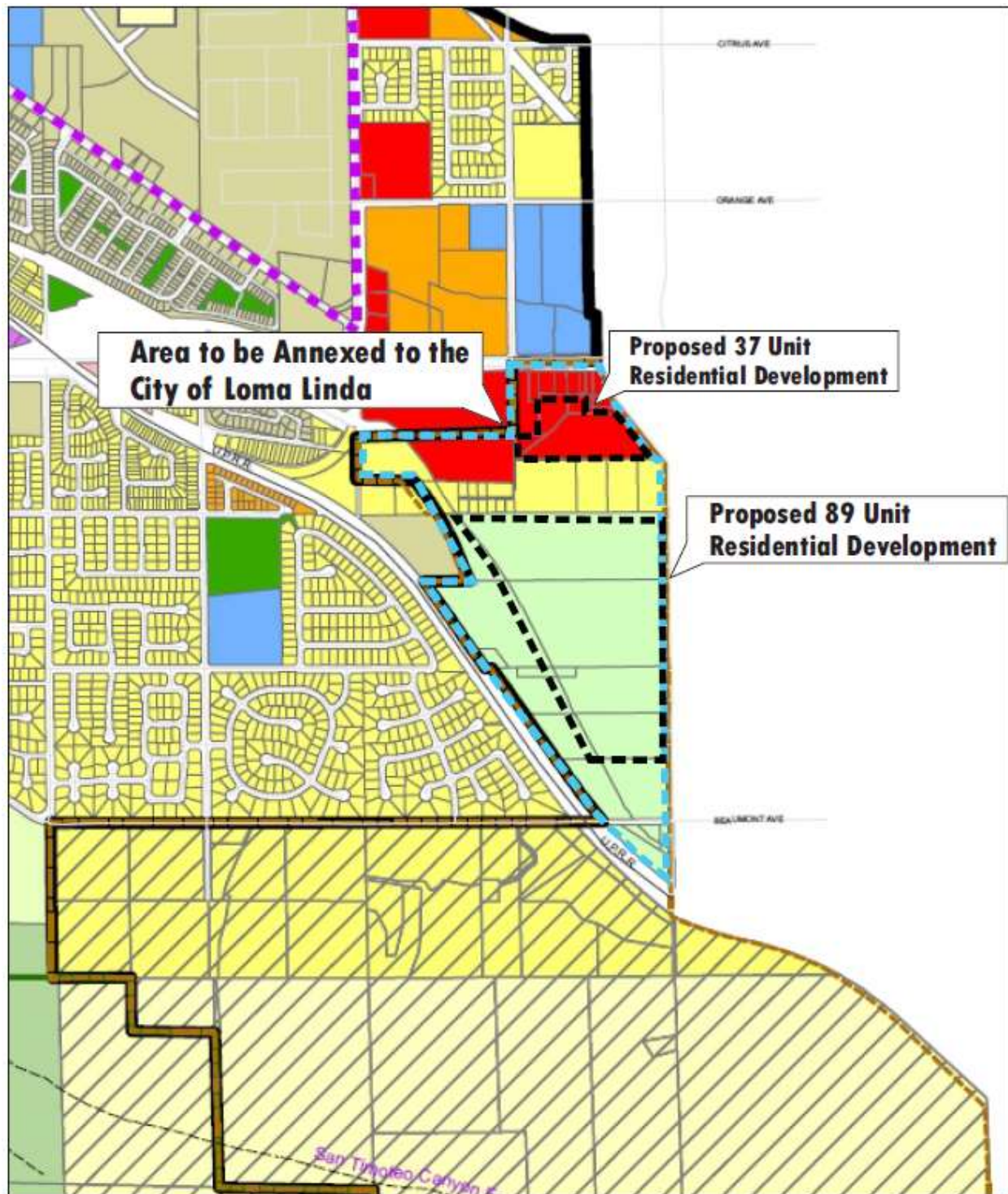
Based on the 9.87 acres of vacant land available within the 141-acre annexation area, the analysis within this Initial Study, where applicable, includes a review of the delta (change) between the current land use designation of the County, in this case RL-5 resulting in the potential future development of one residential dwelling unit for vacant area, and future development under the City designation of General Commercial (C-2) resulting in the future development of 202,031 square feet and 55,931 square feet of commercial upon annexation.



REGIONAL LOCATION
Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 1





Source: City of Loma Linda Land Use Map



- City of Loma Linda Boundary
- City of Loma Linda Sphere of Influence
- Proposed Annexation to the City of Loma Linda

ANNEXATION PROJECT VICINITY

Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 3

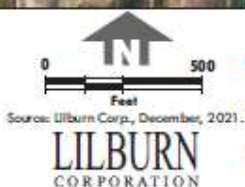


- City of Loma Linda Boundary
- City of Loma Linda Sphere of Influence
- Proposed Tentative Tract Map 20403

PROPOSED SITE PLAN - TTM 20403

Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 4



- City of Loma Linda Boundary
- City of Loma Linda Sphere of Influence
- Proposed Tentative Tract Map 20404

PROPOSED SITE PLAN - TTM 20404

Proposed Annexation and Canyon Ranch Development

City of Loma Linda, California

FIGURE 5

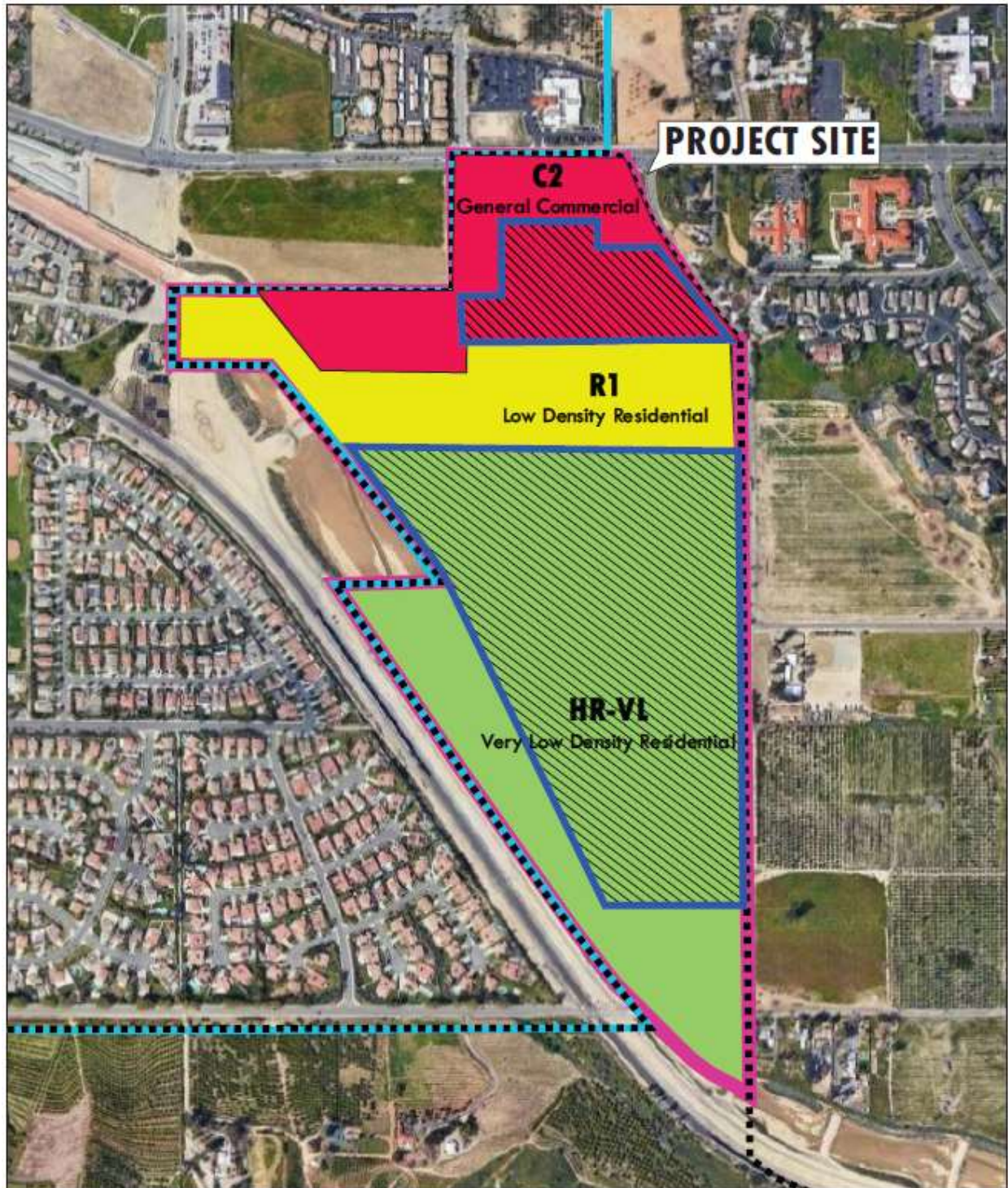






- City of Loma Linda Boundary
- City of Loma Linda Sphere of Influence
- Existing San Bernardino County Countywide Zoning for Proposed Annexation
- Proposed Tentative Tract Maps

COUNTY of SAN BERNARDINO
COUNTYWIDE ZONING MAP
Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 6





-  City of Loma Linda Boundary
-  City of Loma Linda Sphere of Influence
-  Proposed Annexation to the City of Loma Linda
-  Proposed Tentative Tract Maps

CITY OF LOMA LINDA EXISTING PRE-ZONE DESIGNATIONS

Proposed Annexation and Canyon Ranch Development

City of Loma Linda, California

FIGURE 8

As appropriate, this Initial Study examines the delta being the difference between development of 126 dwelling units upon annexation under the City designation of HR-VL and development of 13 dwelling units under the Countywide Plan designation of RL-5).

Currently, the existing development within the annexation area would continue to receive water service from the City of Loma Linda and the proposed development (i.e., TTM 20403 and TTM 20404) would receive water service from the City upon annexation. Future development would also receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 141-acre annexation area at this time. Any future development of the 9.87 acres of vacant land would be required to prepare separate environmental documentation and obtain necessary entitlements.

**Existing Vacant Land within the Annexation Area:
Development Under Countywide Plan Land Use Designations (RL-5)**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL-5 future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units.

Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed in the future. Under the Countywide Plan, the 9.87 acres could be developed with one dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units for the vacant areas within the 141-acre annexation area.

Development Under City of Loma Linda Pre-Zone Designation of C-2, and HR/VL

Upon project approval, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units. For the 9.87-acre area designated C-2, a total of 202,031 square-feet of commercial development could be developed (based on a maximum lot cover of 60 percent, and a FAR of 0.5).

Comparison of Development Under County Verses City Land Use Designations

Under the existing Countywide Plan designation of RL-5, a total of 14 dwelling units could be developed (13 units within the 66.68-acre area proposed for TTMs 20403 and 20404 plus one unit within the 9.87-acre vacant area). Under the existing City pre-zone designation of HR-VL, a total of 126 dwelling units could be developed resulting in approximately 112 more dwelling units as compared to development under the Countywide Plan. This is due to the increase in density under the City's pre zone of HR/VL which would allow for up to two dwelling units per acre compared to one dwelling unit per 5 acres under the Countywide Plan.

Under the City's pre-zone of C-2 up to 202,031 square-feet of commercial could be developed.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the Countywide Plan versus what development could occur upon annexation to the City of Loma Linda. Future development of this area would be subject to CEQA and all the necessary entitlements.

Surrounding Land Uses and Setting:

Surrounding properties and associated pre-zone land use designations are shown in Figure – 8. Property to the north of the 141-acre annexation area is located within the City of Loma Linda and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC) and High Density Residential (R-3) and contains residential and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated Low Density Residential and Planned Community (PC). Properties to the south are zoned City of Loma Linda Low Density Hillside Residential (HR-LD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

Existing Service Conditions

The 141-acre annexation area currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. The 126 single-family residential units would be required to receive water and sewer service, which would be provided by the City of Loma Linda.

Concurrent with the proposed GPA, ZC and TTM filings, an Annexation application will be filed and processed with San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 141-acre Project Site into the City of Loma Linda. All parcels within the 141-acre area are required to be annexed simultaneously in order to preclude the formation of an island of territory. The Project Site is currently adjacent to the City boundary and is required by the City to be annexed in order to receive City services.

Other Agency Approvals

- **Local Agency Formation Commission (LAFCO)** is authorized and mandated by State law as the agency responsible for evaluating and approving annexations to an incorporated city. Subsequent to the initial consideration of an annexation request, a public hearing is held before the LAFCO Commission where the annexation proposal is approved, denied, or modified. LAFCO will serve as the “Conducting Authority” for the city boundary changes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project.

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

DETERMINATION

On the basis of this initial evaluation:

- () I find that the Proposed Project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- (✓) I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the Proposed Project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- () I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Prepared By: _____

Date: _____

EVALUATION OF ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial effect on a scenic vista?	()	()	(✓)	()
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	()	(✓)
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point), If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	()	()	(✓)	()
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	(✓)	()	()

Comments

- a) **Less than Significant Impact.** According to the City's General Plan, the Project Site is not within a scenic vista or scenic highway view corridor. The City of Loma Linda's General Plan identifies the hills within the southern portion of the City as an important scenic backdrop. The guiding policies of the City of Loma Linda General Plan state that new development shall be constructed in a manner that protects against intrusion on the viewshed areas. The San Bernardino Mountains are visible north and northeast of the Project Site. For the development proposed within the annexation area, the maximum height of the single-family structures would typically be 18 – 20 feet (two-stories). Under proposed conditions, the San Bernardino Mountains and the Loma Linda South Hills would remain visible and the proposed development would have less than significant impacts on the existing viewshed. Therefore, no adverse significant impacts would result and no mitigation measures are required.
- b) **No Impact.** The Project Site does not occur near or within a State Scenic Highway corridor. The 66.68-acre area within the approximate 141-acre annexation area that is proposed for development (TTMs 20403 and 20404) is currently vacant. Approval of the Proposed Project would develop the vacant area with residential units. Proposed development would include landscaping with drought tolerant species and trees. The project would not substantially damage scenic resources including trees, rock outcroppings, or historic buildings within a State Scenic Highway as none occur within the 66.68-acre area and the Project Site does not occur near a State Scenic Highway. The nearest State Scenic Highway includes a portion of State Route 38 which begins

approximately 4.5 miles northeast of the Project Site. Due to the distance to the Scenic Highway no impacts would result. Therefore, no adverse significant impacts would result, and no mitigation measures are required.

- c) **Less than Significant Impact.** Development of TTM 20403 and 20404 would change the existing visual character for a 66.68-acre portion of the 141-acre annexation area. Between the two subdivisions there would be a total of three lettered lots totaling 83,311 square-feet or about 1.9 acres that would not be developed with homes. All other portions of the 141-acre annexation area would remain unchanged under the Proposed Project. The development of vacant land with the construction of single-family residences would change the visual character of the site but would not objectively be considered a substantial degradation as it would blend with existing residential development to the west and proposed residential development to the east within the City of Redlands (i.e., TTM 20402). Therefore, no adverse significant impacts would result and no mitigation measures would be required.
- d) **Less Than Significant with Mitigation Incorporated.** Upon approval of the Project requested entitlements, the 141-acre area would be annexed into the City of Loma Linda, a GPA and ZC for four (4) parcels would change from Commercial (C-2) to Low Density Residential (R-1), and TTM 20403 and 20404 would be approved. Development of the remaining 9.87-acre vacant area within the annexation area is not proposed at this time. Future residential development is proposed east of the Project Site within the City of Redlands (TTM 20402). To ensure future residential development adjacent to the Project Site is not impacted, the following mitigation measure shall be implemented:

Mitigation Measure AES-1:

Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	(✓)	()
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	()	()	()	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	()	()	()	(✓)
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	()	()	(✓)	()

Comments

- a) **Less Than Significant Impact.** A 6.15-acre portion of TTM 20404 (APN 0293-101-18), occurs on land designated by the Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program as “Prime Farmland¹.” The remaining portions of TTM 20403 and TTM 20404 are designated as “Grazing Land and Other Land².” Prime Farmland is land that is known to have the best combination of physical and chemical characteristics for the production of crops. Land with this designation has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.

In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

California Land Evaluation and Site Assessment – LESA Model

One way to assess the level of impact a project may have on agricultural land in the region is to rate the value of the property through use of the California Agricultural Land Evaluation and Site Assessment (LESA) Model. The California Agricultural LESA Model was formulated by Senate Bill 850 (Chapter 812/1993) that charges the State Resources Agency in consultation with the Governor’s Office of Planning and Research, with developing an amendment to Appendix G of the California Environmental Quality Act (CEQA) Guidelines concerning agricultural lands. Such an amendment is intended “to provide lead agencies with an optional methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process” (Public Resources Code Section 21095).

The LESA model rates the relative quality of land resources based on specific, measurable features, following a point-based approach that quantitatively rates the project impacts on a 100-point scale. This method is generally used for rating the relative value of agricultural land resources. The California Agricultural LESA model comprises analysis at two levels:

¹ <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed 12/15/21.

² Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Grazing Land is not defined as prime farmland, unique farmland, or farmland of statewide importance.

- *Land Evaluation* – uses two factors, the USDA Land Capability Classification (LCC) and the Storie Index, to analyze soil-based qualities of land as they relate to agricultural suitability.
- *Site Assessment* - evaluates four factors measuring the social, economic, and geographic attributes that contribute to the overall value of agricultural land. These factors assess a project's size, water resource availability, surrounding agricultural lands, and surrounding protected agricultural lands.

Each of these six factors is separately rated on a 100-point scale. The factors are weighted relative to one another and combined, resulting in a single numeric score for a given project with a maximum attainable score of 100 points. This score becomes the basis for determining the project's potential significance, based upon a range of established scoring thresholds.

Currently, the 6.15-acre parcel is vacant and does not support agricultural activities. According to the United States Department of Agricultural Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, on-site soils consist mainly of San Emigdio fine sandy loam (ScA) (approximately 80 percent) with the remaining 20 percent composed of Metz coarse sandy loam (MgC). Soils are placed in grades according to their suitability for general intensive farming as demonstrated by their Storie Index ratings. The soils on the 6.15-acre parcel have a Storie Index rating ranging from 77 to 100. The Storie Index Rating for the soils on approximately 80 percent of the Project Site is 100, the remaining area has a Storie Index rating of 77.

As shown in Table 1 below, the LE sub-score was 46.85 and the SA sub-score was 16.5; therefore, impacts to agricultural lands from implementation of the Proposed Project are considered significant.

Using the LESA model to assess the value of the 6.15-acre parcel resulted in a score of 63.35 points (see Table 1). As discussed in the Section IV *California Agricultural LESA Scoring Thresholds - Making Determinations of Significance Under CEQA* of the California Agricultural LESA handbook, a single LESA score is generated for a given project after the Land Evaluation and Site Assessment factors have been scored and weighted. Just as with the scoring of individual factors that comprise the California Agricultural LESA Model, final project scoring is based on a scale of 100 points, with a given project being capable of deriving a maximum of 50 points from the Land Evaluation factors and 50 points from the Site Assessment factors.

The California Agricultural LESA Model is designed to make determinations of the potential significance of a project's conversion of agricultural lands during the Initial Study phase of the CEQA review process. Scoring thresholds are based upon both the total LESA score as well as the component LE and SA sub-scores. In this manner the scoring thresholds are dependent upon the attainment of a minimum score for the LE and SA sub-scores so that a single threshold is not the result of heavily skewed sub-scores (i.e., a site with a very high LE score, but a very low SA score, or vice versa). Below are the California Agricultural LESA scoring thresholds.

California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points Sub-scores are each <u>greater</u> than or equal to 20 points	Considered Significant <u>only</u> if LE <u>and</u> SA
60 to 79 Points Sub-score is <u>less</u> than 20 points	Considered Significant <u>unless</u> either LE <u>or</u> SA
80 to 100 Points	Considered Significant

As identified in the California LESA Model Scoring Thresholds, scores between 60 and 79 are considered significant unless either the Land Evaluation (LE) or Site Assessment (SA) sub-score is less than 20 points. As shown in Table 1 below, the 6.15-acre Prime Farmland parcel has a LE sub-score of 46.85 points and a SA sub-score of 16.5 points; since the SA sub-score is below 20 points impacts to agricultural lands from implementation of the Proposed Project are not considered significant.

Table 1
Annexation and Canyon Ranch Development
Final LESA Score Sheet

Land Evaluation Factors	Factor Score	Factor Weight	Weighted Factor Scores
Land Capability Classification	92	0.25	23
Storie Index	95.4	0.25	23.85
Land Evaluation Subtotal		0.50	46.85
Site Assessment Factors			
Project Size	0	0.15	0
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	10	0.15	1.5
Protected Resource Land	0	0.05	0
Site Assessment Subtotal		0.50	16.5
Final LESA Score			63.85

Although the Project Site is not located in an area designated for agricultural use by either the County or City, implementation of the Proposed Project would convert Prime Farmland to a non-agricultural use. Approximately 6.15 acres of Prime Farmland would be permanently lost from agricultural production as a result of the Proposed Project. However as demonstrated in the LESA model, impacts are not considered significant. Therefore, no adverse significant impacts would result and no mitigation measures are required.

- b) **No Impact.** The approximate 141-acre annexation area, including the 6.15-acre parcel identified as Prime Farmland, is mapped within the California Department of Conservation, Conservation Program Support map “San Bernardino County South Williamson Act FY 2012/2013,” and is identified as non-enrolled land which indicates that the 6.15-acre parcel is not enrolled in a Williamson Act contract. Therefore, no impacts would occur.
- c,d) **No Impact.** Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a non-timberland designation would result. Similarly, the Proposed Project does not involve the conversion of forest land to a non-forest use.
- e) **Less Than Significant Impact.** Approval of the Proposed Project would not result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use as the 6.15-acre parcel identified as Prime Farmland is currently vacant and has not been used for agricultural purposes for over a decade. Similarly, the Project Site is not located within an area identified as forest land. Therefore, no significant adverse impacts have been identified and no mitigation measures would result.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	(✓)	()
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	()	()	(✓)	()
c) Expose sensitive receptors to substantial pollutant concentrations?	()	()	(✓)	()
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	()	()	(✓)	()

- a, b) **Less than Significant Impact.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent

AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

Conflicts with the AQMP would arise if Project activities resulted in a substantial increase in employment or population that was not previously adopted and/or approved in a General Plan. Large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the SCAB is not in attainment.

The Proposed Project consists of a General Plan Amendment and Zone Change. The Project Site is currently under the jurisdiction of San Bernardino County. However, the City of Loma Linda has Pre-Zoned the Property as it is within the City's sphere of influence. The applicant is requesting a zone change from the City of Loma Linda as it pertains to the Pre-Zone. Land Use information is as follows:

- **Development Under Countywide Plan Land Use Designations**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL-5 future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed with one dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units

- **Development Under City of Loma Linda Pre-Zone Designation**

The City of Loma Linda has Pre-Zoned the Site to include residential uses (89 Units) and commercial uses (for example medical office building, 20,000 sq.ft and fast food restaurant with a drive thru, 5,000 sq.ft).

- **Proposed Project Under City of Loma Linda Zone Change**

Upon project approval, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units.

An evaluation of potential air quality impacts related buildout under the current General Plan, City of Loma Linda Pre-Zone, and the Proposed Project was prepared. Table 2 and Table 3 illustrate operational emissions associated with the current General Plan/Zoning., Pre-Zone designations and the proposed project. Construction emissions were not modeled as they are short-term in nature, and measures will be required to minimize such impacts. (See discussion under Threshold 3 - b, c) As shown, neither operational impact resulting from the existing General Plan/Zoning designations, or the proposed project

would exceed SCAQMD thresholds. Consequently, the proposed project would not result in a conflict or obstruction to the implementation of the AQMP and related impacts are considered less than significant.

Table 2
Consistency with the AQMP
Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
San Bernardino County GP: Residential	5.5	0.9	11.3	0.0	1.9	1.3
City of Loma Linda Pre-Zone: Residential/Commercial Mix	39.4	16.8	140.6	0.2	25.2	11.9
Proposed Project: Residential	42.1	9.2	110.7	0.2	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions

Table 3
Consistency with the AQMP
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
San Bernardino County GP: Residential	194.4	0.2	0.0
MTCO ₂ e	202.4		
City of Loma Linda Pre-Zone: Residential/Commercial Mix	3,192.7	5.2	0.2
MTCO ₂ e	3,371.8		
Proposed Project: Residential	2,015.5	2.2	0.1
MTCO ₂ e	2,095.4		
SCAQMD Threshold	3,000		
<i>Significant</i>	No		

Source: CalEEMod.2020.4 Annual Emissions.

- c/b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2020.4 prepared by the SCAQMD. The emissions estimates incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). In addition, reactive organic gas (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary impacts and were modeled with the following parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. Construction is anticipated to begin in early to mid-2023 and be completed in 2025. Estimated emissions generated by construction of the Proposed Project are shown in Table 4 and Table 5, which represent winter and summer construction emissions, respectively. As shown in Table 4 and Table 5, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant.

Table 4
Winter Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	2.7	27.5	18.8	0.0	21.0	11.3
Grading	3.3	34.6	28.6	0.0	5.8	3.1
Building Construction	2.0	20.1	29.2	0.0	5.4	2.0
Paving	1.4	8.9	14.9	0.0	0.6	0.4
Architectural Coating	21.9	1.2	3.3	0.0	0.8	0.2
Highest Value (lbs/day)	21.9	34.9	29.2	0.0	21.0	11.3
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions.

Phases do not overlap and represent the highest concentration.

Table 5
Summer Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	2.7	27.5	18.8	0.0	21.0	11.3
Grading	3.3	34.6	28.6	0.0	5.8	3.1
Building Construction	2.0	20.1	29.2	0.0	5.4	2.0
Paving	1.4	8.9	14.9	0.0	0.6	0.4
Architectural Coating	21.9	1.2	3.3	0.0	0.8	0.2
Highest Value (lbs/day)	21.9	34.9	29.2	0.0	21.0	11.3
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4 Summer Emissions.

Phases do not overlap and represent the highest concentration.

Compliance with SCAQMD Rules 402, and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable

SCAQMD rules and regulations, because the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

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

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.

6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using a Traffic Impact Analysis (TIA) prepared by Ganddini Group, Inc. in March 2022. The TIA determined that the Proposed Project would generate approximately 1,188 total daily trips. Emissions associated with the Proposed Project's estimated vehicle trips were modeled and are listed in Table 6 and Table 7, which represent winter and summer operational emissions, respectively. As shown, both winter and summer season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures are required.

Table 6
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	38.5	2.7	74.5	0.2	9.7	9.6
Energy	0.1	0.9	0.4	0.0	0.0	0.0
Mobile	3.5	5.5	35.9	0.0	9.7	2.6
Totals (lbs/day)	42.1	9.2	110.7	0.3	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions.

Table 7
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	38.5	2.7	74.5	0.2	9.7	9.7
Energy	0.1	0.9	0.4	0.0	0.0	0.0
Mobile	4.0	5.2	40.3	0.0	9.7	2.6
Totals (lbs/day)	42.6	8.9	115.2	0.3	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.202.4 Summer Emissions.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Consequently, the associated impacts are considered to be Less Than Significant; and no mitigation measures are necessary.

- d) **Less than Significant Impact.** Potential odor sources associated with the Proposed Project may result from construction activities including equipment exhaust and the application of asphalt and architectural coatings. Operational odor sources would include the temporary storage of domestic solid waste (refuse). Standard construction requirements (i.e., reduced idling, mufflers) would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. In accordance with the Municipal Code, project-generated refuse would be stored in covered containers and removed at regular intervals. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	(✓)	()	()
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	(✓)	()	()
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	(✓)	()

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

- a) **Less Than Significant with Mitigation Incorporated.** In August 2021, Jennings Environmental, LLC prepared a Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD) for development of TTM 20403 and TTM 20404 properties. In February 2022, the BRA/JD was updated. The purpose of the study was to document the presence/absence of sensitive resources that may be present on the sites, existing habitats and potential impacts to biological resources. Additionally, the site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction. The BRA/JD is available for review at the City of Loma Linda Community Development Department and is discussed herein.

According to the CNDDDB, CNPSEI, and other relevant literature and databases, 77 sensitive species, 19 of which are listed as threatened or endangered, have been documented in the *Redlands* and *San Bernardino South* quads. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW designated Species of Special Concern (SSC) and otherwise Special Animals “Special Animals” is a general term that refers to all of the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of “species at risk” or “special status species.” The CDFW considers the taxa on this list to be those of greatest conservation need.

An analysis of the likelihood for the occurrence of all CNDDDB sensitive species documented in the *Redlands* and *San Bernardino South* quads and takes into account species range as well as documentation within the vicinity of the Project area and includes the habitat requirements for each species and the potential for their occurrence in the area proposed for TTM 20403 and TTM 20404, based on required habitat elements and range relative to the current site conditions. According to the databases, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the Project site.

The habitat on the areas proposed for TTM 20403 and TTM 20404 consists of ruderal vegetation and is dominated by tumbleweed (*Salsola turgus*). Portions of the area have been subject to human disturbances and are completely void of vegetation. Additionally, there are signs of disturbance in the form of dumping, foot traffic, and off-road vehicle traffic. Several birds were seen or heard during the survey. Species observed or otherwise detected on or in the vicinity of the Project site during the surveys included: mourning dove (*Zenaida macroura*), Anna’s hummingbird (*Calypste anna*), and California towhee (*Melozone crissalis*). A complete list of all plants observed is provided in Table 8.

Table 8
Species Observed

Common Name	Scientific Name
<u>Plants</u>	
Canary date palm tree	<i>Phoenix canariensis</i>
Tumbleweed	<i>Salsola tragus</i>
Mexican fan palm	<i>Washingtonia robusta</i>
Schismus grasses	<i>Schismus ssp.</i>
Wall barley	<i>Hordeum murinum L. ssp. murinum</i>
Castor bean	<i>Ricinus communis</i>
Peruvian pepper tree	<i>Schinus molle</i>
Wild tarragon	<i>Artemisia dracunculus</i>
Mulefat	<i>Baccharis salicifolia</i>
Fig tree	<i>Ficus carica</i>
Mediterranean mustard	<i>Hirschfeldia incana</i>
Jimson weed	<i>Datura stramonium</i>
Stinknet	<i>Oncosiphon pilulifer</i>
Brittle bush	<i>Encelia farinosa</i>
Italian cypress	<i>Cupressus sempervirens</i>
Orange tree	<i>Citrus sinensis</i>
Slender wild oat	<i>Avena barbata</i>
Foxtail brome	<i>Bromus madritensis</i>
<u>Mammals</u>	
California ground squirrel	<i>Otospermophilus beecheyi</i>
Desert cottontail	<i>Sylvilagus audubonii</i>
<u>Birds</u>	
Anna's humming bird	<i>Calypte anna</i>
Mourning dove	<i>Zenaida macroura</i>
California towhee	<i>Melospiza crissalis</i>
Western kingbird	<i>Tyrannus verticalis</i>
Northern mocking bird	<i>Mimus polyglottos</i>

The sites are located within a moderately developed area of Loma Linda. The sites have been subject to ongoing disturbance in the form of vegetation management (mowing), foot traffic, vehicle traffic, and domestic dog (*Canis lupus familiaris*) activity. There is no habitat within the Proposed Project footprint, as well as the immediate surrounding area, that is suitable for the sensitive species identified in the CNDDDB search.

SPECIAL STATUS SPECIES

San Bernardino kangaroo rat – Endangered (Federal) Per the literature review, there is one documented occurrence with the Project area from 1989. No SBKR have been documented within the Project area since this occurrence. The site is also completely isolated from any known extant SBKR populations by development. Furthermore, since the 1989 occurrence, large portions of the surrounding land have been developed and San Timoteo creek, directly adjacent to the Project site, was channelized in December 2003. The portion of the channel located directly adjacent to the site currently contains berms to retain water for the purposes of groundwater recharge. Large equipment was observed within the channel, during the site survey, actively removing vegetation and moving sediment.

Although one of the Primary Constituent Elements (PCEs) for the species is present within and/or adjacent to the Project site, (i.e., sandy soils), the natural hydrologic processes typical of the alluvial fan habitat within the area are no longer present. Due to the channelization of San Timoteo creek and development within the surrounding area, the Project area is no longer subject to the normal flood regimes that are conducive to creating the open canopy structure of the pioneer and intermediate stages of Riversidean alluvial fan sage scrub habitat that may have historically been occupied by SBKR in the Project vicinity. The habitat on-site is dominated by tumbleweeds and other non-native species. Furthermore, the areas are subject to ongoing disturbances as noted above. Therefore, it is not likely that the habitat within the areas proposed for development would be considered suitable to support SBKR. Given the lack of both suitable SBKR habitat and nearby recent extant SBKR occurrences, this species is considered absent from the Project area and development is not likely to impact this species.

Burrowing Owl – Species of Special Concern The conditions present on the areas proposed for development (i.e., TTM 20403 and TTM 20404) are marginally suitable for BUOW. California ground squirrels, a burrow surrogate species, were observed on-site. As such a BUOW owl survey was completed. The assessment survey was structured, in part, to detect BUOW. The survey consisted of walking transects spaced to provide 100% visual coverage of the project site. The result of the survey was that no evidence of BUOW was found in the survey area. No burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed.

Although no BUOW individuals were observed, the Project site and adjacent area do contain some habitat that would be considered suitable for BUOW. Therefore, a preconstruction BUOW survey is recommended to avoid any potential project-related impacts to this species (see Mitigation Measure BIO-1).

Designated Critical Habitat The Project site is not located within or adjacent to any USFWS designated Critical Habitat. No further action is required.

Nesting Birds - The Project site and immediate surrounding area does contain habitat suitable for nesting birds. Nesting bird surveys should be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (see Mitigation Measure BIO-2).

Based on the literature review and observations made, no State or federally listed threatened or endangered species are expected to occur at the Project Site and in the immediate vicinity. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area.

To ensure potential impacts to the BUOW and nesting birds is reduced to a less than significant impact, the following mitigation measures shall be implemented:

Mitigation Measure BIO-1:

A preconstruction survey for the BUOW shall be conducted no more than 3 days prior to ground disturbance and documentation indicating such a survey has occurred shall be provided to the City.

Mitigation Measure BIO-2:

A pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist within three (3) days of the start of any vegetation removal or ground disturbing activities.

- b) **Less Than Significant with Mitigation:** The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Clean Water Act (CWA) Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site. However, the Proposed Project does include a storm drain connection to San Timoteo Wash, a jurisdictional feature. As such, the proposed project would have impacts to a feature subject to Section 404 and 401. Additionally, the CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. No definable bed or bank features exist on the project site, however, the Proposed Project does include a storm drain connection to San Timoteo Wash, a jurisdictional feature subject to Section 1602 of the California Fish and Game Code. The following details the extent of the proposed temporary and permanent impacts to San Timoteo Wash as they relate to jurisdiction under CWA, Porter-Cologne Water Quality Control Act, and Fish and Game Code.

Temporary Impacts to San Timoteo Wash

Feature	Bank-Full width (feet)	Length (feet)	Max Channel Depth (feet)	WoUS Corps jurisdiction (acres)	FGC 1600 CDFW jurisdiction (acres)
San Timoteo Wash	444	132	20	0.13	0.17

Permanent Impacts to San Timoteo Wash

Feature	Bank-Full width (feet)	Length (feet)	Max Channel Depth (feet)	WoUS Corps jurisdiction (acres)	FGC 1600 CDFW jurisdiction (acres)
San Timoteo Wash	444	132	20	0.04	0.06

The storm drain that is proposed to connect to San Timoteo Wash, a jurisdictional feature, will cause impacts to areas under the jurisdiction of the US Army Corps of Engineers, the Santa Ana Regional Water Quality Control Board, and the California Department Fish and Wildlife. Therefore, potential impacts have been identified and the following mitigation shall be made a condition of Project approval.

Mitigation Measure BIO-3:

Prior to issuance of grading permits, the Community Development Department shall ensure that the Project Applicant has obtained a 404 Permit from the US Army Corps of Engineers, a 401 Certification from the Santa Ana Regional Water Quality Board, and a 1602 permit from the California Department of Fish and Wildlife.

- c) **No Impact.** The Project area was surveyed with 100 percent visual coverage and as concluded in the BRA, no protected wetlands (including, but not limited to, marsh, vernal pool, coastal, exist on the Project Site.
- d) **No Impact.** A majority of the annexation area is developed and includes the following land uses: scattered residential units, religious assembly, and agriculture (citrus groves).

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Typically, mountain canyons or riparian corridors are used by wildlife as corridors. Although the San Timoteo creek occurs west of the Project Site, it is regularly maintained and does not function as a wildlife corridor. Furthermore, the Project Site is surrounded by human activity in the form of residences, agricultural use, and roadways. No wildlife movement corridors were found to be present on the Project

Site. Therefore, implementation of the Proposed Project would not impact a local or regional wildlife corridor.

- e) **Less Than Significant Impact.** Scattered trees occur throughout the 66.68-acre area proposed for development of TTM 20403 and TTM 20404. The trees are not supported by an irrigation system and have survived on rainfall. Existing trees on-site would be removed to allow for the proposed development. The City of Loma Linda Municipal Code Chapter 17.74 "Tree Placement, Landscape Materials, and Tree Removal" outlines local policies and ordinances regulating landscape development. Per Ordinance 12.74.180 the Applicant has prepared a preliminary landscape plan as part of its Tentative Tract Map application. Proposed development within the 66.68-acre area includes landscaping within the front yards and open letter lots including the placement of trees. Impacts associated with removal of existing trees on-site would be reduced to a less than significant level.
- f) **No Impact.** The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	()	(✓)	()	()
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	(✓)	()	()
c) Disturb any human remains, including those interred outside of formal cemeteries?	()	(✓)	()	()

Impact Discussion:

- a, b) **Less than Significant with Mitigation Incorporated.** A Cultural Resources Study was prepared in March 2022 by Tierra Environmental Services (Tierra) to address the 66.68-acre area proposed for development of TTM 20403 and TTM 20404.

The goal of this study was to determine if any archaeological resources or historic properties would be affected by the proposed project. To accomplish this goal, background information was examined and assessed. Based on a review of the archival research including previous work conducted by Tierra, and a historic map check, it was determined that historical resources exist within the project and its vicinity. Research topics considered during the survey included acculturation, the history of reservation life, lithic material use, and settlement patterns.

A records search was procured from the South Central Coastal Information Center (SCCIC) to identify any previously recorded archaeological and historic-era resources within the Area of Potential Effect (APE) and to determine the types of resources that might occur. The records search provided by the SCCIC revealed that 59 investigations have been previously conducted within a half-mile radius of the Project APE. Six of the previous investigations involve the APE and consist of two cultural resources surveys, one record search and survey results, one cultural resources assessment, one documentation of rock wall, and one report with no given title or author name. The records search indicated that 44 cultural resources or historic properties have been previously identified within a half-mile radius of the APE. Two historic resources (P-36-023575, P-36-032480) have been recorded within the Project APE and consist of an abandoned orchard containing a water conveyance system and Bermudez Street constructed prior to 1933 as a dirt road and paved between 2014 and 2017.

The APE for this Project was defined as the geographic area within which the proposed Project may impact cultural resources. The APE has been disturbed since approximately 1899, as seen on the 1899 Redlands (1:62500) historic topographic map, and has historically been utilized as residential, commercial, and agricultural land with the oldest historical photograph depicting resort development, orange groves and residential development dating to 1938 (Historic Aerials 2022).

The intensive archaeological survey resulted in the observation of two previously recorded historic resources, and no new historic or prehistoric resources. The previously recorded historic site (P-36-023575), which consists of an abandoned orchard containing a water conveyance system, was updated and submitted to the South SCCIC. The previously recorded Bermudez Street (P-36-032480) was observed with no changes to note since the last update dating to 2017, and no update for this resource is required. Both of these resources are not considered significant under the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). To be listed in the NRHP or the CRHR, a property must not only be shown to be significant under the NRHP or the CRHR criteria, but it also must have integrity. P-36-032480 does not appear to meet the NRHP Criterion A, B, C, and D or CRHR Criterion 1, 2, 3, and 4.

To ensure potential impacts to unanticipated resources is reduced to a less than significant level, the following mitigation measures, as provided by the San Manuel Band of Mission Indians, shall be implemented:

Mitigation Measure CR-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes

his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, then the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

- c) **Less than Significant with Mitigation Incorporated.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant: The required mitigation measure is:

Mitigation Measure CR-3:

If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the code requirements shall be enforced for the duration of the project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	()	()	(✓)	()
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	()	()	(✓)	()

- a) **Less than Significant Impact.**

Electricity:

Southern California Edison (SCE) provides electricity in the vicinity of the Project Site. Currently, the Project Site is vacant, however implementation of the Proposed Project would result in the development of the 66.68 acres with 126 single-family residential units and require electrical service from SCE. According to the California Energy Commission:

Electricity Consumption for the residential sector within San Bernardino County, consumed 6,103 GWh in the year 2020.³ The CalEEMod model output (April 12, 2022) projected that the development would consume 0.6 GWh annually. The increase in electricity demand from the Proposed Project would therefore represent a 0.002 percent of the overall SCE commercial use consumption.

This increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh— between the years 2015 and 2026. The increase in electricity demand from the Proposed Project would represent an insignificant percentage of the overall demand in SCE's service area.

Natural Gas: The Project Site is located within the service area of Southern California Gas (SoCal Gas). The 66.68-acre area proposed for development is currently vacant and has no demand for natural gas. The Proposed Project will create a permanent increase demand for natural gas. The Proposed Project's estimated annual natural gas demand (based on CalEEMod model output, April 12, 2022) is projected to be 21,215.2 therms. According to the California Energy Commission, the natural gas consumption of the SoCal Gas's residential sector was 2,474,195,977 therms in 2020.⁴ The Proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0009 percent of total natural gas consumption. Therefore, projected natural gas demand would not significantly impact SoCal Gas's level of service.

- b) **Less than Significant Impact.** As discussed above, development of the 126 residential units would have a less than significant impact on regional energy supplies. The Proposed Project would be required to comply with the California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy and water conservation standards in effect at the time of construction. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no significant impacts are anticipated, and no mitigation measures are recommended. Impacts would be less than significant and no mitigation is required.

³ <https://ecdms.energy.ca.gov/gasbyplan.aspx>. Accessed April 8, 2022.

⁴ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed February 15, 2022.

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

a)

- i) **No Impact.** In August 2020, a Geotechnical Due Diligence Report (“Geotechnical Report”) was prepared by Leighton and Associates, Inc. for the 66.68-acre area proposed for TTM 20403 and TTM 20404. The report is available for review at the City of Loma Linda Community Development Department and is summarized herein.

The area proposed for development of 126 residential units is not located within the boundaries of an active Earthquake Fault Zone, as designated by the State of California or County of San Bernardino, nor are there any mapped traces of inactive faults either on the sites, or trending toward the sites. Given the above, the surface fault rupture potential is considered very low to nil.

- ii) **Less Than Significant Impact with Mitigation.** The currently recognized active strand of the San Andreas Fault Zone (SJFZ) lies approximately 6.24 miles northeast of TTM 20403 and TTM 20404. The range of low-lying hills south of TTM 20403 and TTM 20404 represent the general northwest contiguous extension of the San Jacinto Mountains. The hills are moderately elevated, smoothly to deeply eroded, and locally referred to as the Badlands, which have been uplifted by dextral right-lateral offset and along the San Bernardino Valley Section of the San Jacinto Fault Zone. The San Jacinto Fault Zone is similar to the San Andreas Fault Zone in earthquake history, movement, and seismic potential. The nearest strand of the San Jacinto Fault Zone lies approximately one-mile southwest of the proposed residential development, is zoned under the Alquist-Priolo Act, and contains several northwest oriented paralleling strands. The last rupture/offset along this fault section is considered to have occurred during latest Quaternary time, or sometime during the past 15 thousand years.

Other major faults in the region include the Sierra Madre Fault zone along the southern foot of the San Gabriel Mountains, the Elsinore Fault bordering the north edge of the Santa Ana Mountains, and the Homestead Valley Fault Zone within the Eastern California Shear Zone, approximately 15.72 miles northwest, 23.94 miles southwest, and 45.77 miles east-northeast of the site, respectively.

No active faults are mapped as transecting the TTM sites or directly adjacent to the sites. There are however several mapped faults in the area northeast of the SJFZ, exhibiting orientations sub-parallel and parallel to the SJFZ. While these faults are not AP-zoned faults, and are generally considered less active than the SJFZ, but are still capable of accommodating a degree of co-seismic offset during major earthquakes along the SJFZ, if not their own earthquakes. One of these “secondary” faults is the Crafton Hills Fault Zone, situated approximately 0.75 miles southwest of the site. The same zone is referred to as the Live Oak Canyon Fault Zone. Another is the Banning Fault mapped approximately 0.4 miles northeast of the site.

In order to reduce the effects of strong ground shaking generated by regional seismic events, seismic design should be performed in accordance with the current 2019 CBC seismic design parameters that are based on a Default site class of “D”, as site-specific subsurface data has not been confirmed. Once appropriate subsurface data is obtained during a final Geotechnical Investigation, it is likely that the values would be reduced. Therefore, construction of the 126 single-family residences in accordance with applicable requirements of a final Geotechnical Report, to be approved by the City would ensure that potential impacts are reduced to the maximum extent possible. The following mitigation measure shall be made a condition of approval for the Project:

Mitigation Measure GEO-1:

Prior to the issuance of grading permits, the Project Proponent shall prepare a Final Geotechnical Report which shall be subject to review and approval by the City Engineer.

- iii) **Less Than Significant Impact.** As stated in the Geotechnical Report prepared for the development of the 66.68-acre site, review of the San Bernardino County Geologic Hazard Overlay Map EHFH C indicated that the site is not located within an area of liquefaction susceptibility. The most recent available groundwater data pertinent to the site is from 1979 and indicates a depth of around 100 feet. If this depth is representative of present conditions, it would preclude the potential occurrence of liquefaction on the site. However, as indicated in the report San Timoteo Creek is the site of periodic water impoundment and lateral migration beneath the site, the potential presence of shallow groundwater and potential liquefaction cannot be precluded at this time.

Lateral spreading is a phenomenon triggered by liquefaction. Conditions required for its occurrence must include a continuous unconstrained liquefiable zone in the subsurface, gently sloping structure upon which movement can occur, and an adjacent or nearby free face or open topographic area able to accommodate lateral movement. Conditions along the western site margin are such that the occurrence of this hazard is remotely possible.

Groundwater conditions along the western site margin will need to be evaluated as part of future site geotechnical explorations. Its presence or absence will generally determine the potential for liquefaction and lateral spreading hazards on the site. As concluded in the report, based on present hydrogeological and geologic information, the potential for these hazards is low. Therefore, no adverse significant impacts are identified or anticipated and no mitigation measures are required.

- iv) **No Impact.** The California Geological Survey (CGS) on-line landslide inventory map shows no specific landslides on the site or in adjacent offsite areas (CGS, 2020). They indicate the slopes abutting the east site margin have a moderate to high landslide susceptibility, based on rock strength. The San Bernardino County General Plan Geologic Hazard Overlay Map (FH31 C / Redlands) indicates these offsite slopes have a low to moderate landslide susceptibility. During the field reconnaissance, no evidence of significant landslides were observed in the area; nor were such conditions observed on any historical aerial photographs. As concluded in the Geotechnical Report prepared for the Project, the occurrence of landslides is not expected, and no significant constraints are anticipated for the development of the 66.68 acres for residential purposes.
- b) **Less than Significant Impact.** During the development of TTM 20403 and 20404 approximately 66.68 acres would be disturbed and may result in Project-related dust due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction

General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs in an approved SWPPP would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. The SWPPP shall be prepared by a licensed engineer and approved by the City's Public Works Department prior to the issuance of grading permits. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** TTM 20403 and TTM 20404 are located approximately 1.6 miles northeast from the San Jacinto Fault Zone and are located outside of the earthquake hazard zone as identified in the City of Loma Linda General Plan. The area proposed for development is relatively flat and there are no hills or prominent landforms in the immediate vicinity. It is not anticipated that development proposed within the 66.68-acre portion of the 141-acre annexation area would result in soil that would become unstable or cause off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- d) **No Impact.** Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to maintenance of structures built in/on/or with material having this rating. Moderate to low ratings lessen the hazard. According to the Geotechnical Report prepared for the area proposed for development, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) **No Impact.** Upon annexation, the proposed 126 single-family residential development would connect to the City's sewer collection system existing in Barton Road. No septic tanks or alternative wastewater disposal is proposed. No impacts would result.
- f) **Less Than Significant with Mitigation Implemented.** 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 palaeontologic 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.

Although the Project Site does not visibly contain a unique paleontological resource or site, or unique geologic feature, grading could expose resources that may exist below the surface. Therefore, potentially significant adverse impacts have been identified or

anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

Mitigation Measure GEO-2:

Excavations into any areas of exposed Miocene (and earlier) deposits of the San Timoteo Formation and buried deposits dominating the northern portion of the project area will be monitored by a qualified paleontologist consistent with the policies and protocols of the San Bernardino County Museum. The Paleontologist shall determine the extent and duration of monitoring required and provide a report to the City.

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

- a) **Less than Significant Impact.** Emissions were estimated using the CalEEMod version 2016.3.2. Parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilized the CalEEMod defaults. The operational mobile source emissions were calculated using the Trip Generation prepared as part of the Traffic Impact Analysis (Ganddini Group, March 2022). The Trip Generation and Vehicle Miles Travelled Screening Analysis determined that the Proposed Project would generate approximately 1,188 total daily trips.

Many gases make up the group of pollutants which contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 3,000 MTCO₂E per year has been adopted by SCAQMD for non-industrial type projects. The Proposed Project greenhouse gas emissions modeled for various phases of construction and for operations are shown in Tables 9 and 10 respectively below.

Table 9
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO₂	CH₄	N₂O
Site Preparation	70.0	0.0	0.0
Grading	986.6	0.0	0.0
Building Construction	149.2	0.0	0.0
Paving	79.1	0.0	0.0
Architectural Coating	30.0	0.0	0.0
Total MTCO₂e	1,314.9		
SCAQMD Threshold	3,000		
Significant			

Source: CalEEMod.2020.4 Annual Emissions.

Table 10
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO₂	CH₄	N₂O
Area	41.2	0.0	0.0
Energy	432.3	0.0	0.0
Mobile	1,469.7	0.0	0.0
Waste	29.9	1.8	0.0
Water	42.3	0.3	0.0
Total MTCO ₂ e	2,095.4		
Construction Amortized	43.8		
Total MTCO₂e	2,139.2		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2020.4 Annual Emissions.

As shown in Table 9 and Table 10 the Proposed Project's emissions would not exceed the SCAQMD's 3,000 MTCO₂e threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The applicable plan for the reduction of emissions of greenhouse gases is the San Bernardino County Transportation Authority's (SBCTA) San Bernardino County Regional GHG Reduction Plan. The City of Loma Linda is addressed in the Loma Linda Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. The SCAQMD's Tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels.

- 2020: Reduce greenhouse gas emissions to 1990 levels.
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

Adopted in 2006, AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through and enforceable statewide emission cap, which was phased in starting in 2012. Therefore, as the Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, emissions would also comply with the goals of AB 32. Additionally, as the Proposed Project meets the current interim emissions targets/thresholds established by SCAQMD, it would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by EO-B-30-15 and SB 32. Furthermore, all the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the Proposed Project would be required to comply with these regulations as they come into effect.

At a level of 2,139.2 MTCO₂e per year, the Proposed Project's emissions fall below the SCAQMD and San Bernardino County GHG Reduction Plan screening threshold of 3,000 MTCO₂e for all land use types and is in compliance with the reduction goals of the San Bernardino County GHG Reduction Plan, AB 32, and SB 32. The Proposed Project will comply with applicable Green Building Standards and the City of Loma Linda's policies regarding sustainability (as dictated by the City's General Plan). No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND WASTE MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	(✓)	()
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	()	(✓)	()	()
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	()	()	()	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	()	()	()	(✓)
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	()	()	(✓)	()

Impact Discussion:

In October 2020, a Phase I Environmental Site Assessment was prepared by Leighton and Associates, Inc. for the 66.68-acre area proposed for development of 126 single-family residential units (i.e., TTMs 20403 and 20404). A copy of the report is available for review at the City of Loma Linda Community Development Department and is summarized herein.

The purpose of the Phase I ESA was to identify, to the extent feasible recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) at the site. RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment; e minimis conditions are not RECs.” HRECs are defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” CRECs are defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

- a) **Less than Significant.** Hazardous or toxic materials transported in association with construction of the single-family units may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. The uses allowed under the current County designation of Rural Residential and the City of Loma Linda’s pre-zone of Commercial and Low Density Residential and proposed zone change to Low Density Residential for the Commercial zoned area would not increase the potential for transport of hazardous materials. The construction and post-construction operation of single-family residences would not involve the routine transport or use of hazardous materials. A less than significant impact would result.

Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident release of hazardous materials into the environment. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

- b) **Less Than Significant with Mitigation Incorporated.** Evidence of hazardous substances, drums, or other chemical containers was not observed on the 66.68-acre area. Evidence of underground storage tanks (USTs) such as vent lines, fill or overfill ports also was not observed during the site visit. Evidence of dumping including scattered trash was observed throughout the 66.68-acre site. Several small soil stockpiles were observed within APNs 0293-091-04 and 0293-081-09 of the subject property (TTM 20403). The assessment revealed no evidence of any recognized environmental concerns (RECs)⁵ in connection with the subject site, except for the following:

- Historical use of the site as orchards and the likely application of pesticides to the near surface soils.
- Several soil stockpiles of unknown origin were observed in the northern portion of the subject property on APNs 0293-091-04 and 0293-081-09. These stockpiles may contain hazardous substances.

The assessment revealed no evidence of historical recognized environmental concerns (HRECs)⁶ or controlled recognized environmental concerns (CRECs)⁷ in connection with the 66.68-acre area. Based on the findings of the Phase I ESA and to ensure potential impacts from the unknown release of hazardous substances, the following mitigation measures shall be made conditions of approval for the Project:

Mitigation Measure HAZ-1:

Prior to the issuance of grading permits, the Project Proponent shall perform soil sampling of the soil stockpiles. In addition, soil samples shall be taken throughout the subject site to analyze for pesticides related to past application.

⁵ According to ASTM E1527-13, recognized environmental concerns or RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

⁶ According to ASTM E1527-13, historical recognized environmental concerns or HRECs are defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

⁷ According to ASTM E1527-13, recognized environmental concerns or RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to (1) any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Mitigation Measure HAZ-2:

During all earthwork, the Contractor shall perform general observations for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. In the event such materials be encountered, the City Engineer shall be notified of the discovery and further investigation and analysis may be necessary.

- c) **No Impact.** The Bryn Mawr Elementary School is located 0.5 miles west of the Project Site. No hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials are not associated with single-family homes; and therefore no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated.
- d) **No Impact.** The Phase I Site Assessment reviewed available historical information for evidence of activities, which would suggest the presence of hazardous substances and to evaluate the potential for the site to be impacted by offsite sources of contamination. Review of aerial photographs showed that in the late 1930's the site and surrounding area was mainly cultivated. Between 2006 and 2009 agricultural activities were no longer observed on the majority of the site and surrounding properties. In general, the surrounding area appeared built up with residential properties.

A search of selected government databases was conducted using the EDR Radius Map Report environmental database report system. The subject site was not identified in the EDR database report. Information in the EDR database report was reviewed for facilities of potential environmental concern to the subject site. The State Water Resources Control Board (SWRCB) Geotracker website and Department of Toxic Substances Control (DTSC) Envirostor website were used to supplement the information in the EDR database report.

The listings in the EDR database report were reviewed and not interpreted to represent an adverse effect to the 66.68-acre site based on one or more of the following:

- Distance of the facility to the subject site;
- Reported regulatory agency status (e.g., case closed);
- Reported nature of the case (soil contamination only); and
- Location of the listed facility in relation to anticipated groundwater flow direction.

Therefore, as concluded in the Phase I Site Assessment, no significant hazard to the public or the environment is anticipated during construction and post construction activities. Therefore, no impacts have been identified or anticipated and no mitigation measures are required.

- e) **No Impact.** The San Bernardino International Airport is located approximately 2.5 miles northwest of the approximate 141-acre annexation Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, the Project Site is not located within the Airport

Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Proposed development of TTM 20403 and TTM 20404 within the Project Site would not result in a safety hazard associated with an airport or private airstrip.

- f) **No Impact.** The City of Loma Linda implements and maintains the City's Emergency Plan as required by State Law. The Plan includes ongoing emergency response coordination with surrounding jurisdictions, including the County of San Bernardino, and a public awareness program on the nature and extent of natural hazards in the Planning Area. Proposed development within the 66.68-acre portion of the approximate 141-acre annexation area would include construction of 126 single-family residences. Vehicular access for TTM 20403 would be provided from Bermudez Street and San Timoteo Canyon Road and access for TTM 20404 would be provided from New Jersey Street and Nevada Street. The Proposed Project includes the vacation of the intersection of Bermudez Street and San Timoteo Canyon Road and construction of a new cul-de-sac with a 30-foot access driveway within TTM 20403.

Construction activities would take place within the boundaries of the 66.68-acre area proposed for TTM 20403 and TTM 20404. Neither the construction nor post-construction activities would conflict with implementation of the City's Emergency Plan. No impacts have been identified or anticipated and no mitigation measures are warranted.

- g) **Less than Significant Impact.** The Project Site does not occur within a Fire Hazard Overlay area as indicated on the County of San Bernardino General Plan Hazards Overlay Map FH31C. Upon annexation, the Project Site would transfer from the unincorporated portion of the County of San Bernardino to the City of Loma Linda. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda hills (also known as south hills or Badlands) are located approximately one-mile south of the Project Site. Implementation of the Proposed Project, which includes the development of 126 single-family residential units, would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts have been identified or are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	()	()	(✓)	()
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	()	(✓)	()	()

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	()	()	(✓)	()
(i) result in substantial erosion or siltation on- or off-site;	()	()	(✓)	()
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	()	()	(✓)	()
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	()	()	(✓)	()
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	()	()	()	(✓)
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	()	()	(✓)	()

a,e) **Less than Significant Impact.** The Proposed Project includes the annexation of an approximate 141-acre area and development of approximately 66.68 acres with 126 single-family residential units. The Proposed Project would disturb approximately 66.68 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of

paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The Project Proponent shall avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The Project Proponent shall contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

The NPDES also requires a Water Quality Management Plan (WQMP) prior to the issuance of building permits as a condition of approval by the Lead Agency. Mandatory compliance with the Proposed Project's WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. The SWPPP shall be prepared by a licensed engineer and approved by the City's Public Works Department prior to the issuance of grading permits. A WQMP was submitted and approved by both the County and City. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact With Mitigation Incorporated.** As identified in the Countywide Plan and the City of Loma Linda General Plan, the annexation area is not used for groundwater recharge, therefore the development proposed within the 66.68-acre area of the 141-acre Project Site would not impact groundwater recharge. In addition, the development of 126 single-family residences would not substantially deplete groundwater supplies.

The Project Site is located within the City of Loma Linda Water Service area as shown in the 2015 Regional Urban Water Management Plan for the San Bernardino Valley. Upon annexation, the City of Loma Linda would provide domestic water to the development. Similarly existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 141-acre Annexation area (Islamic Temple located north of Beaumont Avenue and west of San Timoteo Canyon Road) has requested and been granted water service by the City of Loma Linda.

The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The

Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the 2015 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

Estimated water use for Proposed Project' single-family residences would be approximately 63 acre-feet (1/2 acre-foot/residence/year). Under the County's current designation of Rural Living (RL-5) vacant areas within the 141-acre Annexation area could be developed with 26 residential units, resulting in a demand of 13-acre feet per year. Upon Annexation and under the proposed GPA and ZC, development of TTM 20403 and TTM 20404 would result in a water demand of 63 acre-feet per year or approximately 50 acre-feet more than the demand would be with development under the current County designation. Water demands associated with development under the current pre-zone for General Commercial would be speculative, however the land use designations of commercial and residential all typically have lower water use rates than citrus groves, which was the former use of the land from the late 1930s until 2009. With implementation of the water resources management activities defined in the IRWM Plan, the available groundwater supply would be sufficient to meet the long-term water demands of the City including areas within its Sphere of Influence; therefore, impacts would be less than significant.

As discussed in the Geotechnical Report, the Santa Ana River serves as the most significant source of aquifer recharge within the San Bernardino Valley; however, San Timoteo Wash serves as the main source of groundwater in the Project area. The aquifer nearest the surface within the San Bernardino Valley is likely unconfined within deposits of alluvium. A historical groundwater map reviewed as part of the study shows interpreted groundwater depths beneath the site between the dates of 1973 and 1975 (Carson & Matti, 1985). The map indicates the depth to groundwater beneath the Project Site was on the order of 100 feet during that period of time.

Although historical groundwater maps indicate a groundwater depth of around 100 feet beneath the Project Site, it is considered possible that repetitive heavy storm events, generating high volumes of flow and ponded water within Timoteo Canyon Wash, may lead to a temporarily elevated groundwater condition beneath the western site margins. It is likely the depth to such groundwater would be no higher than the bed of the wash, or around 23 feet beneath the subject site, and that depths would rapidly increase/deepen with increasing distances away from the creek.

As concluded in the Geotechnical Report, the Project would not result in any known impacts to groundwater including constraints to earthwork or any long-term post construction activities associated with residential units. However, if groundwater does periodically increase in height along the western site margin to depths generally shallower than 50 feet, it could increase the susceptibility of liquefaction for the area. The condition will need to be evaluated as part of a future design-level geotechnical investigation. Prior to issuance of grading/building permits, the City of Loma Linda requires a final geotechnical investigation; this requirement (Mitigation Measure Geo-1) will be a general condition of approval for both TTM 20403 and TTM 20404. Therefore, implementation of Mitigation Measure GEO-1 shall ensure that potential impacts associated with

implementation of the Proposed Project are reduced to a less than significant level. Therefore, no adverse significant impacts would result and no mitigation measures are required.

- c,i-iii) **Less than Significant Impact.** A Preliminary Hydrology Report was prepared in April 2021 for TTM 20403 and TTM 20404 by ProActive Engineering Consultants. Copies of the reports are available for review at the City of Loma Linda Community Development Department and are summarized herein.

The Hydrology Reports were prepared in conformance with the hydrological procedure and standards set forth in the San Bernardino County Hydrology Manual. Due to the size of the watershed (i.e., less than 640 acres), the rational method was used to calculate the peak runoff at each concentration point for the existing and proposed conditions. The point precipitation value for the 100-year event was used in the rational method analysis. The City of Loma Linda requires development projects to mitigate developed condition discharge to 80 percent of existing flows, the hydrograph method was utilized to size the required bioretention basin for TTM 20403 and TTM 20404. Point precipitation values for the 100-year event were utilized in the hydrograph analysis. The precipitation values were derived from the NOAA 14 Atlas, and the antecedent moisture content (AMC) used AMC III per the San Bernardino Hydrology Manual.

Watershed Description and Drainage Patterns for TTM 20403 and TTM 20404

The property associated with proposed development of TTM 20403 and TTM 20404 was formally an orange grove and is currently composed of grassland with poor cover. The proposed residential development will generally maintain the existing drainage pattern of the site. Runoff will be conveyed via surface flows to proposed catch basins and outlet into a proposed combined bioretention/water quality basin. From there, flows from TTM 20403 will exit via a designated discharge point and travel south along New Jersey Street to join at the site of TTM 20404 where a single connection to San Timoteo Creek is proposed. The drainage for TTM 20403 and TTM 20404 is tributary to the San Timoteo Creek. The existing ground surface for both TTMs generally slope from southeast to northwest at one to two percent. Both sites are a minor tributary of the Santa Ana River Watershed and ultimately outlet to the Santa Ana River located approximately 3.75 miles to the northwest.

The most significant factor affecting infiltration is the nature of the soil in the watershed. Accordingly, the U.S. Department of Natural Resource Conversation Service classifies soil according to their infiltration capacity. Soils in the study area are classified as SCS Soil Type A, which have a high infiltration rate (low runoff potential) when thoroughly wet, and consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Other important factors in soil infiltration are the antecedent moisture condition (AMC) and land use/soil cover.

Following the methodology outlined in the San Bernardino County Hydrology Manual, an AMC III (highest runoff potential) is assumed for events with a 100-year return period. The study used the Advance Engineering Software (AES) HydroWIN v. 2015 Rational Method Analysis computer program that uses the San Bernardino County methodology to perform

the hydrologic analysis. As a result of the existing topography, the proposed condition's hydrology was modeled to generally continue the existing condition hydrology by flowing mostly from southeast to northwest. To accurately reflect the impacts of the Proposed Project to the downstream channel, existing and proposed flows were analyzed. While the detention and water quality basins are combined, they were designed to function independent of each other (i.e., no water quality/detention volume overlap). The results of the unit hydrographs and basin routing are summarized in Tables 11 and 12 below.

Table 11
TTM 20403 100 Year Storm Event (Rational Method)

		Existing Condition	Proposed Condition	Percent of Existing Q100
TTM 20403	Peak Flow (Q100)	15.6 cfs	19.5 cfs	125 %
	Area	11.2 acres	11.2 acres	
	Time of Concentration (Tc)	22.2 minutes	13.5 minutes	

Table 12
TTM 20404 100 Year Storm Event (Rational Method)

		Existing Condition	Proposed Condition	% of Existing Q100
TTM 20404	Peak Flow (Q100)	64.6 cfs	75.0 cfs (onsite)	123 %
			4.5 cfs (offsite)	
	Area	55.7 acres	53.5 acres (onsite)	
			2.2 acres (onsite)	
	Time of Concentration	31.9 minutes	16.6 minutes (onsite)	
			21.1 minutes (offsite)	

As previously state the City of Loma Linda requires that projects attenuate flows to 80 percent of the predevelopment condition. To achieve this threshold, flows from TTM 20403 will be attenuated using a bioretention basin. Preliminary sizing for the bioretention basin is calculated using the San Bernardino County hydrograph and basin routing procedures. Results are shown in Table 13 and Table 14.

Table 13
TTM 20403 100 Year Storm Event (Flow Attenuation Summary)

		Proposed Condition	Outflow % of Existing Q100
TTM 20403	Peak Flow (Q100)	19.5 cfs	69 %
	Max Storage Volume	0.75 ac-ft	
	Peak Outflow	10.7 cfs	

Table 14
TTM 20404 100 Year Storm Event (Flow Attenuation Summary)

		Proposed Condition	Outflow % of Existing Q100
TTM 20404	Peak Inflow (Q100)	75.0 cfs (onsite)	68%
		4.5 cfs (offsite)	
	Maximum Storage volume	1.85-acre feet	
	Peak Outflow	39.2 cfs (onsite)	
		4.5 cfs (offsite)	

As shown in Tables 13 and 14, with the use of a bioretention basin, the proposed peak flow for TTM 20403 and TTM 20404 would be mitigated to less than 80 percent of the existing flow as required by the City of Loma Linda. Since the proposed flow has been mitigated to meet City requirements, no downstream impacts to the San Timoteo Creek are expected.

As demonstrated in the hydrology reports prepared for TTM 20403 and TTM 20404, proposed residential development would not substantially alter the existing drainage pattern of the area in a manner that would result in erosion, an increase the rate/amount of surface runoff or contribute to runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff. Therefore, no adverse significant impacts are anticipated and no mitigation measures are required.

- d) **No Impact.** Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. As concluded in the Due Diligence Geotechnical Study prepared for TTM 20403 and TTM 20404, due to the absence of an enclosed water body near the area and the inland site location, seiche and tsunami risks are considered negligible.

Similarly, the site is not located within a 100-year or 500-year flood hazard zone. According to a Federal Emergency Management Agency (FEMA) flood insurance rate map (FEMA, 2008), the area is located within a flood hazard area identified as “Zone X”, defined as an area of minimal flood hazard.

Earthquake-induced flooding can be caused by failure of dams or other water-retaining structures as a result of earthquakes. As concluded in the August 2020 Due Diligence Geotechnical Study, the area proposed for TTM 20403 and TTM 20404 is not mapped within a dam inundation zone. Therefore, the risk of seismically- induced flooding due to dam failure is considered low. No impact has been identified or anticipated and no mitigation measures are warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	()	()	(✓)	()
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	(✓)	()

- a,b) **Less than Significant Impact.** Approximately 57 acres of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, and wellness facility; of this 57-acre area less than 2 acres are currently used for agriculture (citrus groves). Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo creek right-of-way. Within the annexation area, a 7.73-acre parcel and a 2.14-acre parcel are currently vacant and available for potential future development (see Figure 7). Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development (see Figure 8).

Surrounding properties and associated pre-zone land use designations are shown in Figure – 8. Property to the north of the 141-acre annexation area is located within the City of Loma Linda and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC) and High Density Residential (R-3) and contains residential and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated Low Density Residential and Planned Community (PC). Properties to the south are zoned City of Loma Linda Low Density Hillside Residential (HR-LD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the County designations versus what the area would be potentially developed with upon annexation to the City of Loma Linda. Currently there are no development applications (except for the 126 single-family residential development proposed within a 66.68-acre area of the 141-acre annexation area) to develop any of the vacant properties at this time. Future development of these areas would be reviewed on a case-by-case basis and would be subject to CEQA and all the necessary entitlements.

**Existing Vacant Land within the Annexation Area:
Development Under Countywide Plan Land Use Designations (RL-5)**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units.

Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed in the future. Under the Countywide Plan, the 9.87 acres could be developed with 1 dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units for the 9.87-acre vacant area and 66.68-acre area proposed for subdivision within the annexation area.

Development Under City of Loma Linda Pre-Zone Designation of C-2, and HR/VL

Upon Project approval under City of Loma Linda pre-zone conditions, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units. For the 9.87-acre area designated C-2, a total of 202,031 square-feet of commercial development could be developed (based on a maximum lot cover of 60 percent, and a FAR of 0.5).

Comparison of Development Under County Verses City Land Use Designations

Under the existing Countywide Plan designation of RL-5, a total of 14 dwelling units could be developed (13 units within the 66.68-acre area proposed for TTMs 20403 and 20404 plus 1 unit that could be developed in the future within the 9.87-acre vacant area). Under the existing City pre-zone designation of HR-VL, a total of 126 dwelling units could be developed and under pre-zone of C-2 a 202,031 square-feet of commercial could be developed; resulting in approximately 112 more dwelling units as compared to development under the Countywide Plan. This is due to the increase in density under the City's pre zone of HR/VL which would allow for up to 2 dwelling units per acres compared to 1 dwelling unit per 5 acres under the Countywide Plan.

The proposed GPA and ZC would be compatible with existing residential development to the west and scattered residential development within the 141-acre annexation area. In addition, the City of Redlands received an application for TTM 20402 to development 26 single-family residences to the east. Therefore, future development of TTM 20402 would be compatible with the proposed residential development. The area to the north of TTM 20403 is developed with a church and has sufficient setbacks and was developed in accordance with County requirements. The City's municipal code allows churches within residential zones, and therefore this existing use is compatible with the proposed residential development. Similarly, the area south of the proposed TTM 20404 was approved for a church (Islamic Temple) and is considered compatible with the proposed residential development. Therefore, based on existing and proposed surrounding development, implementation of the Proposed Project would not physically divide any existing or future planned community. In addition, the Project would not conflict with any

applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impacts are anticipated.

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

- a,b) **No Impact.** According to the California Department of Conservation, Open File Report 94-08 the Project Site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). The MRZ-3 designation indicates that significance of mineral deposits within the area cannot be evaluated from the available data due to urbanization. The Proposed Project would not result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site delineated on a local plan that would be of value to the region and the residents of the State because the Project Site occurs within an urbanized area and approximately 57 acres of the 141-acre annexation area are already developed thereby limiting potential accessibility for future mining. No impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	(✓)	()
b) Generation of excessive groundborne vibration or groundborne noise levels?	()	(✓)	()	()

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

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

The Proposed Project includes a GPA and ZC to change the existing City of Loma Linda pre-zone designation from General Commercial to Low Density Residential; an Annexation application to annex the entire 141-acre Project Site into the City of Loma Linda; and approval of TTM 20403 and TTM 20404 to subdivide the approximate 66.68-acre area into 126 single-family residences.

Currently if TTM 20403 and TTM 20404 were developed under the jurisdiction of San Bernardino County, then the development would be required to comply with the Countywide Plan Noise Element goals, policies, and Development Code. Upon approval of the Proposed Project, the area currently proposed for development would be annexed into the City of Loma Linda and would be required to comply with the City's General Plan policies and the City's Municipal Code noise standards. The County's Development Code establishes rules and regulations for noise in Section 83.01.080. Temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and federal holidays are exempt from Section 83.01.080. Construction noise is considered a nuisance by the City of Loma Linda if it occurs between the hours of 10:00 PM and 7:00 AM. Developers that are involved with construction and grading may exceed maximum noise levels between the hours of 7:00 AM and 8:00 PM, Monday through Friday, provided that all equipment is properly equipped with standard noise muffling apparatus specifically for such equipment (i.e., exhaust mufflers). Heavy construction is not permitted on weekends, or national holidays. Therefore, both jurisdictions allow temporary construction noise between the hours of 7:00 AM and

7:00 PM, however the City of Loma Linda extends the time frame by one hour to 8:00 PM. The County allows construction on Saturdays which is prohibited by the City.

According to the policies in the City's General Plan, when a proposed development could result in an increase of more than 3 dBA ("A-weighted decibel) above the existing background noise, a detailed noise attenuation study prepared by a qualified acoustical engineer is required to determine and incorporate mitigation into project design and implementation. A Noise Impact Analysis was prepared by Ganddini Group, Inc. in May 2022 to evaluate the proposed development and operation of TTM 20403 and 20404. The report is available for review at the City and is summarized herein.

Construction Noise

Modeled unmitigated construction noise levels when combined with existing measured noise levels ranged between 41.5 and 67.1 dBA L_{eq} at the nearest receptors to the Project Site. When modeled construction noise levels are combined with existing ambient noise levels the modeled receptors will be exposed to short-term increases in ambient noise levels of up to 5 dB L_{eq} . However, project construction will not occur outside of the hours defined as "exempt" in City of Loma Linda Municipal Code Sections 9.20.050 and 9.20.070 and therefore, will not result in or generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance.

In addition to adherence to the City of Loma Linda Municipal Code which limits the construction hours of operation, the following best management practices are recommended to further reduce construction noise, emanating from the proposed project:

1. Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. Place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, shut off all equipment when not in use.
4. Locate equipment staging in areas that create the greatest distance between construction-related noise/vibration sources and sensitive receptors.
5. Direct away and shield jackhammers, pneumatic equipment, and all other portable stationary noise sources from existing residences. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and the residences. The shielding should be without holes and cracks.
6. Amplified music and/or voice will not be allowed on the project site.
7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Loma Linda Municipal Code Sections 9.20.050 and 9.20.070.

Existing average daily vehicle trips on roadways in the project vicinity range between 27,770 and 29,800 on Barton Road; and between 8,800 and 9,800 on San Timoteo Road.⁸ Project construction is expected to generate up to 489 vehicle trips per day (355 for worker trips and 134 for vendor trips). Given the Project Site's proximity to I-10, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant. No mitigation measures are required.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

The roadway noise level increases from project-generated vehicular traffic were modeled utilizing a computer program that replicates the FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Two of the modeled roadway segments that would experience increases above 5 dB are New Jersey Street from Barton Road to Bermudez Street, and New Jersey Street south of Bermudez Street. The land uses located adjacent to these roadway segments include single-family residential and church uses. Single-family residential uses are considered normally acceptable in areas with noise levels of up to 55 dBA CNEL and church uses in areas of up to 70 dBA CNEL. The modeled existing plus Project noise level along New Jersey Street from Barton Road to Bermudez Street is 54.6 dBA CNEL and the modeled existing plus project noise level along New Jersey Street south of Bermudez Street is 52.3 dBA CNEL. Therefore, although the roadway noise level increases along these roadway segments are above 5 dB, with project generated vehicle traffic the noise levels would still be below the City's normally acceptable noise standards. Therefore, a change in noise levels would not be considered significant as traffic noise would not exceed the residential threshold.

Noise Impacts to the Proposed Project Associated with Future Traffic

At buildout conditions, future transportation noise will exceed the City's "normally acceptable" exterior noise standard of 55 dBA but will not exceed the City's "conditionally acceptable" noise standard of 70 dBA CNEL for residential land uses at proposed residential lots.

As shown on the site plans for TTM 20403 and TTM 20404, solid barriers (i.e., 6-foot concrete block-wall) are proposed along the property lines of lots backing San Timoteo Canyon Road in order to reduce exterior noise levels to 65 dBA CNEL or below. With construction of this barrier interior noise levels would not exceed 45 dBA CNEL. Furthermore, 65 dBA CNEL is the approximate noise level of conversation and is typically considered acceptable for outdoor land uses (e.g. backyards). Therefore, impacts to the proposed Project would be less than significant with construction of barriers (as shown in Site Plans and the May 2022, Noise Impact Analysis, Figure 9). The base of the

⁸ The existing average daily traffic volumes were obtained from the Canyon Ranch Traffic Impact Analysis prepared by Ganddini Group (March 22, 2022).

recommended barriers would need to be the same height of the adjacent roadway; therefore, some adjustment may be required when final grading plans are approved.

- b) **Less than Significant With Mitigation Incorporated.** Groundborne vibration levels associated with Project construction have the potential to result in cosmetic architectural damage at residential structures to the north of the Project Site (along Barton Road) and the residential structures located to the north of TTM 20404 (along Romero Street). Annoyance due to groundborne vibration becomes severe to sensitive receptors at a level of 0.4 in/sec PPV. Due to distance, construction activities associated with the proposed Project would have the potential to cause vibration related annoyance at the residential uses located to the north of the Project Site (along Barton Road). To ensure potential impacts are reduced to a less than significant level, the following mitigation measure shall be implemented.

Mitigation Measure N-1:

Vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and large bulldozers within 12 feet of any existing residential structure.

- c) **No Impact.** The nearest airport to the Project Site is the San Bernardino International Airport located approximately three miles north of the 66.68-acre area proposed for residential development. The 141-acre annexation area including the 66.68-acre site falls well outside the 65 dBA noise contour for this airport (City of San Bernardino 2005). Aircraft noise associated with the San Bernardino International Airport is not considered to be a source that contributes to the ambient noise levels for the proposed residential development. The Project would not expose persons residing within the area to excessive noise levels from aircraft. No impacts are identified or anticipated and no mitigation measures are required.

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

- a) **Less than Significant Impact.** The 141-acre annexation area occurs an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of

Loma Linda and within the City's Sphere of Influence. Under the current Countywide Plan, the entire 141-acre annexation area Site is designated Rural Living (RL-5).

Approximately 65 acres (64.45 acres) of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, wellness facility and flood control facilities. Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way.

The vacant properties within the annexation area include a 7.73-acre parcel and a 2.14-acre parcel. Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development; thus, resulting in a more intense land use when compared to the current County designation. However, given the location of the vacant properties (i.e., adjacent to Barton Road), future development of the vacant area with commercial uses would be compatible with existing commercial uses along Barton Road and would provide employment for the existing community and nearby areas and would not result in people moving to the area for employment as the commercial uses would likely provide "entry level" jobs likely to be filled by the surrounding communities. Similarly, the extension of water and sewer service for the proposed residential development would not indirectly result in population growth for the area as surrounding parcels are developed, approximately 65 acres of the 141-acre annexation area is currently developed, and approval of the Project would develop the remaining 66.68 acres of the annexation area resulting in build out of the area and no additional development or growth with the exception of the two vacant parcels.

Based on 2.59 persons per household, the proposed development would result in more people (327 versus 37) than the County of San Bernardino General Plan existing land use designation. This increase in population represents approximately a 1.2 percent increase in Lomas Linda's estimated current population of 25,000. This percentage is not considered substantial.

The addition of 126 single-family homes would not be considered growth inducing although it would result in a more intense (i.e., higher density) than the County's current designation. In addition, existing infrastructure occurs within the area (i.e., San Timoteto Canyon Road, New Jersey Street, Barton Road, Beaumont Avenue; exception for the extension of water and sewer, no other significant expansion of utilities would be required. A less than significant impact would result.

- b) **No Impact.** The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing; no impacts are anticipated.

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

Under the current Countywide Plan, the entire 141-acre annexation area Site is designated Rural Living (RL-5).

The vacant properties within the annexation area include a 7.73-acre parcel and a 2.14-acre parcel. Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development; thus, resulting in a more intense land use when compared to the current County designation. However, given the location of the vacant properties (i.e., adjacent to Barton Road), future development of the vacant area with commercial uses would be compatible with existing commercial uses along Barton Road and would provide employment for the existing community and nearby areas and would not result in people moving to the area for employment as the commercial uses would likely provide “entry level” jobs likely to be filled by the surrounding communities.

Based on 2.59 persons per household, approval of TTM 20403 and TTM 20404 would result in 290 more people (327 versus 37) within the Project Site than would development under the County of San Bernardino General Plan existing land use designation.

a) Fire Protection:

Less Than Significant Impact. Currently, the Project Site is served by the City of Loma Linda Fire Station 251 located at 11325 Loma Linda Drive, approximately 2 miles southwest of the Project Site through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District (SBCFPD) and its Valley Service Zone. Upon annexation the Project Site would be detached from the SBCFPD, Valley Service Zone (Zone FP-5) and would continue to be served by the City of Loma Linda. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed development would be required to comply with City fire suppression standards and adequate fire access and pay City-required development fees.

Since the Project Site is currently served by the City and changes to service would not result upon annexation, impacts to fire response times are anticipated to be less than significant. With an estimated population of approximately 25,000 people, the firefighter to citizen ratio is approximately 1:3,125 (based on 8 firefighters per 24-hour shift). Upon annexation, an addition 327 new residents would be added to the City, this would result in a demand increase of approximately one percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 37 residents would result in a demand increase of approximately 0.13 percent. With the collection of developer impact fees, the Proposed Project would have less of an impact on Fire Services.

Police Protection:

Currently, the Project Site is located in the service area of the San Bernardino County Sheriff's Department (SBSD) Central Station. The base of operation is out of the headquarters building located at 655 East Third Street in San Bernardino. The Department provides law enforcement services to the unincorporated areas of the San Bernardino County central valley; the Central Station is also responsible for contract law enforcement in the City of Loma Linda. The station is located approximately six miles northwest from the Project Site.

Upon annexation, police services for the Project Site would be provided by the City of Loma Linda through contract with the SBSD. Since the City of Loma Linda contracts with the SBSD, no substantial change in services would result. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 25,000 people, the ratio of officers to citizens is approximately 1:2,083. The proposed development of 126 single-family homes would result in an additional 327 people and the officers to citizen ratio would change from 1:2,083 to 1:2,110. Under the County's designation, an additional 37 new residents would result in an officer to citizen ratio of 1:2,086. With collection of developer impact fees the Proposed Project would have less of an impact on police services.

Schools:

School services for the Project Site are currently provided by the Redlands Unified School District (RUSD). Upon annexation, the Project Site would continue to be served by RUSD. The proposed development of 126 single-family homes would result in an additional 327 people. The School District mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee. Collection of school impacts fees as required by the Redlands Unified School District would ensure no significant impacts would result.

Parks:

Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there several community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore, the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation would result in an estimated population of 37 and would require approximately 0.1 acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers 14 parks and has over 91 acres of parks and a total of 1,725 acres of park and open space area located within the City. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 25,000 people the City currently has a park ratio of approximately 3.6 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 327 new residents within the area and would require an additional 1.6 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result. In addition, new residents would have access to County Regional Parks as these park services would not change as a result of annexation. Less than significant impacts would result.

Other Public Facilities:

Currently, no street lighting service is provided within or adjacent to the Project Site (e.g. along San Timoteo Canyon Road). In addition, there are no traffic signals near the boundary of the Project Site.

Upon annexation, the Project Site will be automatically included into the City of Loma Linda's Street Lighting District. Once the area is annexed into the City and the Street Lighting District, installation and maintenance of new street lights proposed within TTM 20403 and TTM 20404 will be provided by the City. In addition, the traffic signal required at the intersection of Nevada Street and San Timoteo Canyon Road (see Section XVII of this Initial Study) would be maintained by the City.

Generally, starting from the first light at the intersection, one street light would be installed every 200 feet. The developer is expected to cover all street light installation costs in addition to maintenance costs for a year. After a year, the City will start maintaining the street lights and will charge an annual assessment fee per single-family unit. No impacts are anticipated.

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

- a) **Less Than Significant Impact.** Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Rural Residential would result in an estimated population of 37 and would require approximately 0.1 acres of developed parkland. It is likely that future residents of the development, are currently residing within the County of San Bernardino as it is the largest county within the United States. Therefore, approval of the Project would not increase the use of existing regional parks such that substantial physical deterioration of the facility would occur.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 91 acres of parks and a total of 1,725 acres

of park and open space areas are located within the City. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 25,000 people the City currently has a park ratio of approximately 3.6 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 327 new residents within the area and would require an additional 1.6 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result. In addition, new residents would have access to County Regional Parks as these park services would not change as a result of annexation. Therefore, a less than significant impacts would result.

- b) **No Impact.** The Proposed Project includes open space lots within TTMs 20403 and 20404; however, the construction of these open space lots is a part of the proposed storm water system for the development. The Project does not include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	()	(✓)	()	()
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	()	()	(✓)	()
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
d) Result in inadequate emergency access?	()	()	()	(✓)

Impact Discussion:

- a) **Less Than Significant Impact with Mitigation.** A Traffic Impact Analysis (TIA) dated January 10, 2022, and a Vehicle Miles Traveled Screening Assessment Dated March 2022, was prepared by Ganddini Group, Inc. to assess potential impacts of the Project on the existing circulation system. The reports are available for review at the City of Loma Linda Community Development Department and findings of the reports are summarized herein.

The Project includes the annexation of an approximate 141-acre site and the development of an approximate 66.7-acre area with single-family residences. The 66.7-acre area is currently vacant and would be developed with 126 single-family residences. Vehicular access for the Project Site will be provided at Barton Road, New Jersey Street, San Timoteo Canyon Road and Nevada Street. Additionally, the Project will vacate the Bermudez Street and San Timoteo Canyon Road intersection and construct a new cul-de-sac on the northern side of APN 0293-091-04 with a 30-foot access driveway for the adjacent parcel on the east.

Study Area

Based on the study intersections identified in the approved scoping agreement, the study area consists of the following study intersections within the City of Loma Linda and City of Redlands:

Study Intersections

Jurisdiction

• California Street (NS) at Barton Road (EW)	Loma Linda
• New Jersey Street (NS) at Barton Road (EW)	Loma Linda
• New Jersey Street (NS) at Bermudez Street (EW)	Loma Linda
• San Timoteo Canyon Road (NS) at Barton Road (EW)	Loma Linda/Redlands
• Nevada Street (NS) at San Timoteo Canyon Road (EW)	Loma Linda/Redlands
• Nevada Street (NS) at Beaumont Avenue (EW)	Loma Linda/Redlands
• Project Access (F) (NS) at Bermudez Street (EW)	Loma Linda
• San Timoteo Canyon Road (NS) at Project Access (G) (EW)	Loma Linda/Redlands
• Nevada Street (NS) at Project Access (B) (EW)	Loma Linda

Analysis Scenarios

The TIA evaluated the following analysis scenarios for typical weekday AM and PM peak hour conditions:

- Existing
- Existing Plus Project
- Opening Year (2024) Without Project
- Opening Year (2024) With Project
- General Plan Buildout (Year 2040) Without Project Conditions
- General Plan Buildout (Year 2040) With Project Conditions

The TIA was based on standard City of Loma Linda procedures, and the County of San Bernardino Transportation Impact Study Guidelines, July 2019. Level of Service analysis was performed for assessing conformance with General Plan and operational standards established by the City. In accordance with current CEQA provisions, a project's effect on automobile delay (as measured by Level of Service) shall not constitute a significant environmental impact. Level of Service is used to qualitatively describe the performance of a roadway facility, ranging from Level of Service A (free-flow conditions) to Level of Service F (extreme congestion and system failure).

PERFORMANCE STANDARDS

The definition of an intersection deficiency has been obtained from the City of Loma Linda General Plan. The General Plan Policy T-6.10.1, seeks to maintain Level of Service (C or better) for peak hour intersection operations.

In any location where the Level of Service (LOS) is Level of Service (D or worse) at the time an application for a development project is submitted, roadway improvement 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.

A traffic impact is considered a project-related impact if the project both: 1) contributes measurable traffic to and 2) substantially and adversely changes the Level of Service at any off-site location projected to experience deficient operations under foreseeable cumulative conditions, where feasible improvements consistent with the City of Loma Linda General Plan cannot be constructed.

The City of Redlands General Plan and Measure U Section 1A.60 Principle Six has established the minimum acceptable Level of Service (C or better) for roadway segment and peak hour intersection operations. Where the current operation is Level of Service (D or worse), roadway improvements shall be provided such that the LOS is not reduced below the LOS at the time of the application, or as provided in Section 5.20 of the Redlands General Plan where a more intense Level of Service is specifically permitted, for Existing Plus Project conditions.

Existing Conditions

Regional access to the Project Site is provided by Interstate 10 approximately 1.7 miles to the north-west. Local north-south circulation is provided by Nevada Street, San Timoteo Canyon Road, New Jersey Street, and east-west circulation is provided by Barton Road.

To account for lingering effects of the COVID-19 pandemic on current traffic volumes, the peak hour intersection volumes collected in November 2021 were compared to historical traffic counts to assess whether adjustments were necessary to reflect non-pandemic conditions. As concluded in the TIA, the study intersection Levels of Service for Existing (Year 2021) are currently operating within acceptable Levels of Service (C or better).

ID	Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
			Delay ²	LOS ³	Delay ²	LOS ³
1.	California Street at Barton Road	TS	28.0	C	19.8	B
2.	New Jersey Street at Barton Road	TS	9.5	A	10.9	B
3.	New Jersey Street at Bermudez Street	CSS	8.3	A	8.3	A
4.	San Timoteo Canyon Rd at Barton Road	TS	13.5	B	20.0	B
5.	Nevada Street at San Timoteo Canyon Rd	CSS	17.1	C	17.3	C

6. Nevada Street at Beaumont Avenue	CSS	10.6	B	9.4	A
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Notes:

1 TS = Traffic Signal; CSS = Cross Street Stop

2 Delay is shown in seconds per vehicle. For intersections with traffic signal or all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst minor street approach or major street left turn movement.

3 LOS = Level of Service

The 141-acre annexation area trip generation is based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). As shown in Table 15, when the potential future commercial, existing church and proposed residential projects are accounted for and added to the remaining balance of the proposed zoning areas there is a slight reduction in the forecast trip generation for the General Plan Buildout condition. As shown in Table 15, the annexation area is forecast to generate approximately 4,429 daily trips, including 382 trips during the AM peak hour and 1,136 trips during the PM peak hour. The proposed annexation and zone change is forecast to result in a net of 1,189 more daily trips, including 87 more trips during the AM peak hour and 118 more trips during the PM peak hour.

Table 15
Annexation Area General Buildout Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Land Use Variable ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Single-Family Detached Housing	ITE 210	DU	26%	74%	0.70	63%	37%	0.94	9.43
Church	ITE 560	TSF	62%	38%	0.32	44%	56%	0.49	7.60
Shopping Center (>150k)	ITE 820	TSF	62%	38%	0.84	48%	52%	3.40	37.01
Mosque	ITE 562	TSF	67%	33%	1.71	43%	57%	4.22	7.60

Trips Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<u>Existing/Previous Zoning</u>									
Commercial Retail (FAR = 0.5) (2.1 ac)	ITE 820	45.956 TSF	24	15	39	75	81	156	1,701
Rural Living (RL = 1 du/ 2.5ac) (28.2 ac)	ITE 210	11 DU	2	6	8	7	3	10	104
Low Density Rural Living (RL-5 = 1 du/ 5ac) (109.7 ac)	ITE 210	22 DU	4	11	15	13	8	21	207
Subtotal Previous Zoning		140.0 AC	30	32	62	95	92	187	2,012
<u>Proposed Zoning</u>									
TTM20403 (10.96 AC) - Low Density Residential	ITE 210	37 DU	7	19	26	22	13	35	349
TTM20404 (55.72 AC) - Very Low Density Residential	ITE 210	89 DU	16	46	62	53	31	84	839
Loma Linda Korean Church (7.3 ac)	ITE 560	42.900 TSF	9	5	14	9	12	21	326
Islamic Community Center of Redlands (5.5 ac)	ITE 562 [a]	29.520 TSF	34	16	50	54	71	125	224
Commercial Retail (FAR = 0.5) (9.87 ac)	ITE 820	202.031 TSF	105	65	170	330	357	687	7,477
Low Density Residential (4 du/ac) (14 ac)	ITE 210	52 DU	9	27	36	31	18	49	490
Very Low Density Residential (2 du/ac) (34.6 ac)	ITE 210	69 DU	13	35	48	41	24	65	651
Subtotal Proposed Land Use/Zoning			193	213	406	540	526	1,066	10,356

NET NEW TRIPS GENERATED	+ 163	+ 181	+ 344	+ 445	+ 434	+ 879	+ 8,344
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Notes:

- (1) ITE = Institute of Transportation Engineers *Trip Generation Manual* (11th Edition, 2021); ### = Land Use Code. All rates based on General Urban/Suburban rates, unless otherwise noted.
- [a] = Mosque trip generation rate for AM peak from ratio of AM/PM generator rates times the PM Peak hour rate. Daily rate based on Daily rates for Church/Synagogue.
- (2) DU = Dwelling Units; TSF = Thousand Square Feet; AC = Acre.

Future Volume Forecasts – To assess future conditions, existing volumes were combined with project trips, ambient growth, and other development trips. The Project completion year for analysis purposes was 2024. To account for growth associated with other development projects, trips generated by other pending or approved but unconstructed developments in the City of Loma Linda and City of Redlands were reviewed and added to the study area as appropriate. General Buildout (Year 2040) forecasts were determined using a growth increment approach with the San Bernardino Transportation Analysis Model (SBTAM) base year and horizon year travel demand model plots.

Future Levels of Service Analysis

The study intersection Levels of Service for Existing Plus Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Existing Plus Project conditions. The study intersection Levels of Service for Opening Year (2024) Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) Without Project conditions. The study intersection Levels of Service for Opening Year (2024) With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) With Project conditions. Therefore, the proposed project is forecast to result in no project-related Level of Service deficiencies at the study intersections for the Opening Year (2024) With Project scenario.

Year 2040 without Project

The study intersection Levels of Service for Year 2040 Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 Without Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours:

- Nevada Street (NS) at San Timoteo Canyon Road (EW) (D-AM / E-PM peak hour)

The installation of a traffic signal is recommended at the Nevada Street (NS) at San Timoteo Canyon Road intersection. The study intersections are forecast to operate within acceptable Levels of Service (C or better) during the peak hours with improvements.

Year 2040 with Project

The study intersection Levels of Service for Year 2040 With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 With Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours:

- Nevada Street (NS) at San Timoteo Canyon Road (EW) (D-AM / E-PM peak hour)

Traffic Signal Warrant Analysis

The potential need for installation of a traffic signal at crossroad stop control study intersections was evaluated based on the California Manual on Uniform Traffic Control Devices (California MUTCD, November 2014), Section 4C-101, peak hour volume warrant (Warrant 3). The California MUTCD states that a traffic control signal should not be installed unless one or more warrants are satisfied. Application of the traffic signal warrant was based on engineering judgement and satisfaction of one or more traffic signal warrants.

A traffic signal is projected to be warranted at the following study intersection based upon the California Manual on Uniform Traffic Control Devices (2014), peak hour volume warrant (Warrant 3):

- Nevada Street (NS) at San Timoteo Canyon Road (EW)

The Project Proponent is not solely responsible for installation of the traffic signal, especially since it is not warranted until 2040 without Project. In accordance with City of Loma Linda Development Impact Fee program as adopted in 2021 (Resolution Number 2841), the Project Proponent is required to contribute towards the funding mechanism for arterial streets, traffic signals, interchange improvements as well as emergency services. The purpose is to minimize to the greatest extent practicable, the impact that new development has on the City's public services and public facilities. The City intends that applicants pay their fair share of the costs of providing such public services and public facilities. Unless otherwise approved by the City, all development projects are required to pay the Development Impact Fee as a condition of development. Table 16 shows the Proposed Project's Fair Share Analysis.

The Project fair share analysis is based on the proportion of Project peak-hour traffic volume contributed to the improvement location relative to the total new peak hour traffic volume for General Plan Buildout (Year 2040) With Project traffic conditions. The cost estimates for the identified improvements were obtained from the County of San Bernardino Congestion Management Program (2003 Update). The Project proportional intersection trip contributions were calculated for General Plan Buildout (Year 2040) With Project traffic conditions.

Table 16
Fair Share Analysis

ID	Study Intersection	Estimated Construction Cost ¹	Peak Hour	Peak Hour Volume				Project % at Intersection ²	Project Fair Share Cost	
				Existing	Year (2040) With Project	Project Trips	New Trips			Project % of New Trips
1.	California Street at Barton Road	NA ³	AM PM	3,016 3,104	3,775 3,900	30 42	759 796	4.0% 5.3%	5.3%	-
2.	New Jersey Street at Barton Road	NA ³	AM PM	2,662 2,691	3,371 3,438	48 68	709 747	6.8% 9.1%	9.1%	-
3.	New Jersey Street at Bermudez Street	NA ³	AM PM	17 14	109 79	34 49	92 65	37.0% 75.4%	75.4%	-
4.	San Timoteo Canyon Rd at Barton Road	NA ³	AM PM	2,756 2,847	3,576 3,668	36 49	820 821	4.4% 6.0%	6.0%	-
5.	Nevada Street at San Timoteo Canyon Rd	\$800,000	AM PM	769 855	1,211 1,370	18 25	442 515	4.1% 4.9%	4.9%	\$38,835
6.	Nevada Street at Beaumont Avenue	NA ³	AM PM	387 283	602 468	27 36	215 185	12.6% 19.5%	19.5%	-
7.	Project Access (F) at Bermudez Street	Project Feature	AM PM	6 7	23 35	12 18	17 28	70.6% 64.3%	70.6%	-
8.	San Timoteo Canyon Rd at Project Access (G)	Project Feature	AM PM	769 851	1,211 1,288	27 37	442 437	6.1% 8.5%	8.5%	-
9.	Nevada Street at Project Access (B)	Project Feature	AM PM	65 87	231 226	41 55	166 139	24.7% 39.6%	39.6%	-
Total		\$800,000								\$38,835

Notes: (1) Cost estimate based on values from the San Bernardino County Transportation Authority *Preliminary Construction Cost Estimates For Congestion Management Program* (2003). Costs estimates are sensitive to the quantity and location of work specified for a given installation. These values represent the relative magnitude of the cost and should be verified through the bidding process.

(2) Project share of new trips shown are the greater of the AM or PM percent contribution.

(3) For intersections with no significant impact project percentages are shown for information purposes only.

In order to maintain acceptable Levels of Service and mitigate project impacts, the following mitigation measures shall be made conditions of Project approval:

Mitigation Measure T-1:

The Project Proponent shall pay the appropriate transportation Development Impact Fee(s) as required by the City as well as the fair share costs estimated at \$38,835 for the installation of a traffic signal, construction of one southbound left turn lane and one westbound right turn lane at the intersection of Nevada Street (NS) at San Timoteo Canyon Road (EW) as shown in Figure 11 of the March 2022 Traffic Impact Analysis.

Mitigation Measure T-2:

Prior to the start of any construction work, the applicant shall submit to the City Engineer a construction work site traffic control plan for review and approval. The plan shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Temporary traffic controls used around the construction area shall adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices (2014, including latest revisions) and construction activities shall adhere to applicable local ordinances.

Implementation of the above mitigation measures would ensure project-related traffic impacts are reduced to a less than significant level.

- b) **Less Than Significant Impact.** The Vehicle Miles Traveled (VMT) assessment for CEQA compliance was prepared in accordance with the standard City of Loma Linda procedures, and County Guidelines. California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the CEQA Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of VMT as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and projects State-wide are required to utilize the updated CEQA guidelines recommending use of VMT for evaluating transportation impacts as of July 1, 2020. The updated CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. Where quantitative models or methods are unavailable, Section 15064.3 allows agencies to assess VMT qualitatively using factors such as availability of transit and proximity to other

As the City of Loma Linda has adopted the County of San Bernardino VMT guidelines or thresholds for evaluating transportation impacts under CEQA, the Project VMT assessment was prepared in accordance with guidance from City staff and the County Guidelines, which were developed from recommendations contained in the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) [“OPR Technical Advisory”].

The County Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may presumed to result in a less than significant VMT impact; these include:

- Projects located within a Transit Priority Area (TPA)
- Projects located within one-half mile radius of transit stop1 or high-quality transit corridor2

- Projects located within a low VMT area
- Site location can be verified with the web-based or map-based VMT Screening Tool
- Project Type Screening
- Local serving land use
- Retail land use projects which do not exceed 50,000 square feet of gross floor area
- Existing projects and redevelopment projects up to 10,000 square feet³
- Projects with trip generate less than net new 110 daily vehicle⁴ trips (ADT)

Residential and office projects located within a low VMT generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. Based on the County-established thresholds, a project satisfies the low VMT screening criteria if it occurs in a traffic analysis zone (TAZ) that does not exceed four percent below the existing County of San Bernardino baseline VMT per service population.

To identify if the project is in a low VMT area, the San Bernardino County Transportation Analysis (SBCTA) VMT Screening Tool was used. The SBCTA VMT Screening Tool was developed from the San Bernardino Transportation Analysis Model (SBTAM) travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Projects located in areas that incorporate similar features of the TAZ will tend to exhibit similar VMT. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

As concluded in the VMT assessment, the proposed residential tracts within the Annexation Area are consistent with existing residential land uses in the project TAZ and there does not appear to be anything unique about the project that would otherwise be mis-represented utilizing the data from the SBCTA VMT Screening Tool. Based on the SBCTA VMT Screening Tool assessment, the Proposed Project is located within TAZ 53817201. For the baseline year (2021) the VMT per service population for the project's TAZ is equal to 25.8 and the County-established threshold is equal to 35.3. Therefore, the Proposed Project satisfies the County-established screening criteria for projects located in low VMT areas.

- c) **No Impact.** The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow or result in inadequate emergency access. Access to the site would be provided along New Jersey Street and Citrus Avenue. Implementation of Mitigation Measures T-1 and T-2 would ensure appropriate traffic safety measures are provided for the Project. Further, site plans have been reviewed by the City Fire Marshall and design changes have been incorporated as directed. Therefore, no impacts are anticipated.

- d) **No Impact.** Construction activities would take place within the boundaries of the 66.68-acre area proposed for TTM 20403 and TTM 20404. Neither the construction nor post-construction activities would result in inadequate emergency access. As previously discussed, plans were reviewed by the City Fire Marshall to ensure appropriate ingress/egress has been provided for fire apparatus. No impacts have been identified or anticipated and no mitigation measures are warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21704 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	()	(✓)	()	()
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	()	(✓)	()	()

- a,b) **Less than Significant with Mitigation Incorporated.** City staff contacted Native American representatives identified as having interest in projects via email on March 28, 2022. Each entity was informed of the Proposed Project and asked to comment. Representatives of groups from the following Tribes were notified: Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseno Indians, Morongo Band of Mission Indians, Serrano Nation of Mission Indians, Cabazon Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Mission Indians, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, Augustine Band of Cahuilla Mission Indians, Gabrieleno Tongva Nation.

A response was received from Ryan Nordness of the Yuhaaviatam of San Manuel Nation on April 20, 2022 via email. Nordness indicated that the Proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the Proposed Project, SMBMI does not have any concerns with the Project's implementation, as planned, at this time. SMBMI requested that the following mitigation measures be made a part of the Project's conditions of approval:

Mitigation Measure TCR-1:

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Based on completion of consultation under AB 52 with interested tribes, implementation of the above mitigation measures shall ensure that potential impacts to tribal cultural resources are reduced to a less than significant level.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i> a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	()	()	(✓)	()
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	()	()	(✓)	()

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	(✓)	()
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	()	()	(✓)	()
e)	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	()	()	(✓)	()

Discussion:

San Bernardino County and local special districts provide many services to the 141-acre annexation area, including general government, fire, police, paramedic, library, animal control, street lighting, road maintenance, flood control, solid waste management and health and welfare. The Redlands Unified School District provides educational services, and several private utilities service the Project area as show in Table 17 below.

Table 17
Current and Anticipated Project Service Providers

Service	Current Service Provider	Anticipated Service Provider
General Government Services: Finance Division Human Resources Division Business Registration Economic Development	San Bernardino County San Bernardino County San Bernardino County San Bernardino County	City of Loma Linda City of Loma Linda City of Loma Linda City of Loma Linda
Community Development: Planning Building & safety Code compliance	San Bernardino County San Bernardino County San Bernardino County	City of Loma Linda City of Loma Linda City of Loma Linda
Fire and Paramedic	City of Loma Linda (contract with County)	City of Loma Linda
Sheriff/Police	San Bernardino County Sheriff	City of Loma Linda
Library	San Bernardino County Library	City contract with San Bernardino County Library
Parks and Recreation: Local facilities Regional facilities	City of Loma Linda San Bernardino County	City of Loma Linda San Bernardino County
Animal Control	San Bernardino County Contract Animal Care & Control	City of Loma Linda Contract with City of San Bernardino (shelter)
Street Lighting and Traffic Signals	Southern California Edison and/or San Bernardino County	City of Loma Linda – Street Light Benefit Assessment District No. 1

Landscape Maintenance	N/A	City of Loma Linda – Landscape Maint. Dist. No. 1
Water: Domestic water Recycled water Irrigation water Water quality	City of Loma Linda City of Loma Linda Bear Valley Municipal Water Company City of Loma Linda	City of Loma Linda City of Loma Linda N/A City of Loma Linda
Sewer	Septic service	City of Loma Linda
Transportation: Freeways and interchanges Arterials and collectors Local roads Transit	Cal Trans San Bernardino County Public Works San Bernardino County Public Works Omnitrans	Cal Trans City of Loma Linda City of Loma Linda Omnitrans
Flood Control and Drainage: Local facilities Regional facilities	San Bernardino County Flood Control District San Bernardino County Flood Control District	County Flood Control District County Flood Control District
Utilities: Cable/internet/telephone Power Natural gas	Spectrum Southern California Edison Southern California Gas Company	Spectrum City of Loma Linda Southern California Edison Southern California Gas Co.
Schools	(K-12) Redlands Unified School District	(K-12) Redlands Unified School District
Solid Waste Management	San Bernardino County Contract with Republic Services	Loma Linda Contract with CR&R Environmental Services
Health and Welfare	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Source: Draft Plan of Services and Fiscal Impact Analysis for Canyon Ranch Annexation Area, The Natelson Dale Group, Inc., April 2022.

- a,c) **Less Than Significant.** The City of Loma Linda provides the operation and maintenance of sewer collection facilities for the City and the Sphere of Influence areas. This service is maintained by the City's Department of Public Works, Utilities Division. Sewer line maintenance is administered by the City while wastewater treatment services are administered under provisions in a Joint Powers Agreement (JPA) with the City of San Bernardino. At the San Bernardino Municipal Water Department wastewater facility, wastewater is treated to the secondary level. Effluent is then piped to a tertiary treatment facility, known as the RI/X plant, before being discharged to the Santa Ana River. The City of Loma Linda, through its agreement with the City of San Bernardino, also participates in the cost of the RI/X plant.

The City of San Bernardino wastewater facility has the capacity to process up to 33 million gallons per day (gpd), of which 7 million gpd is allotted to Loma Linda. Of the 7 million gpd, the City currently uses less than half of the assigned 7 million gpd. According to the Loma Linda's General Plan, the average wastewater flow generated by the City during ultimate build out conditions is projected to be 6.27 million gpd. There would be adequate capacity and allocation for treatment of wastewater flow from the proposed annexation.

The Project Proponent would be responsible for connecting the proposed 126-unit development to the City's sewer system. The proposed development would not result in a significant impact on the wastewater treatment facility in the City of San Bernardino or require the expansion of existing sewer facilities. A wastewater collection system fee would be required by the City of Loma Linda for the 126 new residential units.

The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities. The 141-acre annexation area is currently served by existing storm drains. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drain construction. In accordance with the NPDES permit program, the Project Proponent of the 126 single-family residential units is required to design the storm water collection system to control water pollution by regulating point sources that discharge pollutants into the water. Any improvements to the current drainage system will be determined by the City Engineer. Costs for these improvements will be covered by the developer through development impact fees for the proposed 126 new units.

Although no significant amount of additional stormwater is anticipated, drainage plans would be reviewed and approved by the City Engineer to ensure the system would have sufficient carrying capacity (see Section X of this Initial Study). Proposed development of the 66.68-acre area also includes the construction of on-site water retention facilities. No significant impacts are anticipated.

- b) **Less Than Significant.** The City of Loma Linda provides the production and distribution of water within the City and the Sphere of Influence areas. The City obtains its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the eastern San Bernardino Valley. The City operates five groundwater wells: Richardson Wells 1, 3, and 4 and Mountain View Wells 3 and 5. These production wells have a combined capacity of 14 million gallons per day. The City also has emergency water connections with the City of San Bernardino as well as the City of Redlands water systems.

In addition to the existing wells, a new water treatment plant, located on a City of Loma Linda-owned land surrounded by the City of San Bernardino opened in October, 2010. This treatment plant provides Loma Linda's 22,000 water customers with an additional supply of water. Lockheed Martin developed the water treatment plant on the site to treat the groundwater that was contaminated by its operational facility in the 1960's and 1970's. The new plant is capable of pumping and filtering 4,800 gallons of water per minute or about 6.9 million gallons per day (mgd).

The City is currently processing a plan for a new 1.6-million-gallon water tank to add water capacity to the area and add to the reserves. The City plans to install a waterline on Beaumont Avenue from the San Timoteo Creek Channel bridge/rail road crossing to Nevada Street⁹. All surrounding lots, new and existing, would have access to it. Currently, the Islamic Temple (under construction and located within the southern portion of the annexation area) has a waterline loop from Barton Road that they can tap into; the lines

⁹ A separate Initial Study/Mitigated Negative Declaration was prepared for the installation and operation of the 1.6-million gallon water tank and related waterline.

are 8-inches in diameter. As discussed with the City Engineer, review of the water system and the need for the 1.6-million-gallon water tank and waterline, took into account the sphere of influence area and future development within the area.

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth. A less than significant impact is anticipated.

- d) **Less Than Significant.** Solid waste services for the annexation area are currently provided by San Bernardino County through contract with Republic Services of Southern California. Upon annexation solid waste management services would transfer from the County to the City of Loma Linda.

The City contracts with CR&R Environmental Services to provide solid waste collection services. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to a maximum of 2,000 tons per day. Current estimates indicate that the average disposal rate is 663 tons per day; landfill capacity is currently anticipated to last until the year 2044. According to Cal-Recycle's estimated solid waste generation rates for residential, the 126 single-family residential development is expected to generate approximately 1,541 pounds per day (126 dwelling units times 12.23 pounds per household per day) or 0.77 tons per day which represents approximately 0.08 percent of the landfill's maximum tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream; impacts to the solid waste collection system would be less than significant.

- e) **Less Than Significant.** Construction & Demolition debris represents a large portion of materials being disposed of at landfills. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all projects, including the Proposed Project, to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Upon annexation the Project would be required to comply with this resolution which shall be made a condition of Project approval. Therefore, no adverse significant impacts have been identified or are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	()	()	(✓)	()
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	()	()	()	(✓)
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	()	()	(✓)	()

Impact Discussion:

- a) **No Impact.** The Project Site does not contain any emergency facilities; however, a portion of San Timoteo Canyon Road (up to New Jersey Street) is identified as a San Bernardino County Transportation Authority evacuation route¹⁰. During construction, the Project Proponent would be required to maintain adequate emergency access for emergency vehicles. The Proposed Project would not interfere with an adopted emergency response or evacuation plan as the proposed development would occur within the boundaries of the Project Site; therefore, no impacts are identified or are anticipated and no mitigation measures are required.
- b) **Less than Significant impact.** As shown on Figure 10.4 of the City's General Plan, the 141-acre annexation area occurs within an area identified as having moderate wildfire risk exposure. Prolonged droughts coupled with high winds and dry vegetation during summer months creates the highest fire risk in the South Hills. Loma Linda is subject to Santa Ana winds, which are defined by the National Weather Service as "strong down slope winds that blow through the mountain passes in southern California. These winds, which can easily exceed 40 miles per hour, are warm and dry and can severely exacerbate brush or forest fires, especially under drought conditions." These winds, which typically occur several times per year between September and December, have been known to topple power lines, trees, and streetlights and can also spread uncontrolled wildfire and hinder firefighters from reaching fires. As a standard requirement, final plans must be reviewed and approved by the Fire Department. The Applicant would be required to comply with Conditions of Approval as set forth by the Fire Department to ensure a less than significant impact would result.

¹⁰ City of Loma Linda 2021 Updated Safety Element, Figure 10.5, Evacuation Routes.

- c) **No Impact.** The Proposed Project includes the construction of 126 single-family residences and associated infrastructure includes internal roadways, and extension of water and sewer lines to serve the development. However, the risk of fire from construction/installation activities is not anticipated, nor would ongoing impacts to the environment result. No impacts are identified or anticipated and no mitigation measures are required.
- d) **No Impact.** The 141-acre annexation area occurs outside of any FEMA flood risk exposure¹¹. The area proposed for development of 126 single-family residential units is not located within an identified high fire hazard area. Post construction activities associated with single-family homes is not associated with a high fire hazard risk. Therefore, the Proposed Project would not risk the loss, injury, or death involving pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

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

¹¹ City of Loma Linda General Plan, Figure 10.3.

- a) **Less Than Significant Impact.** Based on the literature review and observations made, no State or federally listed threatened or endangered species are expected to occur at the Project Site and in the immediate vicinity. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area. To ensure potential impacts to the BUOW and nesting birds are reduced to a less than significant impact, Mitigation Measures BIO-1 and BIO-2 shall be made conditions of Project approval.

The intensive archaeological survey resulted in the observation of two previously recorded historic resources, and no new historic or prehistoric resources. The previously recorded historic site (P-36-023575), which consists of an abandoned orchard containing a water conveyance system, was updated and submitted to the South SCCIC. The previously recorded Bermudez Street (P-36-032480) was observed with no changes to note since the last update dating to 2017, and no update for this resource is required. Both of these resources are not considered significant under the NRHP and CRHR. To be listed in the NRHP or the CRHR, a property must not only be shown to be significant under the NRHP or the CRHR criteria, but it also must have integrity. P-36-032480 does not appear to meet the NRHP Criterion A, B, C, and D or CRHR Criterion 1, 2, 3, and 4. However, to ensure potential impacts to unanticipated resources are reduced to a less than significant level, Mitigation Measures CR-1 and CR-2 shall be made conditions of Project approval. Implementation of mitigation measures provided in this Initial Study would ensure potential impacts are reduced to a less than significant level.

- b) **Less Than Significant Impact.** Although not significant on its own, the Proposed Project would contribute to cumulative air emissions in the region, as would all future development in the region. The Loma Linda General Plan EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed General Plan including the areas within its Sphere of Influence. The EIR concluded that the General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City adopted a statement of overriding considerations to balance the benefits of development under the General Plan against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)).

The Proposed Project would contribute to the cumulative loss of agricultural lands within the region. Loma Linda as the Lead Agency has accepted the long-time demise of agriculture and does not designate any areas within the City as agricultural, although there are still agricultural land uses within the City and its Sphere of Influence. As concluded in the LESA model proposed for the Project, the loss of 6.15 acres of Prime Farmland was found to be less than significant. No additional mitigation is warranted.

- c) **Less Than Significant Impact.** The Proposed Project would not cause substantial long-term adverse effects on human beings, either directly or indirectly. Short-term construction emissions were screened for the 126 single-family residential units and found not to exceed SCAQMD thresholds. The Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.). The 66.68-acre area proposed for development does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment.

In addition, construction activities would temporarily increase ambient noise levels for the surrounding area. According to the City's Development Code and County standards, all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours (7:00 a.m. to 8:00 p.m.) Monday through Friday, with no heavy construction occurring on weekends or national holidays, and construction equipment is to be properly maintained with working mufflers.

Groundborne vibration levels associated with Project construction have the potential to result in cosmetic architectural damage at residential structures to the north of the Project Site (along Barton Road) and the residential structures located to the north of TTM 20404 (along Romero Street). Implementation of Mitigation Measure N-1 as provided in this Initial Study would ensure impacts from vibration are reduced to a less than significant level.

REFERENCES

California Important Farmland Finder, California Department of Conservation.

City of Loma Linda General Plan, May 2009

Ganddini Group, Inc. Canyon Ranch Noise Impact Analysis, May 4, 2022.

Ganddini Group, Inc. Canyon Ranch Traffic Impact Analysis, March 22, 2022.

Ganddini Group, Inc. Canyon Ranch Vehicle Miles Traveled Screening Assessment, January 19, 2022

Jennings Environmental, LLC. Biological Resources Assessment and Jurisdictional Delineation for the Proposed Canyon Ranch Development (TTM 20403 and TTM 20404), September 2021.

Leighton and Associates, Inc. Geotechnical Due Diligence Report, Proposed 87-Acre, 146-Lot Canyon Ranch Residential Development, August 14, 2020.

Lilburn Corporation. *Air Quality and Greenhouse Gas Summary Tables*. March 2022.

Michael Baksh, Ph.D., Cultural Resources Study for the Loma Linda Canyon Ranch, March 7, 2022.

Natelson Dale Group, Inc., Draft Plan for Services and Fiscal Analysis, Canyon Ranch Annexation Area, Loma Linda, CA. April 26, 2022.

ProActive Engineering Consultants, Inc. Canyon Ranch Preliminary Hydrology Report, TTM 20403, April 2022.

ProActive Engineering Consultants, Inc. Canyon Ranch Preliminary Hydrology Report, TTM 20404, April 2022.

ProActive Engineering Consultants, Inc. Preliminary Water Quality Management Plan for Canyon Ranch, TTM 20403, April 2022.

ProActive Engineering Consultants, Inc. Preliminary Water Quality Management Plan for Canyon Ranch, TTM 20404, April 2022.

San Bernardino County Williamson Act FY 2015/2016 Sheet 2 of 2.

San Bernardino County Hazards Overlay Map No. FH31C.

LIST OF PREPARERS

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MITIGATION MONITORING and REPORTING PROGRAM

Project Case No's: TTM No. P21-075, ANX No. P21-072, GPA No. P21-073, ZC No. P21-074, VAR No. P23-038

Applicant: Highpointe Communities **Project Name:** Canyon Ranch Residential Subdivision and Annexation

Lead Agency: City of Loma Linda **Date:** February 2023

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Aesthetics					
Mitigation Measure AES-1: Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to the City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare on existing and potential future development to the east, west, north, and south of the Project Site.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Review of photometric plan	
Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Biological Resources					
Mitigation Measure BIO-1: A preconstruction survey for the BUOW shall be conducted no more than 3 days prior to ground disturbance and documentation indicating such a survey has occurred shall be provided to the City.	Project Proponent/City of Loma Linda Community Development Department	No more than three days prior to ground disturbance	Upon issuing grading permit	Document verification	
Mitigation Measure BIO-2: A pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist within three (3) days of the start of any vegetation removal or ground disturbing activities.	Project Proponent/City of Loma Linda Community Development Department	No more than three days prior to ground disturbance	Upon issuing grading permit	Document verification	
Mitigation Measure BIO-3: Prior to issuance of grading permits, the Community Development Department shall ensure that the Project Applicant has obtained a 404 and/or 408 Permit from the US Army Corps of Engineers, a 401 Certification from the Santa Ana Regional Water Quality Board, and a 1602 permit from the California Department of Fish and Wildlife.	Project Proponent/City of Loma Linda Public Works Department	Prior to issuance of grading permits	Upon issuing grading permit	Receipt of notification	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Cultural Resources <u>Mitigation Measure CR-1:</u> In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	In the event cultural resources are discovered	Review of finds	On-site inspection	
<u>Mitigation Measure CR-2:</u> If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, then the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	Qualified Archaeologist	If avoidance to cultural resources cannot be ensured	Receipt of Monitoring and Treatment plan	Review of plan	
<u>Mitigation Measure CR-3:</u> If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the code requirements shall be enforced for the duration of the project.	Applicant/ Contractor; City of Loma Linda Community Development Department, and County Coroner	In the event human remains or funerary objects are found	Following inspection by the County Coroner	On-site inspection	

Mitigation Measures No. / Implementing Action		Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Geology and Soils						
Mitigation Measure GEO-1: Prior to the issuance of grading permits, the Project Proponent shall prepare a Final Geotechnical Report which shall be subject to review and approval by the City Engineer.		Project Proponent/City of Loma Linda Public Works Department	Prior to issuance of grading permits	During review of Grading plans	Review of Final Geotechnical Report	
Mitigation Measure GEO-2: Excavations into any areas of exposed Miocene (and earlier) deposits of the San Timoteo Formation and buried deposits dominating the northern portion of the project area will be monitored by a qualified paleontologist consistent with the policies and protocols of the San Bernardino County Museum. The Paleontologist shall determine the extent and duration of monitoring required and provide a report to the City.		Project Proponent/ Paleontologist/ City of Loma Linda Community Development Department	During grading activities	Prior to issuance of grading permits	Review of report	
Mitigation Measures No. / Implementing Action		Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Hazards and Hazardous Materials						
Mitigation Measure HAZ-1: Prior to the issuance of grading permits, the Project Proponent shall perform soil sampling of the soil stockpiles. In addition, soil samples shall be taken throughout the subject site to analyze for pesticides related to past application.		Project Proponent/City of Loma Linda Public Works Department	Prior to issuance of grading permits	Prior to issuance of grading permits	Review of soil sample findings	
Mitigation Measure HAZ-2: During all earthwork, the Contractor shall perform general observations for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. In the event such materials be encountered, the City Engineer shall be notified of the discovery and further investigation and analysis may be necessary.		Project Proponent/City of Loma Linda Public Works Department/ Engineering Division	During all earthwork	On-site inspection	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Noise					
Mitigation Measure N-1: Vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and large bulldozers within 12 feet of any existing residential structure.	Construction Contractor	During all earthwork	On-site inspection	On-site inspection	
Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Traffic and Circulation					
Mitigation Measure T-1: The Project Proponent shall pay the appropriate transportation Development Impact Fee(s) as required by the City as well as the fair share costs estimated at \$38,835 for the installation of a traffic signal, construction of one southbound left turn lane and one westbound right turn lane at the intersection of Nevada Street (NS) at San Timoteo Canyon Road (EW) as shown in Figure 11 of the March 2022 Traffic Impact Analysis.	City Engineer	Review of Final TTM	Review of Final TTM	Receipt of fair share payment	
Mitigation Measure T-2: Prior to the start of any construction work, the applicant shall submit to the City Engineer a construction work site traffic control plan for review and approval. The plan shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Temporary traffic controls used around the construction area shall adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices (2014, including latest revisions) and construction activities shall adhere to applicable local ordinances.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Tribal Cultural Resources					
Mitigation Measure TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.	City of Loma Linda Community Development Department	Throughout construction of the project	In the event pre-contact and/or historic-era resources are discovered	On-site inspection	
Mitigation Measure TCR-2: Any and all archaeological cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.	City of Loma Linda Community Development Department	Throughout construction of the project	In the event cultural documents are prepared	On-site inspection	



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-283 📠 (909) 799-2894
Community Development Department

CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING REPORTING PROGRAM

MITIGATIONS: The MMRP, attached to these conditions, lists mitigation measures listed in the Final Initial Study prepared for the Project and identifies mitigation monitoring requirements. The MMRP is intended to ensure compliance with the mitigation measures identified in the Final Initial Study during implementation of each construction phase of the project.

PROJECT DESCRIPTION: Annexation of approximately 141 acres in an unincorporated portion of San Bernardino County. Along with the annexation, is Tentative Tract Map 20403, a 10.96-acre subdivision for the construction of 37 single-family residential units, and Tentative Tract Map 20404, a 55.72-acre subdivision for the construction of 89 residential units. Both maps will include lettered lots for drainage as well as site and infrastructure improvements. The request also includes the vacation of the extension of Bermudez Street to San Timoteo Canyon Road and will end Bermudez Street as a cul-de-sac. The variance request is seeking relief from Sections 17.14.100 and 17.14.110 of the Municipal Code, which will allow the block wall at all indicated corner lots to encroach 15' into the street-side setback and be located on the property line and to allow the vinyl fencing to exceed the reverse corner lot height limit of 5' to 5'-6". A Zone Change and GPA will change 4 commercially designated lots to low density residential.

COMMUNITY DEVELOPMENT/PLANNING DIVISION (909) 799-2839

General

1. The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials and plans provided to the Planning Commission and City Council.
2. This approval shall become effective in 15 calendar days unless an appeal is filed. Within 24 months (two years) of the approval date, the project shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PLANNING CASE NUMBERS

EXPIRATION DATE

General Plan Amendment No. P21-073

Zone Change No. P21-074

Annexation Request No. P21-072

Tentative Tract Map No. P21-075

Variance No. P23-038

TBA

3. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

4. Each of the applicant and owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein, including without limitation the conditions of approval. Furthermore, the applicant and the owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the applicant and owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.
5. In the event that this approval is legally challenged, the City will notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorney's fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
6. During the lifetime of the permit, the applicant must comply with all applicable laws and regulations of every local, state, and federal entity; and all such requirements and enactments will be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto will be upon the applicant and his or her transferees or successor in interest.
7. The applicant and property owner, including successors, shall be responsible for compliance with all the Conditions of Approval, mitigations, and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval of the City of Loma Linda.
8. Violation of any term, condition, or project description relating to this approval is unlawful, prohibited, and a violation of the Loma Linda Municipal Code. The City reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the approval or alter these conditions if it is found that there is a violation of any of the conditions or provisions in the Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions without regard to whether any public hearings are conducted.
9. A copy of the Action (approval) letter and Conditions (including the MMRP) shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City department for the project, and made available at the project job site at all times.
10. Construction shall be in conformance with the plan(s) approved by the Planning Commission and/or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the

refilling of the original application(s) and a subsequent hearing by the appropriate hearing review authority. Modifications may include:

- a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
11. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
 12. Any future construction or application submitted for development shall meet the requirements of the California Building Code and the California Fire Code as adopted and amended from time to time by the City of Loma Linda and legally in effect at the time of issuance of building permits.
 13. The subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC) and comply with the Subdivision Map Act.
 14. Any future grading, construction or submittal of a development application shall comply with all provisions and requirements of the current development standards found in the Loma Linda Municipal Code as amended from time to time.
 15. This approval, along with future grading and construction, is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17, which includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
 16. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and a building permit for construction of the signs from the Building Division, as applicable.
 17. Any proposed walls, fence, and/or patios, including the proposed 6 foot perimeter wall and interior lot fencing, will require a separate review and permit from the Planning and Building

and Safety Divisions. Submit the applications, along with plans, during the Plan Check process.

18. Prior to the issuance of grading permits, submit proposed names to the Community Development Department. All street names will be coordinated with and approved by the Street Naming Committee.
19. Prior to the issuance of a Certificate of Occupancy, applicant must prepare a Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the Community Development Department for review and approval. The Applicant shall have the approved CC&Rs recorded with the County Recorder's Office concurrent with the Final Map. Any future revision of the CC&Rs, as they pertain to the requirements set forth below, will require the approval of the City.
20. Prior to the issuance of grading permits, applicant shall submit funds to cover the cost of mitigation monitoring by City and/or condition compliance fees in effect for the City of Loma Linda as well as any other public agency having jurisdiction over the project in effect at the time.
21. Applicant may be required to cover the full costs of independent third-party technical review as may be undertaken by City and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan check review or construction, and inspections of potential violations of the Conditions of Approval. The applicant shall establish a deposit with the Community Development Department, if directed by the Director or designee, prior to the issuance of a construction-related permit and an on-going as-needed basis.
22. Prior to the issuance of building permits, the Development Impact Fees shall be paid to the City of Loma Linda. It shall cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, services, park, traffic fair share, etc.
23. Prior to issuance of building permits, the applicant shall submit to the Community Development Department (Building and Safety Division) proof of payment or waiver from the City of San Bernardino for sewer capacity fees and the Redlands Unified School District for school fees.

Landscaping

24. During the Plan Check process, the applicant shall submit three sets of any final landscape plan(s) prepared by a state licensed Landscape Architect, subject to the approval of the Planning and Building Divisions, as well as the Public Works Department for landscaping in the public right-of-way. Landscape plans for the required Landscape Maintenance District shall be on separate plans and submitted to the Public Works Department.
25. The Final Landscape Plans shall confirm to the City's landscape regulation and the State Model Water Efficient Landscape Ordinance, as adopted by the City (LLMC, Ch. 13).
26. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works as well as the Planning and Building Divisions prior to issuance of permits.

27. Final landscape and irrigation plans shall be in substantial conformance with the approved preliminary landscape plan and the conditions of approval including areas of public right-of-way. Any and all fencing or walls shall be illustrated on the final landscape plan.
28. The applicant shall maintain the property and landscaping in a clean and orderly manner and all dead or dying plants shall be replaced with similar or equivalent type and size of vegetation.
29. For the lifetime of this permit, applicant must allow a 14-foot vertical vehicular path clearance at all times.
30. For the lifetime of this permit, applicant must replace all dead or missing plants and trees as to comply with the approved landscape plan.

Tribal and Cultural Resources Conditions

31. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
32. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
33. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
34. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
35. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

MITIGATION MONITORING REPORTING PROGRAM (MMRP)

36. The applicant/developer shall review the adopted Mitigation Monitoring Report Program (MMRP) that is attached and part of these Conditions of Approval and shall comply with all mitigations listed in the program including aesthetics, biological resources, cultural resources investigations, geology and soils, hazards and hazardous materials, noise, tribal cultural resources conditions and transportation/traffic mitigations.

BUILDING AND SAFETY DIVISION (909) 799-2836

37. Upon approval, applicant shall submit four (4) sets of professionally prepared plans to the Building and Safety Division's Plan Check process. Plans must comply with the adopted 2022 California Building and Fire Code. Two for Willdan, one for Fire, one Public Works.
38. Along with those sets, the applicant shall also submit two sets of structural calculations and two sets of Title 24.
39. If applicable, obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
40. Applicant shall comply with the LLMC, Chapter 17.24.310 and the California Green Building Standard Code, Section 5.106 to reduce light pollution.
41. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.
42. Applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
- a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Applicant shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. Applicant shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.
43. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

44. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
45. Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
46. Applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.
47. Applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development for each future unit in the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and approved by the city's Technology Services Department prior to issuance of grading permits.
48. Applicant shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

FIRE DEPARTMENT (909) 799-2853

49. All construction shall meet the requirements of the 2022 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
50. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction.
51. An approved fire department water and access plan is required prior to entitlement by City Council.
52. ~~Since several lots have a length greater than 150 feet, all driveways shall be engineered to withstand fire trucks.~~ All driveways over 150' shall be engineered to withstand fire trucks.
53. Deferred submittals for a NFPA 13D sprinkler system. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.
54. Builder must submit the fire safety and prevention plan to AHJ for authorization prior to starting work.
55. NASFM Construction Fire Safety training for PM and site supervisors.
56. No lumber drops until fire underground is installed and tested, and fire department access points and road have been established.
57. CFC Chapter 33 shall be maintained at all times during construction/demolition.

58. Street name signs must be installed in conjunction with road improvements and the sign must be in accordance with the City's standards.
59. Illuminated address for each structure per LLMC 15.28.190 section 505.1.
60. Comply with Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
61. Provide hydrants for fire flow requirements per CFC Annex B and BB.
62. All fire hydrants shall be installed and tested for review and approval by the Fire Department.
63. Fire lines and signage, as indicated on the approved FD access plan, shall be maintained at all times.
64. Structures under construction shall be provided with not less than one approved portable fire extinguisher in accordance with §906 of the CFC.
65. Combustible waste material shall be removed from buildings at the end of each shift of work.
66. Builder must have an all-weather driving surface, and the fire loop and hydrants must be in installed, inspected, and tested prior to any lumber drop.
67. Builder and employees must take the National Association State Fire Marshals construction fire safety training prior to the start of the project.
68. For all notes, guidelines and FD apparatus specifications for plan submittal:
http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application

PUBLIC WORKS DEPARTMENT (909) 799-4407

69. Prior to issuance of a grading permit, applicant must submit improvement plans on 24" x 36" sheets having the City's standard signature blocks. All plans must be drawn in ink and must be signed by a California State Registered Civil Engineer at the time of first submittal. Applicant must submit improvement plans for the entire project as one package and must include all project improvements shown on the approved project exhibits and those to be designed per these Conditions. Piecemeal submittal of plans is not acceptable. This package must include all supporting studies.
70. Prior to the issuance of building permits, the precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the Public Works Department.
71. A Final Map, with conditions, is required in compliance with the Loma Linda Municipal Code and the Subdivision Map Act, to be submitted to the Public Works Department (Engineering Division) for review. Submit two copies of the maps with fee payment.
72. Prior to the issuance of a precise grade permit, the applicant shall record the approved Final Map within two years of approval with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
73. Applicant shall install or bond for all off-site improvements prior to recording the Final Map.
74. Applicant shall dedicate the ultimate right-of-way and easements to the City by Final Map.

75. Easements of record not shown on the Final Map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
76. Applicant shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
77. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
78. NPDES requirements apply, including SWPPP and WQMP. All drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
79. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.
80. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.
81. Applicant shall require that all construction equipment is properly maintained with operating mufflers and air intake silencers and prioritizes the location of equipment staging and storage as far as practical from the existing residential unit south of the site, respectively.
82. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development surrounding the Project Site.
83. LED Street light locations shall be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
84. "Record Revisions" or "As-Builts" shall be made to all plans to reflect the changes to the improvements as constructed.
85. Landscape and Irrigation Plan shall be submitted to the Community Development and Public Works Department for review and approval during the Plan Check process.
86. The applicant shall design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
87. Applicant must provide utilities and design improvements such that all existing and proposed utilities are underground and meeting city specifications, including location, distance and separation requirements, and away from driveways and trees.
88. The applicant shall pay for the relocation of any power poles or other existing public utilities as necessary.

89. All fire hydrants and their distribution mains shall be made part of the Public System.
90. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
91. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices. A non-potable irrigation system shall be installed for all separate right-of-way landscaping.
92. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
93. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services or other appropriate oversight agency.
94. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
95. Should future/subsequent project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.
96. The applicant shall comply with the prevailing City standards and requirements at the time of construction.
97. Construct street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets.
98. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
99. Install street name signs and traffic control signs with locations and types approved by the Public Works Department.
100. Developer shall install improvements (including off-site) to transition traffic and drainage flows from proposed to existing.
101. Comply with state law regarding waste management and the City's Refuse Collection, Recycling and Disposal Ordinance.
102. The C&D ordinance applies to the project, including a required solid waste management plan. Coordinate with Public Works.
103. The project shall form and join the Landscape Maintenance District (LMD). The developer develops scope of service and submits to Public Works for approval. The formation of an LMD involves the annexation of the subdivision territories benefiting from the LMD improvements.

104. All areas to be landscaped in front of project boundary walls, within traffic medians, along project street frontages and on major slopes annexed to the City's Landscape Maintenance District in accordance with City policy.
105. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
106. Submit the City form for the agreement for construction of improvements with the City of Loma Linda.
107. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.
108. Prior to requesting a final inspection for release of securities, applicant must submit record drawings, certifications, final soils report, and a digital file of record drawings to the Department.
109. Prior to occupancy, applicant must complete all improvements per the accepted plans and approved conditions, and obtain acceptance for the improvements from the City.
110. Applicant must install root barriers, adjacent to back side of sidewalk, when planting on-site tree(s) within 10 feet from the public rights-of-way and public sidewalk.

PLANNING COMMISSION MEETING OF MARCH 1, 2023

On March 1, 2023, the Planning Commission unanimously approved the Canyon Ranch applications and CEQA supporting documents. The following changes were requested and new conditions were added:

1. Dedicate Lot 33 of TTM 20403 as a park/open space area in connection with the storm-water basin. Applicant shall work with staff to design this new active park that will serve the future needs of the community.
2. Dedicate Lot 53 of TTM 20404 as a park/open space area in connection with the storm-water basin. Applicant shall work with staff to design this new active park that will serve the future needs of the community.
3. Applicant shall work with the Historical Commission and City Staff to design a historical art element such as a mural or a plaque for the perimeter wall at San Timoteo Canyon Road and Nevada Street intersection.
4. Applicant shall widen the landscape right-of-way setback area from 2' to 5'. This condition applies to the area adjacent to the block wall that runs along San Timoteo Road, for TTM 20403 only. This condition does not apply to TTM 20404.
5. All vinyl fencing shall be increased to 6' in height, including the side and rear lot vinyl fencing at all reverse corner lots.

END OF CONDITIONS

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as the mitigations listed in the enclosed MMRP and the provisions of the Loma Linda Municipal Code pertaining to the project.

Printed Name of Project Applicant

Signature of Project Applicant

Date

COUNCIL BILL #R-2023-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY LOMA AMENDING THE LAND USE MAP OF THE ADOPTED GENERAL PLAN MODIFYING THE LAND USE DESIGNATION OF FOUR PARCELS FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL AT AN APPROXIMATE 10.96 ACRE SITE IDENTIFIED BY ASSESSOR PARCEL NUMBERS 0293-081-09, -11, -12 and -19 (GENERAL PLAN AMENDMENT NO. P21-073)

WHEREAS, the City Council of the City of Loma Linda adopted the Loma Linda General Plan Land Use Element and Map on January 12, 2021 by Resolution No. 3085; and

WHEREAS, the Project Proponent, Highpointe Communities, has initiated a request to amend the City of Loma Linda's Land Use Map through General Plan Amendment No. P21-073 from Commercial to Low Density Residential land use designation at an approximately 10.96 acre site identified as APN's 0293-081-09, -11, -12 and -19, shown in Exhibit A; and

WHEREAS, the Project Proponent also filed an application to amend the Official Zoning Map from General Commercial Zone (C-2) to Low Density Residential Zone (R-1); and

WHEREAS, the Project Proponent also filed an application for a Tentative Tract Map to develop the site with 37 single family residential units, an allowed use in the R-1 zone; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 1, 2023 and considered testimony and materials in the staff report, and recommended that City Council approve the proposed project and General Plan Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on April 11, 2023 and considered testimony and materials in the staff report, and, upon deliberation, concluded that the proposed request meets the applicable approval criteria; and

WHEREAS, the City Council reviewed and considered the environmental documentation for the project prior to taking action on the applications and determined the project could be mitigated to a level of insignificance and a Mitigated Negative Declaration was prepared that complied with the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council gave due consideration to the compatibility of the requested amendment with the objectives and policies of the Land Use Element and the long-range goals of the City; and

WHEREAS, the public hearings that were held as provided by law, and other formalities required by law for amending the General Plan Land Use Map, have been met; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

COUNCIL BILL #O-2023-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA MODIFYING THE ZONING DESIGNATION OF FOUR PARCELS FROM GENERAL COMMERCIAL (C-2) TO LOW DENSITY RESIDENTIAL (R-1) AT AN APPROXIMATE 10.96 ACRE SITE IDENTIFIED BY ASSESSOR PARCEL NUMBERS 0293-081-09, -11, -12 and -19 (ZONE CHANGE NO. P21-074)

WHEREAS, the Project Proponent, Highpointe Communities, filed an application for a Zone Change, Zone Change No. P21-074, requesting to change the zoning district of an approximately 10.96 acre site identified as APN's 0293-081-09, -11, -12 and -19 from General Commercial Zone (C-2) to Low Density Residential Zone (R-1); and

WHEREAS, the Project Proponent also filed an application to amend the General Plan Land Use Map from Commercial to Low Density Residential Land Use; and

WHEREAS, the Project Proponent also filed an application for a Tentative Tract Map to develop the site with single-family homes, an allowed use in the R-1 zone; and

WHEREAS, staff has performed the necessary investigations, prepared a written report with conditions, and recommended all requests be approved; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 1, 2023 and considered testimony and materials in the staff report, and recommended that the City Council approve the proposed project; and

WHEREAS, City Council held a duly noticed public hearing on April 11, 2023 and considered testimony and materials in the staff report, and, upon deliberation, concluded that the proposed request meets the applicable approval criteria; and

WHEREAS, the City Council reviewed and considered the environmental documentation for the project prior to taking action on the applications and determined the project could be mitigated to a level of insignificance and a Mitigated Negative Declaration was prepared that complied with the California Environmental Quality Act (CEQA); and

WHEREAS, all legal prerequisites for the adoption of this ordinance have occurred;

NOW, THEREFORE, BE IT RESOVLED by the City Council of the City of Loma Linda, ordain as follows:

Section 1. The above recitals are all true and correct.

Section 2. Adoption of Ordinance. The City Council has adopted an Official Zoning Map establishing zoning districts for the City of Loma Linda.

Section 3. Purpose and Intent. It is the purpose of this Ordinance to adopt a revised Zoning Map. Changes to a zoning map are considered legislative acts. State law requires that zoning be consistent with the General Plan Land Use Designations.

Section 4. Findings.

- A. Pursuant to Government Code Section 65863, the proposed amendment will provide consistency with the adopted general plan, including the Housing Element, in that the general plan is being amended concurrently to be consistent with this project, as well as with the Land Use Map.
- B. The proposed zone change from General Commercial (C-2) to Low Density Residential (R-1) is consistent with General Plan Amendment No. P21-073 and with the General Plan objectives, policies and programs.
- C. The subject site is physically suitable for development, with street access, provision of utilities, and compatibility with adjoining land uses on properties affected by the proposed zone changes.
- D. The proposed Zone Change will not result in a significant adverse effect on the environment or be detrimental to the surrounding community, and instead, serve the public health, safety, and general welfare of the City and provide the economic and social advantages resulting from an orderly planned use of land resources.

Section 5. Amendment of Zoning Designations. The Official Zoning Map of the City of Loma Linda is hereby amended to change the zone of the described property, attached hereto as Exhibit A.

Section 6. Validity. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

Section 7. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

Section 8. Effective Date. This ordinance shall become effective thirty (30) days after the date of its adoption.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the _____ day of _____ 2023 and was adopted on the _____ day of _____ 2023 by the following vote to wit:

Ayes: _____

Noes: _____

Abstain: _____

Absent: _____

Phill Dupper, Mayor

Attest:

Lynette Arreola, City Clerk

EXHIBIT A

ZONE CHANGE - ZONING MAP AMENDMENT



Existing Zoning District – General Commercial



Proposed Zoning District – Low Density Residential (R-1)

OF LOMA LINDA THAT IT MAKES THE FOLLOWING FINDINGS:

- A. Pursuant to Government Code Section 65863, the proposed amendment will provide consistency with the adopted general plan, including the Housing Element, in that the general plan is being amended concurrently to be consistent with this project, as well as with the Official Zoning Map.
- B. The proposed general plan amendment will not be detrimental to the public health, safety and general welfare. The approval of the amendment will not result in a substantial change to the existing area because it is currently adjacent to residentially designated lots. In addition, the amendment will not have an effect on the current conditions of the existing neighborhood as it is not expected to generate a substantial amount of noise or traffic, or light spillage onto adjacent lots.
- C. The proposed land use designation is appropriate for development of single-family homes. The project will implement the established balance and relationship of land uses already established in that area.

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL
OF THE CITY OF LOMA LINDA AS FOLLOWS:**

The Loma Linda General Plan and Land Use Map is hereby amended as provided in Exhibit A, attached hereto, and the City Clerk shall maintain three copies for loan to the public. The Resolution shall take affect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this _____ the day of _____ 2023 by the following vote:

Ayes: _____
Noes: _____
Abstain: _____
Absent: _____

Phill Dupper, Mayor

Attest:

Lynette Arreola, City Clerk

EXHIBIT A

GENERAL PLAN AMENDMENT - LAND USE MAP AMENDMENT



Existing Land Use Designation – Commercial



Proposed Land Use Designation – Low Density Residential (R-1)



PLAN FOR SERVICE AND FISCAL ANALYSIS CANYON RANCH ANNEXATION AREA LOMA LINDA, CA

Prepared for:
Lilburn Corporation

June 29, 2022

SUBMITTED BY:



T H E N A T E L S O N D A L E G R O U P , I N C .
YORBA LINDA, CA
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Executive Summary

This report presents the plan for service and fiscal impact analysis for the Canyon Ranch Annexation Area (Project) proposed for annexation into the City of Loma Linda. In keeping with the LAFCO guidelines for reports of this type, the cost and revenue categories included reflect those associated with municipal revenues and functions that would be absorbed by the City upon annexation of the Project. For the City's budget, this includes the categories listed below.

General Fund, Annual Recurring Revenues

- Property Taxes
- VLF-Property Tax in Lieu
- Property Transfer Tax
- Off-Site Retail Sales and Use Tax
- Proposition 172 Half Cent Sales Tax
- Franchise Fees
- Charges for Services
- Fines and Forfeiture
- Transfers In: State Gas Tax
- Transfers In: From Other City Funds

General Fund, Annual Recurring Costs

- General Government
- Police Protection
- Senior Center
- Community Development
- Public Works: Street Maintenance
- Public Works: Parks Maintenance
- Public Works: Other Costs

A summation of the annexation area's projected annual recurring revenues and costs, for the categories listed above, is shown on Table E-2. The table shows an annual recurring surplus of \$220,167.

TABLE E-1. SUMMARY OF ANNUAL FISCAL IMPACTS AT BUILDOUT

Annual, at Buildout	
Total Recurring Revenues	\$389,632
Total Recurring Costs	\$169,465
Annual Recurring Surplus/Deficit	\$220,167

Source: Table 5-2

Chapter 1: Introduction

This report presents the plan for service and fiscal analysis of the proposed annexation of the Canyon Ranch Annexation Area (Project) into the City of Loma Linda. The annexation area of approximately 141 acres is currently located in the County of San Bernardino unincorporated area, adjacent to the city of Loma Linda boundary and within the city's sphere of influence. Existing uses in the annexation area include an existing religious institution (along with another planned religious institution on an existing vacant parcel), a restaurant/bar, and single-family residences (see Figure 1). The Project developer (Developer) intends to construct 126 single-family homes in two subdivisions in the annexation area, Tentative Tract Maps (TTMs) 20403 and 20404.

Purpose of the study

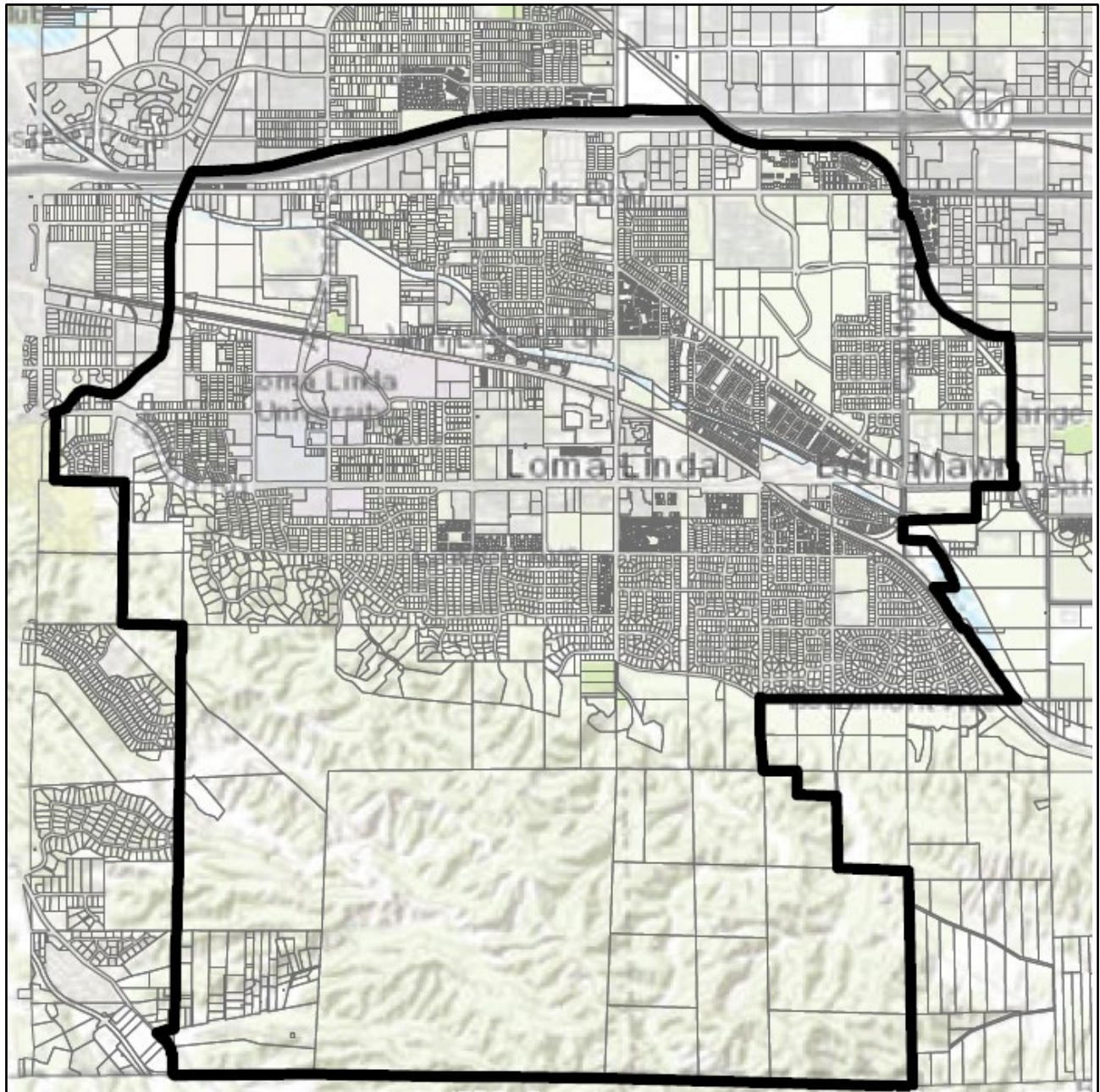
The Local Agency Formation Commission (LAFCO) for San Bernardino County requires that a Plan For Service and Fiscal Impact Analysis (Analysis) be prepared when a jurisdiction is affected by a proposed change such as the annexation proposed for this Project. According to the San Bernardino *LAFCO Policy and Procedure Manual*, the Analysis needs to address:

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district [does not apply to this analysis].

In keeping with the LAFCO guidelines, the cost and revenue categories included in this report reflect costs and revenues associated with municipal functions that would be absorbed by the City upon annexation of the Project. Within the City's budget, this includes amounts for a broad range of General Fund-related activities. The intent is to align cost categories with corresponding revenue sources, tabulating the effects on each due to the annexation. Additional discussion pertaining to the conceptual basis for the figures used in the analysis is provided in table footnotes.

Figures 1-1 and 1-2 below show Loma Linda and the annexation area, respectively.

FIGURE 1-1. REGIONAL LOCATION – CITY OF LOMA LINDA BOUNDARIES



Source: City of Loma Linda, GIS Dept.

FIGURE 1-2. ANNEXATION AREA



Source: Lilburn Corporation

--- Proposed Annexation to the City of Loma Linda

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

Organization of the Report

Chapter 2 includes a description of the Project's planned improvements and information pertaining to property taxes and off-site sales and use taxes associated with the Project. Chapter 3 addresses conditions pertaining to public facilities/services before and after the proposed annexation. Chapter 5 summarizes the fiscal impacts related to the proposed annexation area. Chapter 6 presents the one-time fees and charges paid to the City by the Project. Supporting fiscal documentation is shown in Appendix A.

Chapter 2: Project Description

Components of Annexation Area

The overall annexation area includes two subdivisions with residential development summarized in Table 2-1A below. In addition, the area includes additional parcels with agricultural uses, some residences, restaurant/bar, and a religious institution. It is assumed that these uses will annexed in as part of the overall project area, and that no other future development will occur in the five-year period evaluated in this analysis.

Planned Improvements (New Development Area)

The Developer plans to construct 126 single family homes on two separate sites totaling approximately 68 acres. The two sites include two TTMs: TTM 20403 (11 acres) and TTM 20404 (57 acres). (See Table 2-1. For purposes of this study, the site and homes are expected to be developed over an approximately 5-year period. At the City's average household size of 2.59 persons per unit, 326 residents will be accommodated at the Project. See Table 2-1a.

**TABLE 2-1A. PROJECT RESIDENTIAL UNITS
CANYON RANCH ANNEXATION AREA ANNEXATION**

	Year 1	Year 2	Year 3	Year 4	Year 5
New Residential Units - Project Site ¹					
TTM 20403	8	8	7	7	7
TTM 20404	18	18	18	18	17
Project Site Total New Units	26	26	25	25	24
Cumulative new units	26	52	77	102	126
Average persons per unit =	2.59				
New Population - Project Site ²	67	67	65	65	62
Cumulative Total Population	67	134	199	264	326
Notes:					
1. Project site residential product information provided by Developer.					
2. Total population is projected at the Citywide average of 2.59 persons per unit, and rounded to the nearest whole number.					
TTM = Tentative Tract Map					
Sources: The Natelson Dale Group, Inc.; Developer					

Currently, information on new street infrastructure or improvements is not available from the applicant. As a preliminary analysis, new maintenance costs related to street improvements and other City of Loma Linda Public Works activities are calculated as shown in Chapter 4, Table 4-3.

TNDG assumes that costs and revenues (derived from user fees) associated with water and wastewater infrastructure developed at the Project, and for recycling and refuse collection, will be essentially equal (which charges set on a breakeven/cost recovery basis) and are therefore not quantified in this report.

Existing Land Uses in other Portion of Annexation Area

Population and employee assumptions related to existing development are summarized in Table 2-1b below.

**TABLE 2-1B. EXISTING POPULATION AND EMPLOYEE ESTIMATES
CANYON RANCH ANNEXATION AREA ANNEXATION**

Variable	Amount
<u>Residents</u>	
Estimated Existing Single Family Dwelling Units ¹	10
Average persons per unit =	2.59
Estimated Existing Population	26
<u>Employees</u>	
Approx. Sq. Ft. of Existing Food Service & Drinking Place	6,000
Square Feet / Employee	300
Estimated Existing Employees	20

Notes:

1. Based on parcels with SFR (Single Family Residential) use code and associated structures.

Sources: The Natelson Dale Group, Inc.; San Bernardino County Assessor-Recorder-Clerk.

Assessed Valuation and Property Tax

Table 2-2 shows the projected assessed valuation of the Project, and various property tax implications. The assessed valuation is based on estimated sales prices of new homes, which will, together with related improvements, constitute the total use of the site when development is complete. In addition, the table includes existing valuation (excluding exempt properties) from other properties in the annexation area.

TABLE 2-2. PROJECTED ASSESSED VALUATION AND PROPERTY TAX
(IN CONSTANT 2021 DOLLARS EXCEPT AS NOTED)
CANYON RANCH ANNEXATION AREA ANNEXATION

Use Category		Year 1	Year 2	Year 3	Year 4	Year 5
Project Site New Residential Units						
Plan 1		8	8	7	7	7
Plan 2		18	18	18	18	17
Annual New Units		26	26	25	25	24
Cumulative new units		26	52	77	102	126
Assessed Valuation						
Current Valuation, Project Site ¹		\$1,441,545	\$1,441,545	\$1,441,545	\$1,441,545	\$1,441,545
New Valuation (Project Site)	Unit Prices ²					
Plan 1	\$835,000	\$6,680,000	\$6,680,000	\$5,845,000	\$5,845,000	\$5,845,000
Plan 2	\$942,000	\$16,956,000	\$16,956,000	\$16,956,000	\$16,956,000	\$16,014,000
Total Incremental New Valuation - Project Site		\$23,636,000	\$23,636,000	\$22,801,000	\$22,801,000	\$21,859,000
Cumulative Total New Valuation		\$23,636,000	\$47,272,000	\$70,073,000	\$92,874,000	\$114,733,000
Total Increased Valuation from Project		\$22,194,455	\$45,830,455	\$68,631,455	\$91,432,455	\$113,291,455
Other Existing Valuation - Annexation Area		\$3,274,352	\$3,274,352	\$3,274,352	\$3,274,352	\$3,274,352
Projected Property Tax						
Annual 1 Percent Property Tax Levy		\$269,104	\$269,104	\$260,754	\$260,754	\$251,334
Cumulative 1 Percent Tax Levy		\$269,104	\$505,464	\$733,474	\$961,484	\$1,180,074
Annual General Fund Property Tax, at City's share of 1 Percent Levy, according to LAFCo, of 13.58%		\$36,544	\$68,642	\$99,606	\$130,569	\$160,254
Projected VLF-Property Tax In Lieu						
Total Valuation for Purposes of VLF-Property Tax In Lieu ³		\$26,910,352	\$50,546,352	\$73,347,352	\$96,148,352	\$118,007,352
Total Annual VLF-Property Tax In Lieu ⁴		\$27,825	\$52,264	\$75,840	\$99,416	\$122,018

Notes:

1. Current valuation is based on the 2021 tax roll, shown in Table 2-4.
2. Average home prices based on comparable sales data provided by the applicant.
3. Valuation of new development and other existing properties in annexation area.
4. \$1,054 per \$1,000,000 of Assessed Valuation.

Sources: The Natelson Dale Group, Inc.; Developer; San Bernardino County Assessor, Property Information Management System (PIMS), Year 2021 TaxRoll

The City of Loma Linda and San Bernardino County do not currently have master property tax sharing agreement. On a preliminary basis, this fiscal impact analysis assumes the City would receive 13.58% of the basic one percent property tax levy on assessed valuation. This factor is based on the previous tax sharing agreement between the City and County for the Orchard Heights Development Annexation¹.

Table 2-4 shows the assessed valuation of the annexation area as it currently exists (as of Fiscal Year 2021 Tax Roll).

**TABLE 2-4. ESTIMATED EXISTING ASSESSED VALUATION
CANYON RANCH ANNEXATION AREA ANNEXATION**

Parcel Information Category	Values			
	TTM 20403	TTM 20404	Other Area	Total Annexation Area
2021 Assessed Valuation:				Total
Land	\$246,970	\$1,156,015	\$3,479,668	\$1,734,000
Improvement	4,933	33,627	10,950,237	\$86,700
Exemptions ¹	0	0	11,155,553	
Net Value	\$251,903	\$1,189,642	\$3,274,352	\$1,820,700
Approximate Acreage	11	57	73	141

Notes:

1. Analysis assumes religious-based institutions are exempt from general property tax assessments.

Sources: The Natelson Dale Group, Inc.; Liburn Corporation; San Bernardino County Assessor, Property Information Management System (PIMS), Year 2021 Tax Roll. Appendix A, Table A-4.

¹ Stanley R. Hoffman Associates, Inc. Orchard Heights Development Annexation: Plan for Service and Fiscal Impact Analysis, City of Loma Linda, December 9, 2016.

Off-Site and Existing Sales and Use Tax

Table 2-5 summarizes the derivation of an estimate of the off-site sales and use taxes generated by Project residents that would accrue to the City of Loma Linda.

TABLE 2-5. ESTIMATED OFF-SITE SALES AND USE TAX (IN CONSTANT 2022 DOLLARS)
CANYON RANCH ANNEXATION AREA ANNEXATION

Variable	Year 1	Year 2	Year 3	Year 4	Year 5
New Residential Valuation	\$23,636,000	\$47,272,000	\$70,073,000	\$92,874,000	\$114,733,000
Household Income, at: 25% of house valuation ¹	\$5,909,000	\$11,818,000	\$17,518,250	\$23,218,500	\$28,683,250
Retail Taxable Sales, at: 32% of household income	\$1,890,880	\$3,781,760	\$5,605,840	\$7,429,920	\$9,178,640
Projected Off-Site Retail Taxable Sales	\$1,890,880	\$3,781,760	\$5,605,840	\$7,429,920	\$9,178,640
Portion captured within City of Loma Linda (50%)	\$945,440	\$1,890,880	\$2,802,920	\$3,714,960	\$4,589,320
Projected Sales and Use Tax to Loma Linda					
Sales Tax, at: 1% of taxable sales	\$9,454	\$18,909	\$28,029	\$37,150	\$45,893
Use Tax, at: 14.0% of sales tax ²	\$1,320	\$2,640	\$3,914	\$5,188	\$6,409
Total Projected Sales and Use Tax	\$10,775	\$21,549	\$31,943	\$42,337	\$52,302

Notes:

1. Average household income is estimated at 25 percent of average housing value, based on commonly accepted industry standards.

2. Source is HdL Companies, Sales Tax Allocation Totals - Calendar Year Comparison (2019).

Source: The Natelson Dale Group, Inc.; Developer.

Table 2-6 summarizes derivation of an estimate of the existing sales and use taxes generated by the existing Food Service and Drinking Place establishment operating in the existing annexation area. The existing sales and use tax revenue that would accrue to the City of Loma Linda after annexation.

TABLE 2-5. ESTIMATED EXISTING SALES AND USE TAX (IN CONSTANT 2022 DOLLARS)
CANYON RANCH ANNEXATION AREA ANNEXATION

Category	Amount
Existing Food Services and Drinking Place¹	
Taxable Sales per Establishment - San Bernardino County ²	\$840,000
Number of businesses in Annexation Area	1
Projected Taxable Sales	\$840,000
Projected Sales and Use Tax to Loma Linda	
Sales Tax, at: 1% of taxable sales	\$8,400
Use Tax, at: 14.0% of sales tax ³	\$1,173
Total Projected Sales and Use Tax	\$9,573

Notes:

1. Existing Food Service and Drinking place is included in the annexation area. APNs: 0293-081-05, -06, -07

2. Total taxable sales divided by number of establishments in the Food Services and Drinking Places category in San Bernardino County.

3. Source is HdL Companies, Sales Tax Allocation Totals - Calendar Year Comparison (2019).

Source: The Natelson Dale Group, Inc.; California Department of Tax and Fee Administration (CDTFA)

Chapter 3: Public Facilities/Services Before and After Annexation

This chapter describes the existing and anticipated future service providers for the proposed Canyon Ranch Annexation Area. The following service categories are addressed:

- General Government
- Community Development
- Fire and Paramedic
- Police Protection
- Library
- Parks and Recreation
- Animal Control
- Street Lighting and Traffic Signals
- Landscape Maintenance
- Water
- Sewer
- Transportation
- Flood Control and Drainage
- Utilities
- Schools
- Solid Waste Management
- Health and Welfare

As presented in Table 3-1, San Bernardino County and local special districts provide many services to the annexation area, located in Loma Linda's Sphere of Influence (SOI), including general government, fire and paramedic, sheriff services, library, animal control, street lighting, road maintenance, flood control, solid waste management and health and welfare. Also, the Redlands Unified School District (RUSD) provides educational services and a number of private utilities serve the annexation area.

After annexation, it is anticipated that the City of Loma Linda will provide services including general government, community development, fire and paramedic, public safety under contract with the County Sheriff, library under contract with the County Library System, local parks and recreation, street lighting and traffic signals, landscape maintenance, water, sewer, transportation, and utilities.

TABLE 3-1. CURRENT AND ANTICIPATED PROJECT SERVICE PROVIDERS
CANYON RANCH ANNEXATION AREA, CITY OF LOMA LINDA

Service	Current Service Provider	Anticipated Service Provider
General Government Services:		
Finance Division	San Bernardino County	City of Loma Linda
Human Resources Division	San Bernardino County	City of Loma Linda
Business Registration	San Bernardino County	City of Loma Linda
Economic Development	San Bernardino County	City of Loma Linda
Community Development:		
Planning	San Bernardino County	City of Loma Linda
Building & safety	San Bernardino County	City of Loma Linda
Code compliance	San Bernardino County	City of Loma Linda
Fire and Paramedic	City of Loma Linda (contract with County)	City of Loma Linda
Sheriff/Police	San Bernardino County Sheriff	City of Loma Linda
Library	San Bernardino County Library	City contract with San Bernardino County Library
Parks and Recreation:		
Local facilities	City of Loma Linda	City of Loma Linda
Regional facilities	San Bernardino County	San Bernardino County
Animal Control	San Bernardino County Contract Animal Care & Control	City of Loma Linda Contract with City of Redlands (shelter)
Street Lighting and Traffic Signals	Southern California Edison and/or San Bernardino County	City of Loma Linda – Street Light Benefit Assessment District No. 1
Landscape Maintenance	N/A	City of Loma Linda – Landscape Maint. Dist. No. 1
Water:		
Domestic water	City of Loma Linda	City of Loma Linda
Recycled water	City of Loma Linda	City of Loma Linda
Irrigation water	Bear Valley Municipal Water Company	N/A
Water quality	City of Loma Linda	City of Loma Linda
Sewer	Septic service	City of Loma Linda
Transportation:		
Freeways and interchanges	Cal Trans	Cal Trans
Arterials and collectors	San Bernardino County Public Works	City of Loma Linda
Local roads	San Bernardino County Public Works	City of Loma Linda
Transit	Omnitrans	Omnitrans
Flood Control and Drainage:		
Local facilities	San Bernardino County Flood Control District	County Flood Control District
Regional facilities	San Bernardino County Flood Control District	County Flood Control District
Utilities:		
Cable/internet/telephone	Spectrum	Spectrum
Power	Southern California Edison	Southern California Edison
Natural gas	Southern California Gas Company	Southern California Gas Co.
Schools	(K-12) Redlands Unified School District	(K-12) Redlands Unified School District
Solid Waste Management	San Bernardino County Contract with Republic Services	Loma Linda Contract with CR&R Environmental Services
Health and Welfare	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Sources: The Natelson Dale Group, Inc.; Various Websites

Chapter 4: City of Loma Linda Fiscal Analysis Assumptions

The general approach to conducting the fiscal impact assessment includes the following steps:

1. Establishing baseline population, employment, and similar conditions that apply to the annexing city, including a determination of appropriate city “service populations,” in this case a combination of residents and workers.
2. Compiling data on costs and revenues for relevant categories of city services from budget documents.
3. Determining and applying methods for projecting these costs and revenues within a process appropriate for the analysis of the Project-specific fiscal impacts.

The application of these three steps to this analysis is addressed in the rest of this chapter.

Baseline Population and Employment

Population and employment figures applied to this analysis are shown on Table 4-1. Notes accompanying the table describe the data sources and rationale applied to deriving the relevant figures.

**TABLE 4-1. CITY POPULATION, HOUSING AND EMPLOYMENT ASSUMPTIONS
CANYON RANCH ANNEXATION AREA**

Variable Description	Applied values
Population and Housing¹	
Total population	24,895
Household Population	24,195
Single Family Units	5,432
Multi-Family Units	3,929
Other Units	657
Total Housing Units	10,018
Occupied Housing Units	9,349
Average Citywide Household Size	2.59
Employment	
Total Employment in the City ²	22,089
Estimated Service Population³	
Total Population	24,895
Estimated Effective Employment (at 50 percent of workers)	11,045
Estimated Daily Total Service Population	35,940

Notes:

1. Source is California Department of Finance (DOF), Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021.

2. The service population consists of the estimated resident population plus 50 percent of workers, to account for the estimated less frequent use of City services by this group.

Sources: The Natelson Dale Group, Inc.; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2021, Sacramento, California, May 2021; U.S. Census Bureau. 2022. LEHD Origin-Destination Employment Statistics (2002-2019)

City Revenue and Cost Data

Tables 4-2 and 4-3 show revenues and costs, respectively, for relevant line items in the City of Loma Linda Budget, along with the factors that are derived for projecting the annexation population's theoretical effects on these revenues and costs, for use in a subsequent chapter.

**TABLE 4-2. LOMA LINDA CITY BUDGET REVENUES AND PROJECTION FACTORS
CANYON RANCH ANNEXATION AREA**

Revenue Source	Loma Linda Budget	Projection Basis ¹		Annual Projection Factors: Figures and Units	
Property Taxes ²	\$2,091,600	LAFCo		13.58%	of City share of 1% levy
VLF - Property Tax In Lieu ³	\$2,510,000	Case Study		\$730	per \$1,000,000 assessed valuation
Property Transfer Tax	\$50,000	Property Turnover and Valuation Assumptions		3.8%	X \$0.55 per \$1,000 assessed valuation
Sales and Use Tax	\$7,888,700	Taxable Sales		(Off-site sales only, see Table 2-5)	
Use Tax		Use Tax as Percent of Total		14.0%	of sales tax
Proposition 172 (Half-Cent Sales Tax) ⁴	\$80,000	Total City Sales and Use Tax =	\$7,888,700	\$10.14	per \$1,000 of City sales and use tax
Franchise Fees	\$985,000	Service Population =	35,940	\$27.41	per capita, service population
Business Licenses	\$268,300	Service Population =	22,089	\$12.15	per employee
Business Registration	\$56,000	Service Population =	22,089	\$2.54	per employee
Animal Licenses and Code Fines	\$29,500	Service Population =	24,895	\$1.18	per capita
Recycling and Refuse	\$1,220,600	Service Population =	35,940	\$33.96	per capita
Other Charges for Services ⁵	\$209,000	Service Population =	24,895	\$8.40	per capita, service population
Other Revenue	\$1,920,200	Service Population =	35,940	\$53.43	per capita, service population
Transfers In:					
Gas Tax Fund	\$527,200	Population =	24,895	\$21.18	per capita
General Fund: Transfers in from Other Funds	\$154,600	Service Population =	35,940	\$4.30	per capita, service population

Notes:

1. See Table 4-1 for explanation of service population.
2. General Fund share given assumed to be 13.58%, based on previous Orchard Heights Development Annexation project.
3. See table below for calculation of estimate.

Citywide A.V. FY 2020-2021	\$2,427,488,376
Proposed Projec A.V. at buildout	\$118,007,352
Proposed Project as % of Citywide A.V.	4.86%
VLF In-lieu FY 2020-2021	\$2,510,000
Increase in VLF attributable to project	\$122,018
VLF per \$1 million in new AV:	\$1,034

4. See table below for calculation of estimate.

Citywide Sales & Use Tax FY 2020-2021	\$7,888,700
Proposition 172 Tax	\$80,000
Proposition 172 Tax per \$1,000 Sales and Use Tax:	\$10.14

5. See table below for calculation of estimate.

Citywide Sales & Use Tax FY 2021	\$7,888,700
----------------------------------	-------------

6. See Appendix A for included Charges for Services items

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

**TABLE 4-3. GENERAL FUND AND OTHER RELEVANT ACCOUNTS, RECURRING COST FACTORS AND PROJECTION FACTORS
CANYON RANCH ANNEXATION AREA**

Cost Category	Loma Linda Budget	Net Cost ¹	Projection Basis ²		Annual Projection Factors: Figures and Units	
General Government-Overhead ³	\$2,348,100	\$2,348,100	See Table 4-4		9.8%	of direct line costs
Police Protection	\$5,896,800	\$4,846,400	Service population =	35,940	\$134.85	per service population
Senior Center	\$67,000	\$67,000	Service population =	7,838	\$8.55	per service population
Community Development Dept.	\$1,068,700	\$375,700	Service population =	35,940	\$10.45	per service population
Fire Protection	\$7,453,400	\$6,643,700	Service population =	35,940	\$184.86	per service population
Public Works:						
Street Maintenance	\$632,500	\$632,500	Service population =	35,940	\$17.60	per service population
Parks Maintenance	\$912,300	\$912,300	Service population =	24,895	\$36.65	per service population
Other Public Works ⁴	\$725,600	\$685,300	Service population =	35,940	\$19.07	per service population

Notes:

1. Generally, assumed to be difference between general tax-based funds and funds from other sources.
2. Estimated service population is described in notes on Table 4-1
3. The general government overhead rate is estimated on Table 4-4.
4. Other Public Works includes Traffic Safety, Engineering, Facilities Maintenance, and Vehicle Maintenance

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

Table 4-4 (on the next page) shows the derivation of the estimate of the general government overhead rate, used to calculate the estimate of the General Government cost factor on Table 5-2.

**TABLE 4-4. CALCULATION OF CITY GENERAL GOVERNMENT OVERHEAD RATE
CANYON RANCH ANNEXATION AREA**

General Fund	Adopted FY 2020-2021 Expenditures	General Government	Non-General Government
<u>Administration</u>			
CITY COUNCIL	\$164,900	\$164,900	
CITY CLERK	184,300	\$184,300	
CITY MANAGER	369,900	\$369,900	
FINANCE	639,300	\$639,300	
INFORMATION SYSTEMS	207,500	\$207,500	
GENERAL GOVERNMENT	782,200	\$782,200	
POLICE SERVICES	5,896,800		5,896,800
SENIOR CENTER	67,000		67,000
<i>Total</i>	<i>\$8,311,900</i>	<i>\$2,348,100</i>	<i>\$5,963,800</i>
<u>Community Development</u>			
PLANNING	\$345,200		\$345,200
BUILDING & SAFETY	441,700		441,700
CODE ENFORCEMENT	281,800		281,800
<i>Total</i>	<i>\$1,068,700</i>		<i>\$1,068,700</i>
<u>Fire Department</u>			
PARKING CONTROL	\$186,100		\$186,100
FIRE PREVENTION	335,100		335,100
FIRE & RESCUE SERVICES	6,638,800		6,638,800
DISASTER PREP.	293,400		293,400
<i>Total</i>	<i>\$7,453,400</i>		<i>\$7,453,400</i>
<u>Public Works</u>			
TRAFFIC SAFETY	\$178,900		\$178,900
ENGINEERING	252,500		252,500
STREET MAINTENANCE	632,500		632,500
FACILITIES MAINTENANCE	293,000		293,000
REFUSE	1,099,900		1,099,900
RECYCLING	24,400		24,400
PARKS MAINTENANCE	912,300		912,300
VEHICLE MAINTENANCE	1,200		1,200
<i>Total</i>	<i>\$3,394,700</i>		<i>\$3,394,700</i>
Total - General Fund	\$20,228,700	\$2,348,100	\$17,880,600
Current General Government Overhead Rate			
Gen Government Expenditures		\$2,348,100	
Direct Gen Government Expenditures		\$17,880,600	
Current General Government Overhead Rate		13.1%	
Marginal Increase in General Government Costs @ 75%¹		9.8%	

Notes:

1. General government costs for the project are not expected to increase on a one-to-one basis. Therefore, an overhead rate adjustment is used, set at 75 percent.

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

Chapter 5: Fiscal Impacts of Annexation Area

A summation of the annexation area's projected annual recurring revenues and costs is shown on Table 5-1. The table shows an annual recurring surplus of \$220,167

**TABLE 5-1. SUMMARY OF ANNUAL FISCAL IMPACTS AT BUILDOUT
CANYON RANCH ANNEXATION AREA**

Annual, at Buildout	
Total Recurring Revenues	\$389,632
Total Recurring Costs	\$169,465
Annual Recurring Surplus/Deficit	\$220,167
Revenue/Cost Ratio	2.30

Source: Table 5-2

Details of the comparison of costs and revenues are shown on Table 5-2 for cost and revenue categories that are relevant to the Project. Budget categories otherwise associated with analyses of this type that are not shown in the table include:

Revenues – Measure I

Measure I is a half-cent countywide sales tax that is allocated to the City on two bases: 1) arterial funds allocated by the San Bernardino County Transportation Authority (SBCTA) for transportation projects in the region, and 2) "local" funds distributed to cities on a per capita basis which must be expended on streets and roads based on a 20-year transportation plan and five-year capital improvement plan (CIP). Since this revenue is allocated to programs costs outside of the City's annually-recurring General Fund expenditures, It is not projected in the fiscal analysis.

TABLE 5-2. DETAILED PROJECTED RECURRING FISCAL IMPACTS
CANYON RANCH ANNEXATION AREA

Category	Annexation Area					% of Total (Yr 5)
	Year 1	Year 2	Year 3	Year 4	Year 5	
General Fund and Relevant Other Accounts, Annual Recurring Revenues						
Property Taxes	\$36,544	\$68,642	\$99,606	\$130,569	\$160,254	41.1%
VLF-Property Tax in Lieu	\$27,825	\$52,264	\$75,840	\$99,416	\$122,018	31.3%
Property Transfer Tax	\$498	\$996	\$1,476	\$1,956	\$2,416	0.6%
Sales and Use Tax	\$20,348	\$31,122	\$41,516	\$51,910	\$61,875	15.9%
Proposition 172 Half Cent Sales Tax	\$206	\$316	\$421	\$526	\$627	0.2%
Franchise Fees	\$2,823	\$4,659	\$6,441	\$8,222	\$9,921	2.5%
Business Licenses/Registration	\$294	\$294	\$294	\$294	\$294	0.1%
Animal Licenses/Code Fines	\$261	\$431	\$596	\$761	\$918	0.2%
Charges for Services	\$781	\$1,343	\$1,889	\$2,435	\$2,955	0.8%
Other Revenue	\$5,503	\$9,083	\$12,556	\$16,029	\$19,341	5.0%
Transfers In: State Gas Tax	\$1,969	\$3,388	\$4,765	\$6,141	\$7,454	1.9%
Transfers In: From Other City Funds	\$443	\$731	\$1,011	\$1,291	\$1,557	0.4%
Total Recurring Revenues	\$97,495	\$173,269	\$246,410	\$319,550	\$389,632	100.0%
General Fund and Relevant Other Accounts, Annual Recurring Costs						
General Government	\$6,401	\$10,605	\$14,684	\$18,762	\$22,653	13.4%
Police Protection	\$13,889	\$22,924	\$31,689	\$40,455	\$48,815	28.8%
Fire Protection	\$19,040	\$31,426	\$43,442	\$55,457	\$66,919	39.5%
Senior Center	\$795	\$1,368	\$1,923	\$2,479	\$3,009	1.8%
Community Development	\$1,077	\$1,777	\$2,457	\$3,136	\$3,784	2.2%
Public Works: Street Maintenance	\$1,813	\$2,992	\$4,136	\$5,280	\$6,371	3.8%
Public Works: Parks Maintenance	\$2,909	\$5,005	\$7,039	\$9,072	\$11,012	6.5%
Public Works: Other Costs	\$1,964	\$3,242	\$4,481	\$5,720	\$6,903	4.1%
Total Recurring Costs	\$47,889	\$79,339	\$109,850	\$140,362	\$169,465	100.0%
Annual Recurring Surplus/Deficit	\$49,606	\$93,930	\$136,559	\$179,188	\$220,167	
Revenue/Cost Ratio	2.04	2.18	2.24	2.28	2.30	
Annual Surplus/Deficit per Dwelling Unit	\$1,908	\$1,806	\$1,773	\$1,757	\$1,747	

Sources: Tables 4-2 and 4-3.

Chapter 6: Project One-Time Fees and Charges

This section presents the estimated one-time fees and charges associated with new development in the proposed annexation area. Development impact fees are one-time fees paid by the developer to offset the construction costs of new public infrastructure and capital facilities needed to serve the Project.

Development of the Project will entail payment of \$3,953,307 in City of Loma Linda development impact fees. In addition, impact fees paid to the Redlands Unified School District will total \$1,588,356. These payments are detailed in Table 6-1 below.

TABLE 6-1. ONE-TIME IMPACT AND OTHER DEVELOPMENT FEE PAYMENTS
CANYON RANCH ANNEXATION AREA

Item No.	Impact Fees	Unit Measure	Price	Quantity	Amount
	<u>City of Loma Linda</u>				
1	General Government	DU	\$393	126	\$49,518
2	Parkland Acquisition and Development	DU	\$12,489	126	\$1,573,614
3	Open Space Acquisition (a)	N/A	N/A	N/A	N/A
4	Public Meeting Facilities	DU	\$1,575	126	\$198,450
5	Art in Public Places	Value	0.25%	N/A	\$286,833
6	Fire Suppression Facilities	DU	\$1,120	126	\$141,120
7	Engineering:				
	7a) Local Circulation Systems	DU	\$1,551	126	\$195,426
	7b) Regional Circulation Systems	DU	\$3,741	126	\$471,366
8	Storm Drainage Facilities	DU	\$1,331	126	\$167,706
9	Water Generation, Storage & Distribution	DU	\$5,826	126	\$734,076
10	Wastewater (Sewer) Collection System	DU	\$1,073	126	\$135,198
	<i>Total, City of Loma Linda</i>				<i>\$3,953,307</i>
	<u>School Fee</u>				
	Redlands Unified School District	SF	\$3.82	415,800	\$1,588,356
Total, Impact Fees					\$5,541,663
<u>Calculation Factors/Inputs:</u>					
	Total Dwelling Units (DU's)		126		
	Total Residential Valuation		\$114,733,000		
	Assumed Square Feet per DU (b)		3,300		

Note:

- a. Open Space Acquisition Fee applies only to non-residential development projects.
- b. Assumed square footage excludes garage area (per City's fee schedule).

Sources: City of Loma Linda Development Impact Fee Sheet (updated April 21, 2022); Redlands Unified School District Facility Fees Flyer (effective July 12, 2017); TNDG.

Appendix A: Supporting Fiscal Documentation

TABLE A-1. CURRENT TAX RATE AREA (TRA) ALLOCATIONS
CANYON RANCH ANNEXATION AREA

Agency Code	Agency ¹	TRA 104031
AB01 GA01	COUNTY GENERAL FUND	0.15505544
AB02 GA01	ERAF	0.23480374
BF03 GA01	FLOOD CONTROL ZONE 3	0.02714252
BF08 GA01	FLOOD CONTROL ADMIN 3-6	0.00093737
BL01 GA01	COUNTY FREE LIBRARY	0.01501555
BS01 GA01	SUPERINTENDENT OF SCHOOLS - COUNTYWIDE	0.00532077
BS01 GA05	SUPERINTENDENT OF SCHOOLS - DEV CENTER	0.00054860
BS01 GA03	SUPERINTENDENT OF SCHOOLS - PHYS HAND	0.00209292
SC54 GA01	SAN BERNARDINO COMMUNITY COLLEGE	0.05449836
SU48 GA01	REDLANDS UNIFIED SCHOOL DISTRICT	0.32034756
UD50 GA01	CSA 70	0.00000000
UF01 GA01	SAN BDNO CNTY FIRE PROTECT DISTRICT	0.12603442
UF01 GA05	SAN BDNO CNTY FIRE PROTECT DISTRICT - SBCFPD-ADMIN	0.02783986
WR04 GL01	INLAND EMPIRE JT RESOURCE CONS DIST	0.00123173
WT01 GL01	SAN BDNO VALLEY WATER CONS DIST	0.00108652
WU23 GA01	SAN BERNARDINO VALLEY MUNI WATER	0.02804464
	Total	1.00000000

Notes:

1. The property tax allocations affected by the annexation are shown in **bold** print.

TRA = Tax Rate Area

Sources: The Natelson Dale Group, Inc.; San Bernardino County Auditor-Controller, Property Tax Division

TABLE A-2. GENERAL FUND REVENUE CATEGORIES
CITY OF LOMA LINDA

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
CURRENT SECURED	1,200,000			1,200,000
CURRENT UNSECURED	44,000			44,000
STATUTORY PASS THRU	127,000			127,000
PRIOR TAXES	40,000			40,000
SUPPLEMENTAL CURRENT	20,000			20,000
MISCELLANEOUS TAXES	10,600			10,600
NEGOTIATED PASS-THRU	150,000			150,000
RESIDUAL BALANCE RPTTF	500,000			500,000
PROPERTY TAXES TOTAL	2,091,600			2,091,600
FRANCHISES	835,000			835,000
PAVEMENT IMPROV. FEE	150,000			150,000
FRANCHISES TOTAL	985,000			985,000
SALES TAX - SBE	7,888,700			7,888,700
SALES TAX -PROP 172	80,000			80,000
SALES TAX ABATEMENT	(3,651,100)		(3,651,100)	
SALES AND USE TAX TOTAL	4,317,600		(3,651,100)	7,968,700
TRANSIENT OCC. TAX	599,000		599,000	
TRANSIENT OCC. TAX ABATEMENT	(84,800)		(84,800)	
PROPERTY TRANSFER	50,000			50,000
BUSINESS LICENSE	268,300			268,300
NEW BUSINESS REGISTRATION APP	8,000			8,000
BUSINESS REGISTRATION RENEWAL	48,000			48,000
OTHER TAXES TOTAL	888,500		514,200	374,300
ANIMAL LICENSE	25,500			25,500
PUBLIC WORKS- MISC. PERMITS	15,000	15,000		
BUILDING PERMITS	565,200	565,200		
FIRE PLAN CHECK	11,600	11,600		
FIRE PERMITS - ANNUAL	48,100	48,100		
MISCELLANEOUS PERMITS	1,000	1,000		
LICENSES AND PERMITS TOTAL	666,400	640,900		25,500
STATE MANDATE FEE	200		200	

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
CODE VIOLATIONS	3,000	3,000		
ANIMAL CODE FINES	4,000			4,000
FINES AND FORFEITS TOTAL	7,200	3,000	200	4,000
INTEREST	190,000			190,000
LEASE INCOME	347,400		347,400	
FACILITIES RENTAL	23,000		23,000	
USE OF MONEY AND PROPERTY TOTAL	560,400		370,400	190,000
LIQUIDATION OF SUCCESSOR AGEN	0		0	
FEDERAL GRANTS	0		0	
VEHICLE LICENSE FEE - IN EXCESS	15,000		15,000	
VLF - PROPERTY TAX IN LIEU	2,510,000			2,510,000
HOPTR	12,500		12,500	
STATE GRANTS	6,200		6,200	
MISCELLANEOUS GRANT	0		0	
INTERGOVERNMENTAL TOTAL	2,543,700		33,700	2,510,000
GENERAL PLAN UPDATE	15,000		15,000	
VA FIRE SERVICES	240,000	240,000		
CSA 38 FIRE SERVICES	6,500		6,500	
LLUMC LAW ENFORCEMENT SVCS	1,050,400	1,050,400		
LLUMC FIRE SERVICES	569,700	569,700		
PLANNING FEES	46,600	46,600		
SALE MAPS & PUBLICATIONS	100		100	
PROJECT PLANS/SPECS	2,500	2,500		
ENGINEERING INSPECTIONS	25,300	25,300		
ENGINEERING PLAN CHECK	22,700	22,700		
TOWING FEES	5,000			5,000
WEED ABATEMENT	30,000			30,000
HOUSEHOLD HAZ WASTE	32,500			32,500
RECYCLING SERVICE CHARGE	62,300			62,300
REFUSE COLLECTION	813,300		813,300	
REFUSE-PASS THRU	195,000		195,000	
LL DISPOSAL DIRECT COLLECTIONS	150,000		150,000	
EMS - MEMBERSHIP	35,000			35,000

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
EMS RESPONSE FEE	100,100			100,100
MISCELLANEOUS SERVICES	6,400			6,400
HOTEL INCENTIVE ADMIN FEE	0		0	
CHARGES FOR SERVICES TOTAL	3,408,400	1,957,200	1,179,900	271,300
SALE OF HISTORY BOOKS	0		0	
ASSETS FORFEITURE	0		0	
REFUNDS/REIMBURSEMENTS	20,000			20,000
MISCELLANEOUS REVENUE	50,000			50,000
DONATIONS	1,000		1,000	
CASH OVER OR SHORT	100		100	
DAMAGE CLAIM RECOVERY	0			0
GAIN ON SALE OF ASSETS	0			0
OVERHEAD - M & O	1,850,200			1,850,200
OVERHEAD - CAPITAL	1,293,800		1,293,800	
OTHER REVENUES TOTAL	3,215,100		1,294,900	1,920,200
TRANSFERS IN-Gas Tax	527,200			527,200
TRANSFERS IN-Traffic Safety	55,000			55,000
TRANSFERS IN-CITIZENS' OPTION PUBLIC SAFETY	99,600			99,600
OPERATING TRANSFERS IN TOTAL	681,800			681,800
GENERAL FUND TOTAL	19,365,700	2,601,100	(257,800)	17,022,400

Notes:

1. One-time basis revenues or revenues that occur as a fixed amount payment from other agencies are not projected.
2. Not impacted by proposed annexation
3. Annually-recurring revenues impacted by proposed annexation project

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

TABLE A-3. POPULATION BY AGE
CITY OF LOMA LINDA

Age	Estimate	Percent
Under 5 years	1,358	5.6%
5 to 9 years	1,215	5.0%
10 to 14 years	1,081	4.5%
15 to 19 years	1,087	4.5%
20 to 24 years	1,414	5.8%
25 to 29 years	2,953	12.2%
30 to 34 years	2,274	9.4%
35 to 39 years	1,683	6.9%
40 to 44 years	1,246	5.1%
45 to 49 years	926	3.8%
50 to 54 years	1,371	5.7%
55 to 59 years	1,946	8.0%
60 to 64 years	1,164	4.8%
65 to 69 years	1,585	6.5%
70 to 74 years	805	3.3%
75 to 79 years	712	2.9%
80 to 84 years	624	2.6%
85 years and over	795	3.3%
Total Population	24,239	100.0%
Total 55 and Over	7,631	31.5%

Sources: The Natelson Dale Group, Inc.; U.S. Census Bureau, 2020 American Community Survey, Table S0101.

Table A-4
Parcel Database
Canyon Ranch Annexation Annexation Area: Plan for Service and Fiscal Analysis

APN	TTM	City's Acreage	APN Acreage	Land Value (2021)	Improvement Value (2021)	Assessor Exemption Value	Net Taxable Value
0293-071-03		0.23	0.22	40,615			40,615
0293-071-04		0.22	0.22	77,012	1,134	7,000	71,146
0293-071-05		0.22	0.22	51,528	92,751		144,279
0293-071-06		0.61	0.57	101,051	267,947		368,998
0293-071-07		0.2	0.175	9,461			9,461
0293-071-08		0.21	0.21	9,499			9,499
0293-071-09		0.21	0.21	7,944			7,944
0293-071-10		0.22	0.21	75,777	202,072		277,849
0293-071-11		0.22	0.22	2,416			2,416
0293-071-12		0.22	0.22	40,000			40,000
0293-071-13		0.23	0.23	120,879	48,725		169,604
0293-071-16		0.72	1.12	85,000			85,000
0293-071-17		0.98	0.98	0			0
0293-071-18		4.41	4.42	0			0
0293-071-19		7.73	7.74	47,371	1,374		48,745
0293-081-02		0.62	0.62	13,558	39,665	7,000	46,223
0293-081-03		0.48	0.50	125,000			125,000
0293-081-04		0.50	0.58	101,036	176,813		277,849
0293-081-05		0.25	0.30	50,484			50,484
0293-081-06		0.25	0.30	50,484	469,097		519,581
0293-081-07		0.60	0.55	127,828			127,828
0293-081-09	TTM 20403	7.52	6.85	161,272	3,447		164,719
0293-081-11	TTM 20403	1.54	1.55	35,708	571		36,279
0293-081-12	TTM 20403	0.65	0.65	23,037	344		23,381
0293-081-13		0.49	0.50	12,390	24,776		37,166
0293-081-14		2.14	2.14	29,453	445		29,898
0293-081-16		0.08	0.08	1,208			1,208
0293-081-17		0.48	0.48	30,167	54,308	7,000	77,475
0293-081-19	TTM 20403	1.07	1.07	26,953	571		27,524
0293-091-04		2.69	2.55	56,222	1,123		57,345
0293-091-05		2.50	2.38	170,000	255,000		425,000
0293-091-08 ¹		8.01	8.01	1,661,147	9,151,435	10,812,582	0
0293-101-05		0.75	1.00	0			0
0293-101-08	TTM 20404	2.42	0.02	802	10,456		11,258
0293-101-11	TTM 20404	19.90	19.95	307,309			307,309
0293-101-12		10.20	10.29	0			0
0293-101-13	TTM 20404	20.80	20.86	641,342	10,025		651,367
0293-101-14		3.08	3.09	0			0
0293-111-15 ¹		5.54	5.14	314,971		314,971	0
0293-111-16		3.78	3.78	0			0
0293-111-17		3.60	3.60	0			0
0293-111-18	TTM 20404	6.31	6.15	94,357	6,462		100,819
0293-111-19	TTM 20404	0.32	0.32	4,873			4,873
0293-111-20		0.58	0.58	0			0
0293-111-21	TTM 20404	7.73	7.73	107,332	6,684		114,016
0293-111-22		3.67	3.68	0			0
0293-121-05		2.21	2.22	0			0
0293-121-15		0.53	0.53	4,988	19,230		24,218
0293-121-16		0.17	0.17	0			0
0293-121-17		0.41	0.41	62,179	144,342	7,000	199,521
0293-121-18		0.47	0.47	0			0

Notes: TTM = Tentative Tract Map

1. Religious-based institutions assumed to be exempt from general property tax assessments.

Sources: The Natelson Dale Group, Inc.; Liburn Corporation; San Bernardino County Assessor-Recorder-Clerk.

**TABLE A-5. DERIVATION OF USE TAX FACTOR
CANYON RANCH ANNEXATION AREA**

Variable	Amount
<u>Use Tax</u>	
County Pool	246,894
State Pool	758
Total Use Tax	247,652
Point of Sale	1,773,476
Use Tax Rate	14.0%

Sources: The Natelson Dale Group, Inc.; The HdL Companies,
Sales Tax Allocation Tables, Calendar Year 2019

Attachment J

Public Comments and Staff Responses



LAFCO

**Local Agency
Formation Commission**
for San Bernardino County

1170 West 3rd Street, Unit 150
San Bernardino, CA 92415-0490
909.388.0480 | Fax 909.388.0481
lafco@lafco.sbcounty.gov
www.sbciafco.org

COMMISSIONERS

JOE BACA, Jr.
Board of Supervisors

JIM BAGLEY, Chair
Public Member

DR. KIMBERLY COX
Special District

PHILL DUPPER
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STEVEN FARRELL
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CURT HAGMAN
Board of Supervisors

ACQUANETTA WARREN, Vice Chair
City Member

ALTERNATES

RICK DENISON
City Member

JIM HARVEY
Public Member

KEVIN KENLEY
Special District

DAWN ROWE
Board of Supervisors

EXECUTIVE OFFICER

SAMUEL MARTINEZ

LEGAL COUNSEL

PAULA DE SOUSA

November 17, 2022

VIA EMAIL and US MAIL

Lorena A. Matarrita, Director
City of Loma Linda Community Development Department
25541 Barton Road
Loma Linda, CA 92354

Dear Ms. Matarrita:

RE: Notice of Intent to Adopt a Mitigated Negative Declaration - Canyon Ranch Residential Subdivision and Annexation

The Local Agency Formation Commission for San Bernardino County (LAFCO) received the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for the Canyon Ranch Residential Subdivision and Annexation (General Plan Amendment No. P21-073, Zone Change No. P21-074, Annexation No. P21-072, and Tentative Tract Map No. P21-075 for Maps 20403 and 20404). Thank you for allowing LAFCO to provide comments on the working draft copy of the Initial Study and the proposed Mitigated Negative Declaration. Two additional comment are being provided for your consideration.

On the Pre-Zone Designations on page 1, it might be helpful to list the Low Density Residential (R-1) pre-zone being proposed. Although the text in the Project Description describes the change being proposed for portion of the current General Commercial to R-1, the R-1 designation is not reflected on the listing on page 1. It may be necessary to provide a distinction between the existing pre-zone designations—which are listed—and the proposed change.

For Fire Protection, page 62, it is noted in the text that upon annexation, the area would be detached from the Valley Service Zone. However, a more accurate statement would be that the area would be detached from the San Bernardino County Fire Protection District (SBCFPD), its Valley Service Zone, and its Zone FP-5 (since the Valley Service Zone is only a component unit of the actual service provider – SBCFPD).

We look forward to working with the City on the further processing of this project through the LAFCO process. Please maintain LAFCO on your distribution list to receive further information related to this process.

Sincerely,

SAMUEL MARTINEZ
Executive Officer

cc: Tom Dodson, Tom Dodson and Associates, Environmental
Consultant to LAFCO
Natalie Patty, Lilburn Corporation, Consultant

ATTACHMENT J

****URGENT SAN TIMOTEO CANYON DEVELOPMENT****

Gabriel Brambila <gabriel0621@yahoo.com>

Wed 11/16/2022 5:38 PM

To: lmatarrita@lomalinda-ca.gov <lmatarrita@lomalinda-ca.gov>

Cc: Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Hello,

I seen that y'all posted a sign at san timoteo cyn rd and Nevada st about a development happening in the area. I am conflicted with the fact that I reviewed all the information posted online about the impacts this project will have on the area and community. As a DIRECT Nieghbor to that area, I am concern with several factors including but not limited to;

That area homes one of San Bernardino county's top 10 endangered species, the kangaroo rat. Since I live in the area, I often wonder those empty grounds and have seen many of them there. The reports posted online say that the project will have no to minimal impact of the environment there but the project will literally destroy their habitat and force them to move elsewhere which will most likely result in the deaths of this already endangered species. I have written to county, the state and several other organizations to notify them of this matter.

Second, as a resident who not only lives within under a quarter mile from the project and drives through that area everyday, I object to this project because it may very well take a direct toll on my well being and health. The traffic is already backed up bumper to bumper in the canyon from around 4pm-6pm, this will only make it worse. The pollution in my air space and surrounding areas will become worse because of the machinery needed to build this project, my street will be damaged by the heavy equipment used to make this happen. And the noise will be outrageous. I often have to work nights so imagine coming home around 4-5am to only be woken up by nosies of mail guns, heavy machinery and equipment be operated at early morning times. Many of these constructions crews start their day as early as 5am and work late hours wrecking chaos with their loud noises!

Third, these homes change the complete atmosphere if the canyon. The report said it would not visually impact the appearance of the surrounding areas, however the is completely wrong! The canyon is mainly ALL agricultural land, With minimum parcel lot sizes of 5 acres, with some exceptions* and even the few home that are under 5 acres have a decent amount of land/ space. These new tract homes will have tiny lots side by side. If I cannot stop this construction then I at least recommend that the homes be built to suit the atmosphere of the canyon! The homes here have land, they are ranch style home with land, by putting tract homes in the canyon you are changing the WHOLE AND COMPLETE visual scenery of the San Timoteo canyon which is unacceptable.

Also, they will be building over 160 residential unit and several other buildings yet there are NO PLANS for recreational areas for theses residents. The nearest park is to far to walk to from within the canyon residential buildings. Several studies In California have determined that a typical household consist almost 4 people per home. That average has greatly increased due to economical and pandemic factors in the last couple of months and years. 4 times 160 homes is about 640 new residents that would be living in the canyon, which is more that the total 15 times the population of the loma Linda/ Redlands residents that reside in the San Timoteo canyon! These new individuals have don't have access to a park or recreational area within walking distance. This new development must be required to include a park, dog park and other recreational areas for its new residents.

Thank you, and I hope you take into consideration my comments about this development

- Gabriel Brambila, direct Nieghbor of this development on Beaumont ave.



City of Loma Linda

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

February 7, 2023

Dear Mr. Gabriel Brambila,

Thank you for your email provided on November 16, 2022 and outlining your concerns regarding the Canyon Ranch Annexation Project proposed west of San Timoteo Canyon Road, south of Barton Road and north of Beaumont Avenue. As stated in your email, you have concerns regarding the project's impact to the endangered kangaroo rat (SBKR) and the loss of habitat. In addition, you have a concern regarding peak hour traffic, construction-related air quality and noise. Also you stated a concern regarding the project's aesthetic impacts including changing large 5-acre lots from agricultural use to non-agricultural use, and that the tract homes will have small lots and will be over 160 units with other buildings and no recreational areas proposed.

Below is a written response to each of your concerns regarding the Canyon Ranch Annexation Project.

Endangered Species - An analysis of the likelihood for the occurrence of all sensitive species documented in the *Redlands* and *San Bernardino South* quads was conducted and takes into account species range as well as documentation within the vicinity of the Project area and includes the habitat requirements for each species and the potential for their occurrence in the area proposed for TTM 20403 and TTM 20404. According to the databases, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the Project site.

The Project Site is located within a moderately developed area of Loma Linda. The Project Site has been subject to ongoing disturbance in the form of vegetation management (mowing), foot traffic, vehicle traffic, and domestic dog activity. Due to the channelization of San Timoteo creek and development within the surrounding area, the Project area is no longer subject to the normal flood regimes that are conducive to creating the open canopy structure of the pioneer and intermediate stages of Riversidean alluvial fan sage scrub habitat that may have historically been occupied by SBKR in the Project vicinity. There is no habitat within the Proposed Project footprint, as well as the immediate surrounding area, that is suitable for any sensitive species identified in the CNDDB search including the SBKR.

Traffic, Construction Related Air Quality and Noise - As concluded in the Traffic Study, the study intersection Levels of Service for Existing Plus Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Existing Plus Project conditions. The study intersection Levels of Service for Opening Year (2024) Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) Without Project conditions. The study intersection Levels of Service for Opening Year (2024) With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) With Project conditions. Therefore, the proposed project is forecast to result in no project-related

Level of Service deficiencies at the study intersections for the Opening Year (2024) With Project scenario.

The study intersection Levels of Service for Year 2040 Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 Without Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours: Nevada Street (NS) at San Timoteo Canyon Road (EW) (D-AM / E-PM peak hour). The installation of a traffic signal is recommended at the Nevada Street (NS) at San Timoteo Canyon Road intersection. The study intersections are forecast to operate within acceptable Levels of Service (C or better) during the peak hours with improvements that will be required of the Project.

The Project Proponent is not solely responsible for installation of the traffic signal, especially since it is not warranted until 2040 without Project. The Project Proponent is required to contribute towards the funding mechanism for arterial streets, traffic signals, interchange improvements as well as emergency services.

A Noise Analysis was prepared for the Project and is available online and at the City of Loma Linda Community Development Department for review. As stated in the analysis, modeled unmitigated construction noise levels when combined with existing measured noise levels ranged between 41.5 and 67.1 dBA Leq at the nearest sensitive receptors to the Project Site. When modeled construction noise levels are combined with existing noise levels, receptors will be exposed to short-term increases in ambient noise levels of up to 5 dB Leq. Project construction would comply with City of Loma Linda Municipal Code Sections 9.20.050 and 9.20.070. In addition, best management practices related to loud music/voices, turning off equipment would be required as conditions of project approval.

An Air Quality analysis was prepared for the Project and analyzed construction related emissions. The analysis found that emissions would not exceed South Coast Air Quality Management District thresholds and impacts were determined to be less than significant. As stated in the Initial Study, the Project Proponent would be required to comply with all applicable South Coast Air Quality Management District rules and regulations including Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source, and the Air Quality Management Plan which identifies Best Available Control Technologies for area sources and point sources.

Aesthetics - Regarding the aesthetic impacts of the Project and change of atmosphere within the canyon, the development of vacant land with the construction of 126 single-family residences would change the visual character of the site but would not objectively be considered a substantial degradation as it would blend with existing residential development to the west, and the remaining 74.32 acres would remain unchanged. Under the existing County zoning, the Project Site is designated rural living and could result in the development of single-family homes. TTM 20404 would consist of 89 residential lots (maximum density of 2 units per acre) and two lettered lots (Lot A consisting of 58,646 square feet and Lot B consisting of 3,834 square feet) providing green space and water detention basins. TTM 20403 would consist of 37 residential lots with lot sizes ranging from 15,589 square feet to a minimum lot size of 7,200 square feet, and a 20,831 square-foot letter lot to provide open space/water retention.

Recreational Facilities/Parks - According to the recently adopted Development Impact Fee Nexus Study, the City has a policy of 3.0 acres of parkland per 1,000 residents. The Proposed Project would generate 327 new residents within the area and would require an additional 0.98

acres of parkland. The Proposed Project would contribute financially to the City's current sufficient parkland acreage. The collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result. In addition, the Project's new residents would have access to County Regional Parks as these park services would not change as a result of annexation.

At this time, staff is tentatively scheduling the first public hearing for the annexation and subdivision request on March 1, 2023. It will be presented before the Planning Commission and then taken to City Council for ratification at a later date. For meeting agenda information, please visit the city's website at https://www.lomalinda-ca.gov/our_city/board__city_council. If you have any questions regarding this matter, please email LMatarrita@lomalinda-ca.gov or call (909)799-2839. Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Lorena Matarrita".

Lorena Matarrita
Community Development Director

Re: Canyon Ranch Annexation, Loma Linda

Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Wed 2/22/2023 12:58 PM

To: bobstewart1001@yahoo.com <bobstewart1001@yahoo.com>

Cc: Kaden Stewart <kadenstewart@ymail.com>

 2 attachments (6 MB)

ATTACHMENT I - Updated Plan for Service and Fiscal Impact Analysis 6.29.22.pdf; Updated Figures as of 6-16-22.pdf;

Good afternoon Bob,

Thank you for your email. I will submit your comments for the record.

I want to confirm that a Hillside Residential zoning is not being proposed. The area known as "San Timoteo Creek" within the General Plan and Measure V is already pre-zoned Hillside Residential Very Low Density, aka "HR-VL". That is the name of the prezone that requires ½ acre development for all newly created lots. The applicant will build these large lots according to what the current pre-zoning and city designation allows. The pre-zoning and land use designation for the existing homes and surrounding businesses is not changing. It will remain as is. The only zone change occurring will involve 4 vacant parcels, all owned by Highpointe. The 4 parcels are currently pre-zoned commercial and will be changed to residential. The Mitigated Neg Dec, the subdivisions, and the annexation request is not creating any non-conforming zoning within the 141-acre area.

Per state law, the public hearing notice is required to go out at least 10 days before the hearing date. It can be posted in the local newspaper, or posted at 3 public locations, or mailed to surrounding property owners within 300 feet of the official development project site. We went ahead and did all 3 options, including posting on the city website. The law states the contents of such posting shall include: date, time, and location of meeting, the hearing body, a general explanation of the matter, and a general description of the location of subject of hearing.

I have attached the Plan for Fiscal Analysis and updated figures to give you a better understanding of what the annexation area entails vs the tracts. The tract applications and annexation request are separate, but must happen at the same time.

Lastly, can you clarify what are the persons' objectives south of Beaumont? I did not understand that comment.

Thank you.

Respectfully,

Lorena Matarrita | Community Development Director

Community Development Department

Planning and Building Divisions

25541 Barton Road, Loma Linda, CA 92354

☎ 909-799-2839 | ✉ lmatarrita@lomalinda-ca.gov

https://www.lomalinda-ca.gov/our_city/departments/community_development

From: bobstewart1001@yahoo.com <bobstewart1001@yahoo.com>

Sent: Wednesday, February 22, 2023 12:17 PM

To: Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Cc: Kaden Stewart <kadenstewart@ymail.com>

Subject: Canyon Ranch Annexation, Loma Linda

Ms. Matarrita,

In review of your email below creates some problems, in my mind regarding the Canyon Ranch Annexation. The Notice is in error, I understand; however I am told the Exhibit is correct. The Notice has no exhibit(s). I have to wonder what other errors

are in the Notice. The Planning Commission package is not available for review at this time and I am going to be out of country through March 5. Thus I will share some of my concerns from the extremely limited information provided.

I do recall bring this up the limits of the Annexation being presented very poorly prior to the Planning Commission was given this item previously. My concerns then seemed to have been ignored. The intent of the applicant is clear and this is to get the approval of two tentative tract maps, General Plan Amendments, Zone changes, and a Variance. It appears the adjoining neighborhoods are being swept up in the mappers plans. All of this processing has been specifically for the developers approvals, but the two southerly home owners were not involved and information not provided. The persons south of Beaumont Avenue objectives have been seemingly ignored.

Regarding the Zoning; there are no hills or hillsides. See excerpt below of the referenced City Zoning. This area is flat land; but a Hillside Residential Zone is being proposed.

HILLSIDE RESIDENTIAL ZONES

Hillside Conservation (HR-C) 0-1 du/10 ac*

Rural Estates (HR-RE) 0-1 du/ac

Very Low Density Residential (HR-VL) 0-2 du/ac*

The proposed Zoning is ½ acre minimum lot size. That requirement cannot be met with the two homes on lots south of Beaumont Avenue. The requirement to expand the road right of way someday make it far worse. I believe it is inappropriate to lay down zoning that is in conflict with pre-existing and long term existing homes.

I am very concerned that this situation seems to have repeating itself. The intent to file a Negative Declaration likely focused on the new subdivisions and may not have clearly addressed creating multiple non-conforming homes and lots, among other thing. There may be options to lessen burden to the existing homeowners, for example: Meeting and communicating with owners prior to hearings. Annex as Noticed. Providing appropriate zoning for existing homes. Provide accurate exhibits and notices. Establishing additional finding to support the homes and lands “as is”. As presented and Noticed, I cannot support the Canyon Ranch Annexation.

Sincerely,

Bob Stewart, for Kaden Stewart, 26853 Beaumont Avenue, County of San Bernardino

From: Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Sent: Tuesday, February 21, 2023 4:54 PM

To: bobstewart1001@yahoo.com

Subject: Re: Canyon Ranch Annexation, Loma Linda

Bob, the annexation includes all of the HR-VL prezoned sites, including the few below Beaumont, as indicated in the vicinity map.

The consultant was focusing on the tract map applications when it came to describing the project area.

The annexation boundaries are defined within the Fiscal Plan of Service. However, I will have her provide a correction and response to your concern. I'll send it over to her and hopefully she has a formal response by tomorrow.

Respectfully, **Lorena Matarrita** | Community Development Director

Community Development Department Planning and Building Divisions

25541 Barton Road, Loma Linda, CA 92354 ☎ 909-799-2839 | ✉ lmatarrita@lomalinda-ca.gov

https://www.lomalinda-ca.gov/our_city/departments/community_development

From: bobstewart1001@yahoo.com <bobstewart1001@yahoo.com>

Sent: Tuesday, February 21, 2023 2:20 PM

To: Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Subject: Canyon Ranch Annexation, Loma Linda

Ms. Matarrita,

Thank you for your time today at the counter. There seems to be a discrepancy between the written Notice I received and a colored exhibit in circulation for the above hearing. I have attached a photo of both to this email for reference. The Notice description, from the “Project Location and Description”, states the annexation is north of Beaumont Avenue. The colored document, labeled Figure 2 and Attachment A, has a black dashed line that deviates from the Notice. Specifically lands south of Beaumont Avenue are depicted as “Proposed Annexation to the City of Loma Linda” by the black dashed line. I think the

colored exhibit was part of a much earlier package for this project and likely is not current. This email to request confirmation that the Notice is correct.

Thank you. If you have any questions, do not hesitate to contact me.

Bob Stewart

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3/01/23 pre-public hearing questions

sandra booker <sbooker2008@hotmail.com>

Wed 3/1/2023 4:54 PM

To: Lorena Matarrita <LMatarrita@lomalinda-ca.gov>

Greetings, Ms Lorena

Please accept my apologies and allow me to preface this with that I lack experience in matters such as those described in correspondence I received from your office, dated February 16, 2023 of a Notice of Public Hearing specifically, for Tentative Tract Map 20403, (TTM No. P21-075) as solicited by Tim England of Highpoint Communities.

I would like to pose some questions as to the possibility of any changes to the east, (Redlands) side of the road such as the possible widening of it or the addition of a turning lane for the purpose of residents' safety as well as that of the many commuters who use it daily primarily for work. When I read about 'infrastructure improvements,' I think in terms of a park, dog park and jogging trails, like those at the new nearby Citrus Trails development on California St north of Barton, which could blend into the backdrop of the south hills and the nature preserve on San Tim, perhaps some ornamental street lights similar to those erected on San Tim near Yucaipa with the new phase of homes now completed, befitting of a new community of this magnitude. It's notable that nearby Hulda Crooks Park is already heavily used. I would like to know positive effects expected of the vacation of the extension of Bermudez St (does this mean the proposed creation of a cul de sac?) and how many entrances and exits to the development there would be and their locations, whether I would be permitted to connect to the City of Loma Linda sewer in the foreseeable future and some details as to the 'Initial Study' and the incorporation of mitigation measures as related to short and long term environmental effects.

I work very close to your office and would like to stop by a little early tomorrow, hoping to see a schematic or perhaps an architectural model or plan of some kind, if possible. If a picture is really worth a thousand words, it's possible many of my questions could be answered even before the hearing begins.

It is my great hope that the San Timoteo Canyon be preserved as the jewel that it has always been to the many who have traveled it and continue to do so today, "as far as possible in its natural state" as so requested by Olivia Phelps in remembrance of her beloved sister, Caroline Stokes for whom Caroline Park was dedicated in the city of Redlands, by exercising reverence for its unique beauty, serenity and robust provisions for many forms of life.

Sincerely,

SB

Sent from my iPhone