



**CITY OF LOMA LINDA**  
**CITY COUNCIL AGENDA**  
**REGULAR MEETING OF DECEMBER 13, 2022**  
**7:00PM**

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A regular meeting of the City Council of the City of Loma Linda is scheduled to be held Tuesday, December 13, 2022, 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](http://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](http://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](mailto: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 Rigsby (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. **Public Hearing** –Ratification of Certificate of Appropriateness for Precise Plan of Design Application No. P22-004 for the elevations of “The Groves” 51 single-family residential homes located in Planning Area 3-6 of the Groves Specific Plan [**Community Development**]
    - a. **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and;
    - b. **RATIFY** Certificate of Appropriateness for Precise Plan of Design No. P22-004, and;
    - c. **APPROVE** Precise Plan of Design No. P22-004, which includes the architectural styles and configuration of 51 single-family, estate-style homes on 10,000 sq. ft. minimum lots. The 4 architectural styles, consistent with the Specific Plan, will be: Craftsman, Prairie, California Ranch, and Modern Farmhouse. The 22.58 acre vacant site is located in Planning Area 3-6 of The Groves Specific Plan, south of Park Ave, north of Mission Rd, and intersected by Bryn Mawr Ave. It’s designated as Special Planning Area “D” within the Historic Mission Overlay District, Zoned Planned Community and Very Low Density Residential. The recommended approvals listed above are based on the Findings contained in the Staff Report and subject to the Conditions of Approval and the original Mitigation Measures adopted on June 12, 2018.
- I. **Consent Calendar**
  - 2. Demands Registers
  - 3. Minutes – October 25, and November 8, 2022
  - 4. Treasurer’s Report – October and November 2022
  - 5. Fire Department’s Report – October and November 2022
  - 6. Appropriate \$293,200 from Water Utility Operations Fund Balance and award contract to Best Drilling and Pump, Inc. for the rehabilitation of Mt. View Well No. 5 in an amount of \$380,002.00 (CIP 22-665) [**Public Works**]



7. Appropriate \$110,000 from Measure I Fund Balance and award contract to Vance Corporation for the pavement rehabilitation on Mountain View Avenue, Sun Avenue, Rosewood Drive and Spade Street in the amount of \$527,780.78 (CIP 22-108) [**Public Works**]
8. Approve a Supplemental Appropriation of \$10,000 from General Fund Balance to General Government, Legal Service's account, and approve payment to Shenkman & Hughes, PC, in an amount of \$30,000 in relation to the modification of the City's electoral system process [**City Manager**]
9. Award a contract in an amount of \$22,500 to K.D. Acoustics of San Bernardino, CA, for the replacement of acoustic tiles within the Civic Center and approve a contingency amount of \$2,300 [**Public Works**]
10. Accept as complete and authorize recordation of Notice of Completion for Sewer Line Repair between the south end of Lawton Avenue and Lawton Avenue intersection with Campus Street [**Public Works**]

**J. Old Business**

**K. New Business**

11. City Council 2023 Meeting Schedule

**L. Reports of Councilmen** (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 8<sup>th</sup> day of December, 2022, 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 NO 1**





# CITY OF LOMA LINDA COUNCIL STAFF REPORT

**DATE:** December 13, 2022, 7:00pm  
**TO:** Honorable Mayor and Members of the City Council  
**VIA:** T. Jarb Thaipejr, City Manager  
**FROM:** Lorena Matarrita, Community Development Director  
**SUBJECT:** Ratification of Certificate of Appropriateness for Precise Plan of Design Permit No. P22-004.

Approved / Continued / Denied By City Council Date: _____
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## RECOMMENDATION

Staff recommends the City Council accept the recommendation of the Historical and Planning Commissions by taking the following actions:

1. **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and;
2. **RATIFY** Certificate of Appropriateness for Precise Plan of Design Permit No. P22-004, and;
3. **APPROVE** Precise Plan of Design Permit No. P22-004, which includes the architectural styles and configuration of 51 single-family, estate-style residences on 10,000 square-foot minimum lots. The four (4) architectural styles include: Craftsman, Prairie, California Ranch, and Modern Farmhouse. The 22.58 acre vacant site is located in Planning Area 3-6 of The Groves Specific Plan, south of Park Avenue, north of Mission Road, and intersected by Bryn Mawr Avenue. It is designated as Special Planning Area "D" within the Historic Mission Overlay District, Zoned Planned Community, and intended Very Low Density Residential.

The recommended approvals listed above are based on the Findings contained in the Staff Report and subject to the Conditions of Approval and the original Mitigation Measures adopted on June 12, 2018.

## PERTINENT DATA

Owner: Highpointe Groves, LLC  
Applicant: Lennar Homes  
General Plan: Special Planning Area "D"  
Governing Document: The Groves at Loma Linda Specific Plan  
Zoning: Planned Community (PC)



Land Use Designation: Planning Area 3-6 designated for Very Low Density Residential  
Site: 22.58 acres, vacant, APN's: 0292-461-06, -08 and 0292-471-06  
Overlay: Historic Mission Overlay District  
Topography: Site slopes northwest at about a 1 to 2% gradient. Soils are alluvian composed of silty sand. Preliminary geological reports by RMA concluded site is geologically and geotechnically feasible  
Vegetation: Vacant, low growing vegetation throughout, formerly a citrus orchard

## **BACKGROUND**

In 2018, the Historical Commission, Planning Commission, and City Council adopted The Groves at Loma Linda Specific Plan (GSP), a City-initiated project for a 300-acre site located entirely within "Special Planning Area D" (SPA-D) of the General Plan land use map. The GSP established development standards and design guidelines for three different phase concept areas. Phase I Concept Area included the previously approved components of the Veterans Affairs Healthcare Facility. Phase II incorporated the entire Citrus Trails Master Plan. The third phase, known as the Phase III Concept Area, included 103 acres of predominantly vacant and undeveloped land with the exception of Heritage Park. Upon complete build out, the Phase III Concept Area will feature single-family residences, pedestrian-oriented mixed-use development, a range of multi-family housing options, and active recreational amenities.

Since the adoption of the GSP, several development applications have gone through the entitlement process. Those projects include:

- 224 single-family residential tract and 13-acre park with a dog park, tot lot, basketball court, pickle ball court, bocce ball court, horseshoe pits, picnic tables, gazebos, barbeque stations and restrooms.
- 213 senior living apartment complex that included a fitness center, multi-purpose room, pool, a pedestrian trail, and an approximate 4,200 square-foot retail component.
- High density residential tract map of 57 condominium units with shared open space that included barbeque stations and seating areas.
- 16-acre park and 3-acre Oak Woodland Preserve with a large grass open areas, a recreational community center, and a fire station.
- 103 detached residential condominiums with a total of 309 parking spaces for residents and guests, open space paseo, interior private roads, walls, fencing and related site improvements.
- Tentative Tract Map for a 51 residential lot subdivision, including 5 lettered lots. Lettered lots would contain the Frink Adobe House, an open space paseo, an extension of the Zanja Trail as well as landscaping and other egress/ingress areas. (At the time of the tract map approval, staff informed the Council that the developer would return at a later time to present the architectural elevations and configuration of the community.)

On July 11, 2022, the Planning Commission recommended approval of the 51 lot residential subdivision project as well as a Specific Plan Amendment to allow the building-to-building



separation requirement from a 40 feet to 30 feet minimum distance. That evening, they also added a condition to require the applicant to change the interior vinyl fencing with block wall.

On July 12, 2022, City Council ratified the 51 lot subdivision project and Specific Plan Amendment. However, discussion ensued regarding the interior lot block wall and vinyl fencing. The applicant addressed the topic before the Council and requested an alternative solution. The applicant stated the internal fencing/walls are not visible from the street, however, the gate to enter the back yard is visible. He asked to redesign the gates from vinyl to steel, a better and long-lasting quality material, as a compromise to installing block wall. The applicant requested to use vinyl fencing for lot separation and to install steel gates for each home rather than a vinyl gate. Council voted in favor of the request and rescinded Planning Commission's condition. The Council added the following new condition:

*Prior to the submittal to Plan Check, the applicant shall revise the applicable plans, such as the grading, tract map, and the landscaping plan, to indicate that the side-entry gates will be made of tubular steel with metal mesh for privacy. Each will be painted to match other elements in the community. The originally proposed interior vinyl fencing shall remain as is.*

On December 7, 2022, the Planning Commission reviewed the Precise Plan of Design permit application for the architectural elevations and configuration of the 51 residential lot development. That evening, the five (5) Commissioners voted unanimously in favor of the project. With their approval, they added the following Conditions:

1. Prior to submitting the Final Landscaping Plans during the Plan Check process, the applicant shall work with city staff and revise the plans to indicate additional and alternative types of trees throughout the development, more specifically:
  - a. Provide a minimum of two (2) types of fast growing trees that will produce substantial shade along the Zanja Trail, public park areas, perimeter, and parkways.
  - b. On Mission Road, choose the same types of trees and plant palette to match the street median strip and parkway areas found at the residential development across the road.
2. During the Plan Check process, the applicant shall work with city staff and to find and install an appropriate shade structure with lighting for the mailbox clusters. Place the boxes near shade trees and street lighting. Provide a detail of the shade structure to the Building and Planning Divisions for approval.
3. During the Plan Check process, the applicant shall work with city staff and revise the elevations so the siding, such as stone veneer, wraps and continues around the front and side portions of the structure. There shall be an appropriate designated point of termination such as the back yard fence, a buttress wall, or the utility boxes, if any. If there is no buttress wall or visible termination point, then use foam trim or a similar method for formal termination of the siding.

The revised Conditions of Approval are included in the staff report as Attachment E.

Since the original application submittal, the applicant and staff have continued to work together to ensure the proposed design and configuration is consistent with the General Plan and complies



with the GSP, zoning, and all applicable codes. The previously approved EIR mitigations measures will continue to apply for the site, as well as newly added Conditions of Approval.

## ANALYSIS

The project applicant, Lennar Homes, is proposing to construct 51 estate-style lots within the recently approved Tentative Tract Map 20417. The homes will range from 4-7 bedrooms with attached garages on a 22.58 acre site south of Citrus Avenue, north of Mission Road intersected by Bryn Mawr Avenue. Each lot would be a minimum of 10,000 square feet. The tract will also include five (5) lettered lots encompassing the Frink Ranch Adobe, for a total of 56 lots. The project site density has been proposed at two (2) dwelling units per acre, which is consistent with Very Low Residential Density. The subject site is within the Phase III Concept Area, more specifically, within Planning Area (P.A.) 3-6 and within the Historic Mission Overlay District.

### Existing Setting

The project site is located within the Phase III Concept Area (Planning Area 3-6 of the GSP), Special Planning Area “D” of the General Plan within the Historic Mission Overlay District. The designated zoning is Planned Community (PC) and intended for Very Low Density Residential.

Surrounding uses are found in Table 1:

*Table 1*

#### General Plan, Zoning and Existing Land Use

	General Plan	Zoning	Specific Plan	Existing Use
North	Special Planning Area “D”	Planned Community (PC)	PA 3-5 and 3-4	Vacant, entitled for medium-density residential; park
South	Special Planning Area “D”	Planned Community (PC)	NA	Mission Creek residential subdivision
East	Special Planning Area “D”	Planned Community (PC)	PA 2-17	Open space/trail; single-family residences
West	Special Planning Area “D”	Planned Community (PC)	PA 3-6	Single-family residences

The Project will be accessed by four (4) new public streets from the northern boundary via a 40-foot wide Citrus Avenue. Per the conditions of Public Works and the Specific Plan requirements, the applicant is improving their portion of Citrus Avenue, with a 12-foot landscaped parkway and sidewalk, for a total of 64-foot width. All internal proposed streets and driveways within the development meet the City’s public road standards and emergency vehicle accessibility. The project will also be required to join the City’s Landscape Maintenance District for the perimeter parkway areas. The street cross sections and grading are included with the attached project plans.

### Mission Overlay District

As stated in the LLMC, “Of the three corridors, Mission Road is the most important in terms of historic preservation due to the high concentration of historic and cultural resources, particularly on the north side of the road. Mission Road is the focal point and heart of the overlay district. New development along the Mission Road frontage shall conform to the historic architectural styles and site design parameters listed.” A total of six (6) lots (Lots 14-19) are being oriented



towards Mission Road that will be accessed by newly created drive approaches leading into front-loading garages. This street-facing orientation combined with the proposed architectural styles and overall site design will be in keeping with the intent of the historic overlay district.

All new development and adaptive reuse projects along Mission Road shall construct the right-of-way in accordance with the approved street design standards prepared by the city's public works department. The street design shall include a landscape median in the road, and landscape easement behind the sidewalk on both sides of the street. No median shall be installed in front of an existing residential use. This requirement may be waived if written authorization from the owner of an affected, existing property is obtained and submitted to the community development and public works departments during the entitlement process.

In addition, because Mission Road is located along the southern edge of the GSP and facilitates access to the properties adjacent to it within the Specific Plan area. Per the GSP, the design shall incorporate a 22-foot minimum wide parkway that also includes a 10-foot wide meandering decomposed granite trail on the north side of the street. The trail is intended to be an extension of the Zanja Trail provided within South Park.

**Figure 1**  
**Land Use Plan for the Groves at Loma Linda Specific Plan**





The referenced map (Figure 1) is found in the GSP document. The subject site is Planning Area (P.A.) 3-6, designated for Very Low Density Residential.

### **Architectural Styles and Floor Plans**

In preserving the historic attributes of the area, the applicant has chosen four (4) architectural styles that are consistent with the Specific Plan: Craftsman, Prairie, California Ranch, and Modern Farmhouse. Although the Modern Farmhouse and California Ranch styles are not listed in the Historic Mission Overlay ordinance, the Specific Plan states that other styles, such as the aforementioned, may be considered by the City and the Historical Commission.

A total of 3 floor plans are being proposed for the subdivision.

- Plan 1 is a 2,767 sq.ft. one-story residence containing 4 bedrooms, 3.5 bathrooms, two-car garage, and optional additional bedroom.
- Plan 2 is a 3,912 sq.ft. two-story residence containing 5 bedrooms, 3 bathrooms, three-car garage, and optional loft/retreat/patio.
- Plan 3 is a 4,122 sq.ft. two-story residence containing 6 bedrooms, 4.5 bathrooms, three-car garage, and optional additional bedroom/retreat.

Twelve (12) color schemes (3 color schemes for each architectural style) will be incorporated into materials that emulate the various chosen architectural designs. Some of these materials include simulated wood shake made of flat concrete roof tile, stone veneer (i.e. brick, stacked stone), lap wood siding, and metal sectional garage doors and fiberglass front doors with simulated wood grain.

The California Ranch style proposes light-colored stucco siding, simulated roof wood shake, brick wainscot, and shutter accents. Depending on the floor plan, there will be accent colors similar to brown, black, green and/or off-white.

The Craftsman style uses a less-textured simulated roof wood shake, brick wainscot, lap board/board and batten siding, and exposed rafter tails. Depending on the floor plan, there will be accent colors similar to brown, olive, off-white, tan, maroon, yellow and/or green.

The Prairie has medium dark-colored stucco accompanied by lap siding, jagged stone veneer wainscot, and slate-like roof tile. Depending on the floor plan, there will be accent colors similar to blue, light brown, grey, dark grey, yellow, and/or red-brown.

The Modern Farmhouse has similar roof tile to the Prairie with board and batten siding, shutter accents, and light-colored stucco. Depending on the floor plan, there will be accent colors similar to dark grey, super white, grey, off-white, olive, brown, and/or yellow.

The community focuses on creating unique homes and creating ample variety. This approach creates great diversity throughout the community and minimizes repetition of homes. As a result, no two homes next to or across from each other will have the same combination of plan, elevation, and color scheme. Many of the homes will not be repeated throughout the entire community and more than 50% of the homes are either unique or will only be repeated 1 other



time. Any future, proposed community signage, specific landscape designs, trails, or street names, will require a similar review and approval process.

See Attachment B – Project Plans, for a clear understanding of the chosen styles, colors, and materials.

### **The Specific Plan Purpose and Development Standards**

The GSP is zoned predominantly “Planned Community” (PC), which is intended to accommodate flexibility in development, encourage creative and imaginative design, and provide for development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities both public and private and commercial areas. The PC zone allows for creation of unique use regulations and development standards for a development project, provided the regulations and standards clearly implement General Plan policy. Subsequent project proposals under the PC zone must reflect the character envisioned by the City at the time of approval. The PC zone also can be used to implement the special area designation established under the General Plan.

According to the GSP, P.A. 3-6 is envisioned as a very low density residential planned development across from the future central park on Bryn Mawr Avenue comprised of large estates located along Mission Road and south of Citrus Avenue. Its location and size provide an opportunity to create a secluded enclave of semi-custom homes on large lots ranging from 10,000 square feet to a half-acre and larger. New estates along Mission Road are required to front onto Mission Road.

This site contains an easement for the extension of Citrus Avenue along the northern edge of the property. Citrus Avenue will enable access to the future school as well as the residential neighborhood.

### **Configuration of the Site**

The project has been designed to provide spacious lots with single-family residential developed at very low density to comply with the designated land use for the Planning Area. The homes will range from 2,767 to 4,122 square feet in size and will be one to two stories in height. A minimum of 30 feet between residential buildings has been established across the community in order to provide more open space for the residents as well as access for the Fire Department and other emergency services. The development standards listed in Table 2 regulate new site and building development for the subject site. The project complies with all yard setbacks, height, parking and open space:



**Table 2**  
**Planning Area 3-6 Development Standards**

Planning Area 3-6: VERY LOW DENSITY RESIDENTIAL		
DEVELOPMENT STANDARDS		
The following development standards regulate new site and building development by establishing standards for intensity, density, building height, open space, and other elements. See Section 4.4.31 for certain deviations from building setbacks, building height, and the floor-area-ratio (FAR) standards shown below.		
Type	Minimum	Maximum
SITE CONFIGURATION REQUIREMENTS		
Lot Size*	10,000 sf	1 acre
BUILDING LOT COVERAGE		
Lots less than or equal to 15,000 sf	None	40%
Lots between 15,001 sf and 30,000 sf	None	30%
Lots greater than 30,000 sf	None	25%
SETBACK REQUIREMENTS		
From Mission Avenue	30 ft	None
From Citrus Avenue	30 ft	None
From Private Street or Drive	10 ft	None
From Paseo	25 ft	None
From: Future School	20 ft	None
Building-to-Building Separation	30 ft	None
BUILDING HEIGHTS		
Residential	None	3 Stories and 35 Feet
* No more than 25% of the total lots shall be 15,000 sf or less; and no more than 25% of the total lots shall be 40,000 sf or more		
PARKING REQUIREMENTS		
The following parking requirements shall apply to new development within Planning Area 3-6.		
Type	Minimum # of Spaces	
RESIDENTIAL USES	30 ft	
Enclosed Garage	2.0 spaces / unit	
Additional Parking for Additional Bedrooms After 2	0.5 spaces / bedroom	
SPECIAL REQUIREMENTS		
The following requirements shall apply to new development within Planning Area 3-6.		
1. <b>Comprehensive Planning:</b> A conceptual plan and/or tentative map of the entire planning area shall be prepared as part of any development application to demonstrate the location,		



### **Historical Commission Recommendation**

As required by the Historic Mission Overlay District ordinance, any proposed development within the District must first be reviewed by the Historical Commission before the issuance of entitlement permits.

On December 20, 2021, the Historic Commission approved the Certificate of Appropriateness for Tentative Tract Map No. P21-087 (TTM 20417) proposed by Highpointe Communities. At that time, the request was to subdivide the 22.58 acres within Planning Area 3-6 of The Groves at Loma Linda Specific Plan and create 52 “estate-style” residential lots. Each lot would be a minimum of 10,000 square feet. One lettered lot encompassed the Frink Adobe. During the meeting, it was discussed to expand the Frink Ranch property to allow room for a future educational and cultural center. The Two Canyons Conservancy group agreed to spearhead and fund the future Frink Adobe cultural center. Highpointe Communities agreed to forfeit Lot #52 (now Lot A) so the Two Canyons Conservancy group could have additional area (i.e. parking) for future visitors at the Adobe Frink house. Approved minutes and discussion notes are attached for review (Attachment D).

Because of the Historical Commission’s request, Highpointe revised the map to instead create 51 residential lots and five (5) lettered lots. The lettered lots would preserve the historic Frink Ranch property, related on and off-site improvements, and a trail adjacent to the historic Zanja channel. The Frink Adobe, along with several existing orange trees and historic irrigation standpipes, would be preserved on site. The map change resulted in the elimination of a residential lot (previously Lot #14), but a larger footprint for the historic property.

On March 7, 2022, the Commission reviewed the architectural elevations and configuration of the project and provided comments in regards to the compatibility with the cultural heritage of the historic area. The approved minutes and discussion notes are attached for review (Attachment D).

The Historical Commission’s recommendations were incorporated into the revised plans and subsequently recommended approval of the Certificate of Appropriateness.

### **Frink Adobe and Zanja Trail**

Lettered lots A-E will contain related on and off-site improvements and a trail adjacent to the historic Zanja channel. The Frink Adobe, along with several existing orange trees and historic irrigation standpipes, will be preserved in place, within the lettered lot.

The applicant and the Two Canyons Conservancy are pending discussion with the City regarding the final site layout for the Zanja trail and future interpretive signage and exhibits that will feature the history of citrus farming and the indigenous people of the area. In this process, the City will work with the applicant to obtain mapping resources of the various existing trees (including the heritage trees) and where the Zanja traveled the area.

### **Landscaping and Open Space**

In the heart of the community will be a large park consisting of North Park and Central Park, with a combined total of 29.8 acres. North Park had original been conceived through the planning and entitlement for Citrus Trails. Based on the additional open space requirements per



Special Planning Area D, Central Park has been planned and located adjacent to North Park to create a grand community park for all residents of Loma Linda.

Planning Area 2-17, adjacent to the subject site, includes 2.3-acre of open space / trail (paseo). It provides a pedestrian amenity and facilitates access between North Park and South Park. The Paseo is located along the western boundary of Planning Area 2-12 and Planning Area 2-14 and features a 10-foot wide meandering decomposed granite trail surrounded by evergreen canopy and accent trees.

A conceptual landscape plan and fencing plan has also been provided to show the proposed plotting of shrubs, trees, and ground cover throughout the property (Attachment B). Various species are listed. The plan also illustrate the preliminary layout of the sidewalks, pedestrian trail, and parkways.

### **Vehicular and Non-vehicular Access**

Access into Planning Area 3-6 shall primarily be by Citrus Avenue and four new public streets. Per the conditions of Public Works and the Specific Plan requirements, the applicant is improving their portion of Citrus Avenue, with a 12-foot landscaped parkway and sidewalk, for a total of a 64-foot width road. The landscaped parkways feature street trees with shrubs and groundcovers, and will match with the adjacent residential development. All internal proposed streets and driveways within the development meet the City's public road standards and emergency vehicle accessibility. The project will also be required to join the City's Landscape Maintenance District for the perimeter parkway areas. The street cross sections and grading are included with the attached project plans.

Per the Specific Plan, new estates along Mission Road are required to front onto Mission Road, similar to the cluster of existing homes within this area. Additionally, no through access from Mission Road is allowed through Planning Area 3-6. As proposed, Lots 14-19 will solely be accessed off Mission Road and no cross-through access has been designed.

As indicated on the map, the new streets will be e secondary access points (local streets) that will lead to each individual lot. These streets will have an overall right-of-way dimension of 60 feet to include a 12-foot wide sidewalk areas on either side.

### **Drainage**

The existing drainage pattern is away from Mission Road, generally in a northwesterly direction. The majority of this Planning Area will also drain to the nearby basin located within Planning Area 3-4 (the future public park). The exception is the southerly parcels having existing residences. Those parcels will be responsible to address their water quality and drainage responsibilities onsite without reliance on facilities proposed by the Specific Plan should they decide to redevelop their properties.

### **MEASURE V COMPLIANCE – TRAFFIC**

On November 7, 2006, the Loma Linda voters passed Measure V, the Residential and Hillside Development Control Measure. As outlined in Section II (A) (3) of Measure V, all development projects shall be required to cover 100 percent of their pro rata share of the cost of any public infrastructure, facilities and services through the payment of development impact fees. In Section



II (F) (2) of Measure V it requires that traffic levels of service (LOS) be maintained at level C or better. Specifically, Measure V states:

*To assure the adequacy of various public services and 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 are maintained at a minimum of Level of Service C throughout the City, except where the current Level of Service is lower than Level of Service C. In any location where the Level of Service is below Level of Service 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 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.*

In the 2018 Traffic Impact Analysis conducted by Kunzman Associates for the adopted EIR and project site, the consultants made recommendations to mitigate future traffic. The study concluded future development shall contribute on a fair share basis in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study intersections. Projects which are consistent with the above provisions (i.e., payment of fair share for infrastructure, facilities and services, and maintain acceptable traffic LOS) can be considered to be self-mitigating with regard to potential impacts related to public utilities and services, and local roadway traffic congestion. Mitigation measures were imposed for the entire Specific Plan project site, including Planning Area 3-6, to ensure that the level of traffic service is maintained. The adopted mitigation monitoring report will continue to be part of the subject project and all future projects found within the Specific Plan area.

## **FINDINGS**

### **Precise Plan of Design Findings**

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, Findings have been made to support the approval of the Precise Plan of Design application as required in LLMC §17.30.300. The findings are as follows:

*1. That the use is allowed within the subject zone.*

The proposed residential development is a permitted use within the Planned Community (PC) Zone. The project is consistent with the goals of Special Planning Area “D” of the General Plan and was designed in accordance with the guidelines and standards set forth in The Groves at Loma Linda Specific Plan. The Specific Plan has designated Planning Area 3-6, the subject site, for very low density residential.

*2. That the project is in compliance with and demonstrates the following applicable criteria:*



- 2.1. *Efficient site layout and design:* The project, as shown on the site plan, complies with the development standards of the PC Zone and Mission Historic District requirements. The gross acreage of the site is 22.58 acres. It is adequate in size and shape to accommodate the proposed very low density residential use and will comply with the standards required of the Specific Plan and PC Zone. Planning Area 3-6 is intended for very low density residential, up to 0 to 2 dwelling units per acre. As proposed, it is allocated for 51 homes. The applicant is in keeping with criteria for single-family development at the prescribed density.
- 2.2. *Compatibility with neighboring properties and developments:* The structures have been designed with pre-approved architectural styles listed in the Specific Plan and the Historic Mission Ordinance. Two of the styles, not on the pre-approved list, were reviewed and approved by the Historical Commission, as allowed by the Specific Plan and the Historic Mission Overlay District ordinance. The Historical Commission recommended approval of the proposed development, with requested changes.
- 2.3. *Efficiency and safety of public access and parking:* As shown on the site plan, the proposed project complies with parking regulations as well as Public Works' street and road improvement specifications. In addition, each City department, including Public Safety/Fire, reviewed and recommended approval of the project as configured.
- 2.4. *The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design:* The project will be compatible with the entire planned community of The Groves at Loma Linda area. The future residences were designed according to the specification of the GSP. For example, the GSP called for the homes on Mission Road to face the street rather than the interior of the residential tract; the applicant is proposing such configuration.
- 2.5. *The compatibility in scale and aesthetic treatment of proposed structures with public areas:* The proposed residential buildings will be designed in a Prairie, Craftsman, California Ranch and the Modern Farmhouse architectural style. There will be single and two-story residential homes that will continue the same historic feel of the district and surrounding residential development. The existing and proposed developments feature single and two-story homes.
- 2.6. *The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking and traffic impacts and other potential impacts upon the environment:* Traffic ingress/egress on site or by adjacent roadways would be provided by future entrances on Bryn Mawr Avenue and Citrus Avenue as well as existing roads such as Park Avenue, Redlands Boulevard, and California Street. All new entries would comply with Public Works standards and ordinances and any new streets will be built at their ultimate widths, allowing access for emergency vehicles. Additionally, streets within the proposed project area are consistent with the Vehicular Circulation and Access Plan as illustrated in the Specific Plan. All internal proposed streets and driveways within the planned development will meet requirements for emergency vehicle accessibility.
- 2.7. *Appropriate open space and use of water efficient landscaping:* All front yard areas visible from the street will be landscaped, as well as the parkway and lettered lot areas. The applicant is proposing a total of 123,903 square feet of open space, which includes private yard spaces, parkway, and the Frink Adobe site.



- 2.8. *Consistency with the General Plan and any applicable specific plan:* The proposed residential project will provide much needed single-family housing, local amenities, and public improvements within the project area. The use is internally consistent with the Loma Linda General Plan goals and policies related to Special Planning Areas, specifically those related to Special Planning Area “D” (General Plan Section 2.2.7.4). The General Plan’s vision for this area is a “livable, walkable community” with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. The project has been evaluated through technical studies and an adopted Environmental Impact Report, all of which identified appropriate mitigation measures to ensure the proposed use would not be detrimental to the surrounding community. Development will generally enhance the area. The project would not result in impacts to the established community and would not be detrimental to existing uses specifically permitted in the zone.
- 2.9. *Consistency with any adopted Design Guidelines, policies, and standards:* As shown on the site plan, it complies with all development standards and requirements of all City standards and policies.

3. *That the project is in keeping with the character of the neighborhood, in terms of the structure(s) general appearance.*

The site is adequate in size and shape to accommodate the proposed development and will comply with the standards required of the Specific Plan and PC Zone. All standards laid out in the Specific Plan were previously reviewed and approved by the Planning Commission and City Council in June of 2018.

4. *That the project will not be detrimental to the harmonious and orderly growth of the City.*

The public health, safety and general welfare will be protected with the implementation of the previously approved Mitigation Measures, as well as the standard Conditions of Approval for the Precise Plan of Design application.

## **CERTIFICATE OF APPROPRIATENESS FINDINGS**

In evaluating applications for Certificates of Appropriateness, the Commission and City Council shall consider the existing and proposed architectural style, design, arrangement, materials, and any other factors with regard to the original distinguishing architectural characteristics of the area. Additionally, using the Secretary of the Interior’s Standards for Historic Preservation Projects as a guide, the Commission and Council shall approve the issuance of a Certificate of Appropriateness for any proposed work if it makes any one of the agency’s listed findings. Staff has incorporated the following finding: *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission, and does not adversely affect the character of the district.*

## **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report (EIR) for The Groves at Loma Linda Specific Plan was adopted and certified by the Planning Commission and City Council on June 12, 2018 (State Clearing House No. 2018021064). All environmental impacts associated with current and future development of the area was evaluated for the entire 300-acre site found within Special Planning Area “D”, including traffic, air quality, biological resources, land use, cultural resources, etc.



Mitigation Measures were also adopted as part of the Specific Plan project and will continue to apply to the proposed project. Planning staff has conducted a review of the proposed project as currently designed and submitted in light of the previous environmental document and determined that no new environmental effects or concerns would result for the proposed residential condominium units. Therefore, no further environmental review is necessary.

In addition, the proposed project qualifies to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR and that residential project is undertaken pursuant to and in conformity with that specific plan. A subsequent environmental review is not required as this project is consistent and compliant with the specific plan and the applicable mitigation measures, and is considered one stage in the implementation of the adopted plan.

## **PUBLIC NOTICING AND COMMENTS**

Public hearing notices for this project were mailed to property owners and occupants within 300 feet of the project site on Thursday, August 25, 2022. At the regular meeting of October 11, 2022, the project was continued to December 13, 2022.

In accordance with the Brown Act, the notice for this project and meeting date was also posted at three (3) public locations throughout the city (City Hall, Library, and Project Site) as well as on the city website. As of the date of the printing of this report, the City has not received any written comment in regards to this project.

## **FISCAL IMPACT**

Effective September 22, 2020, the Successor Agency to the Loma Linda Redevelopment Agency (the “Successor Agency”) and Highpointe Groves, LLC (the “Developer”) (collectively, the Successor Agency and Developer are the “Parties”) entered into a Purchase and Sale Agreement and Joint Escrow Instructions (the “PSA”) with respect to six (6) adjacent parcels of real property consisting of approximately 70.83 acres that are within Phase III of The Groves at Loma Linda Specific Plan (the “Specific Plan”) (i.e., APNs 0292-461-04-0000 through 08-0000 and APN 0292-471-06-000) (the “Property”). The purchase price for the Property was determined by an appraisal prepared by CBRE Valuation and Advisory Services (the “CBRE”). CBRE found that if the Property was not subject to the conditions of development specified within the Specific Plan (the “Specific Plan Community Benefitting Improvements”) (See Chapters 3 and 5 in the Specific Plan), the Property could have been valued at \$15,650,000. However, once CBRE applied the \$14,200,000 estimated costs of the Specific Plan Community Benefitting Improvements, it arrived at its adjusted valuation opinion of \$1,450,000. Notwithstanding the adjusted valuation opinion, the Developer offered to purchase the Property, subject to the Specific Plan Community Benefitting Improvements, for \$1,525,000. Subsequently, the Parties entered into the PSA at the Developer’s purchase price offer. Thereafter, the PSA was approved by the San Bernardino Countywide Oversight Board and the California Department of Finance. Upon close of escrow and consistent with the Successor Agency’s Long-Range Property Management Plan, the proceeds of sale were submitted to the San Bernardino County Auditor-Controller and later distributed by them among the effected taxing entities, inclusive of the City.



The Specific Plan Community Benefitting Improvements (CBI) consists of the following items:

**Specific Plan Preparation Costs:**

The City has incurred approximately \$400,000 of costs in connection with the preparation, adoption and administration of the Groves at Loma Linda Specific Plan (the “Specific Plan”) including, without limitation, its administrative actions to market the Property for which reimbursement is required (consistent with California Government Code (“GC”) § 65456) from any developer of the Property (the “Specific Plan Reimbursements”). The Specific Plan Reimbursements are as follows:

<u>Items</u>	<u>Amounts</u>
Consultant Costs	\$369,885.00
City Administrative Costs	<u>30,000.00</u>
Total:	\$399,885.00
<b>ROUNDED:</b>	<b>\$400,000.00</b>

**Specific Plan Community Benefitting Improvements:**

The Specific Plan includes special conditions of development that require any property developer to install, at its sole expense, certain Specific Plan CBI’s (See Chapters 3 and 5 in the Specific Plan). Specific Plan CBI’s will benefit the City as a whole and are in addition to the backbone and in-tract infrastructure improvements that directly or proportionally benefit the Specific Plan area. The City has estimated that the costs of the CBI’s are approximately \$13,800,000.

The original Specific Plan Community Benefitting Improvements were as follows:

<u>Items</u>	<u>Amounts</u>
Community Center (approx. 10,000 SF on 3 acres)	\$3,950,000.00
Fire Station (2, 500 SF on 1 acre)	2,975,000.00
Park Area (approx. 11.9 acres)	6,090,000.00
Oak Woodland Preserve (.5 acre)	<u>733,000.00</u>
Total:	\$13,748,000.00
<b>ROUNDED:</b>	<b>\$13,800,000.00</b>
<b>COMBINED TOTAL:</b>	<b>\$14,200,000.00</b>

On June 28, 2022, City Council authorized the City Manager to implement the \$13.8 million Community Benefitting Improvements program applicable to the Groves at Loma Linda Specific Plan as well as collection of the reimbursement amount allocable to Highpointe as to the City’s costs for preparation of the Specific Plan and as more particularly described and conditioned above, such authorization shall be inclusive of:

- (a) managing the scope and budgets of and between each component of the Community Benefitting Improvements to maximize benefits to the City; and



- (b) seeking reimbursement of \$400,000 representing a portion of costs incurred in connection with the preparation and adoption of the Groves at Loma Linda Specific Plan; and
- (c) adding the historic Frink House project to the list of Community Benefitting Improvements.

The Frink Adobe project will consist of the reroof and structural reinforcement, an additional lot contribution, and an arborist study along with tree replacement. The Frink Adobe project now qualifies as a CBI and has become part of the \$13.8 million dollars obligation the developer is required to spend towards CBI's.

Lastly, the developer is required to pay Development Impact Fees, including the Art in Public Places impact fee. It is expected each home will cost the developer approximately \$31,500 per home.

## **CONCLUSION**

The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for the new community. The Project is consistent with the General Plan and requirements of the Historical Mission Overlay District and complies with the development standards listed in The Groves at Loma Linda Specific Plan as well as the Planned Community zoning chapter of the Loma Linda Municipal Code. The Conditions of Approval and the adopted Mitigation Measures will ensure compliance with all current codes, plans, and City policies. And lastly, Findings have been made to support approval of the Precise Plan of Design request and the Certification of Appropriateness. It is recommended City Council approve the project.

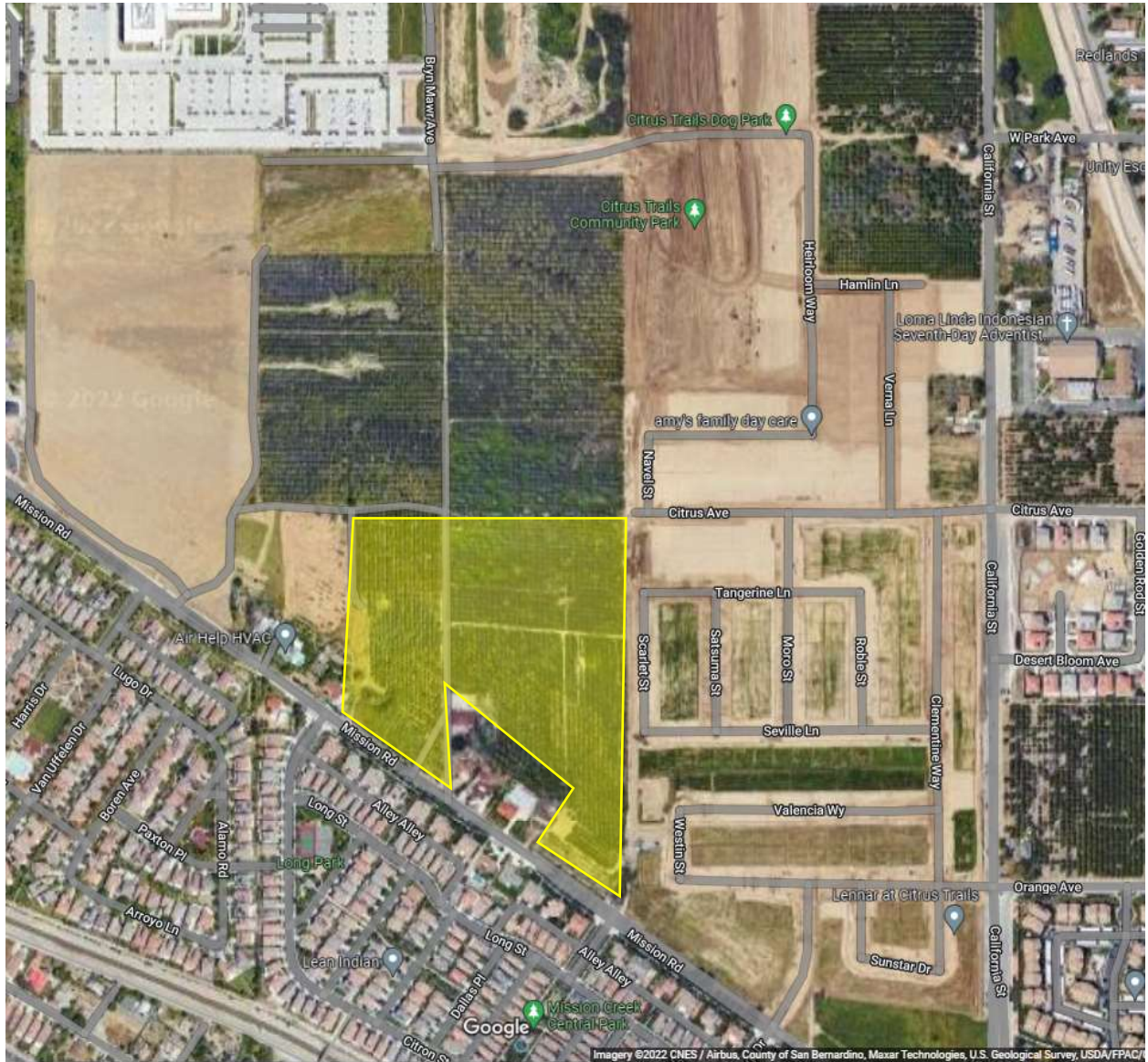
Report prepared by: Lorena Matarrita, Community Development Director for the City of Loma Linda

## **ATTACHMENTS**

- A. Vicinity Map
- B. Project Plans (complete bound set)
- C. Site and Preliminary Grading - Full Size Plans
- D. Past Meeting Minutes from Historical and Planning Commission
- E. Conditions of Approval
- F. Adopted Mitigation Monitor Report Program, adopted June 2018
- G. Street Scene Rendering



## VICINITY MAP





# GOLD CREST

AT THE GROVES

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LOMA LINDA, CA



- A-1 Plan 1 (2767) - Front Elevations
- A-2 Plan 1A (2767) - Floor Plan
- A-3 Plan 1A (2767) - "A" California Ranch Elevations
- A-4 Plan 1A (2767) - "A" California Ranch Enhanced Elevations
- A-5 Plan 1B (2767) - "B" Craftsman Elevations
- A-6 Plan 1B (2767) - "B" Craftsman Enhanced Elevations
- A-7 Plan 1C (2767) - "C" Prairie Elevations
- A-8 Plan 1 (2767) - Roof Plans
- A-9 Plan 2 (3912) - Front Elevations
- A-10 Plan 2B (3912) - Floor Plan
- A-11 Plan 2B (3912) - "B" Craftsman Elevations
- A-12 Plan 2B (3912) - "B" Craftsman Enhanced Elevations
- A-13 Plan 2C (3912) - "C" Prairie Elevations
- A-14 Plan 2C (3912) - "C" Prairie Enhanced Elevations
- A-15 Plan 2D (3912) - "D" Modern Farmhouse Elevations
- A-16 Plan 2D (3912) - "D" Modern Farmhouse Enhanced Elevations
- A-17 Plan 2 (3912) - Roof Plans
- A-18 Plan 3 (4122) - Front Elevations
- A-19 Plan 3B (4122) - Floor Plan
- A-20 Plan 3B (4122) - "B" Craftsman Elevations
- A-21 Plan 3B (4122) - "B" Craftsman Enhanced Elevations
- A-22 Plan 3B (4122) - "B" Craftsman Flex Gen Elevations
- A-23 Plan 3C (4122) - "C" Prairie Elevations
- A-24 Plan 3C (4122) - "C" Prairie Enhanced Elevations
- A-25 Plan 3C (4122) - "C" Prairie Flex Gen Elevations
- A-26 Plan 3D (4122) - "D" Modern Farmhouse Elevations
- A-27 Plan 3D (4122) - "D" Modern Farmhouse Enhanced Elevations
- A-28 Plan 3D (4122) - "D" Modern Farmhouse Flex Gen Elevations
- A-29 Plan 3(4122) - Roof Plans
- A-30 Written Color Schemes
- A-31 Color Boards - "A" California Ranch
- A-32 Color Boards - "B" Craftsman
- A-33 Color Boards - "C" Prairie
- A-34 Color Boards - "D" Modern Farmhouse

- C-1 Site Plan
- C-2 Preliminary Grading Plan
- L-1 Overall Landscape Master Plan
- L-2 Conceptual Wall and Fence Plan
- L-3 Front Yard Typical Concept Plan
- Fire Department Access and Water Plan
- Fire Department Access and Water Plan

## LENNAR®

Developer: Lennar Homes  
980 Montecito Dr, Corona, CA 92879  
Contact: Matthew Gevergiz  
Business: (951) 482-9427

## Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

Architect: Kevin L. Crook Architect Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, Ca 92614  
Contact: Jeff Addison  
Email: jaddison@klcarch.com  
Business: (949) 660-1568  
www.klcarch.com

## PROACTIVE ENGINEERING CONSULTANTS

Civil: Proactive Engineering Consultants  
200 S. Main St. Suite #300  
Corona, CA 92882  
Contact: Scott Gilbert  
Business: : Office: 951-280-3300  
www.proactiveengineering.net



Landscape: David Neault Associates, Inc.  
41877 Enterprise Circle North – Suite 140  
Temecula, Ca 92590  
Contact: Bryan Love  
Business: : 951-296-3430  
www.dnassociates.com



EXTERIOR LIGHTS



"A" CALIFORNIA RANCH



"B" CRAFTSMAN



"C" PRAIRIE



"D" MODERN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

A - CALIFORNIA RANCH ELEVATION



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Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN ELEVATION



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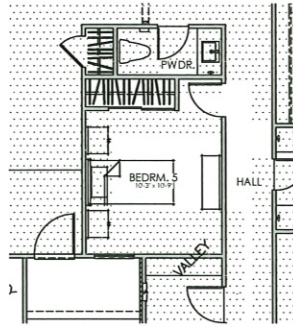
Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE ELEVATION

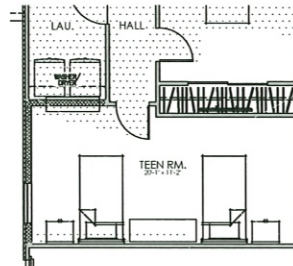
PLAN 1 (2,767)  
FRONT ELEVATIONS



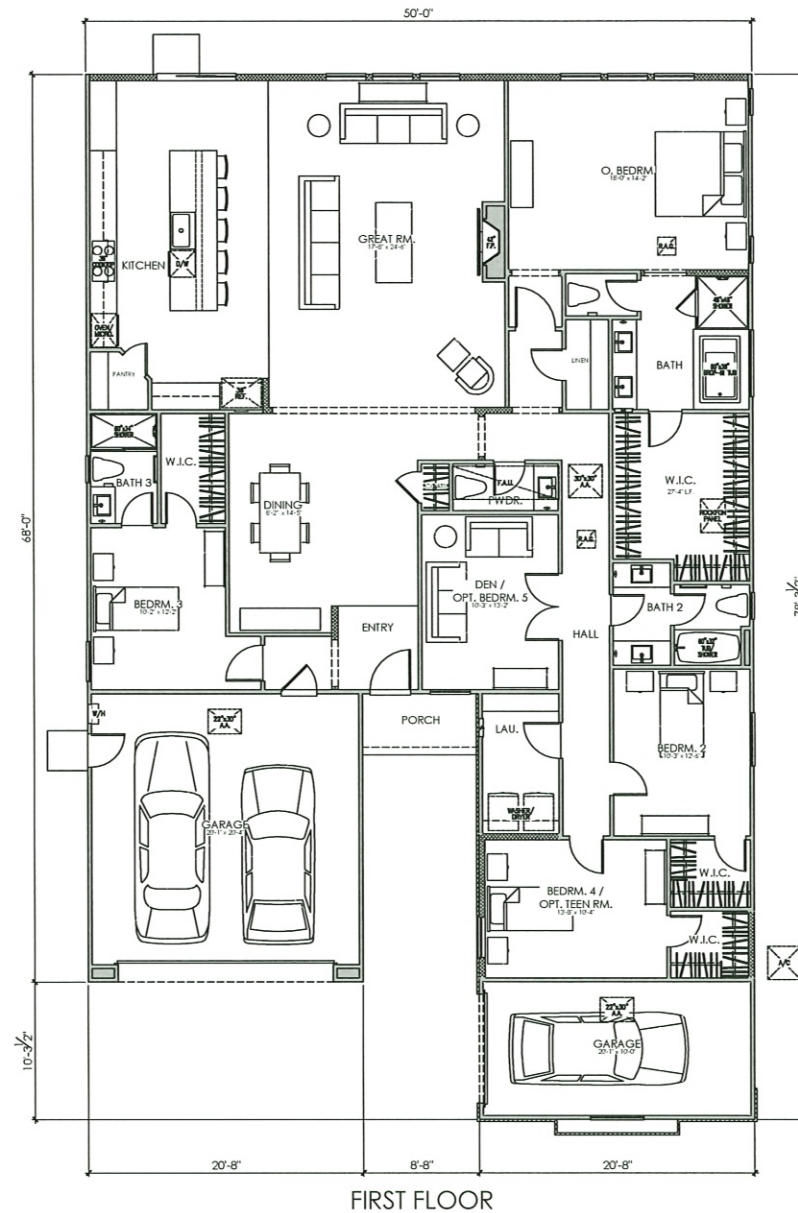




OPTIONAL BEDROOM 5



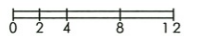
OPTIONAL TEEN ROOM



PLAN 1A (2767)

4 BEDROOM, 3.5 BATH, 3 CAR GARAGE, DEN, OPT. BEDRM. 5, OPT. TEEN ROOM  
FLOOR PLAN

PLAN 1 AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	2,767 SQ. FT.
TOTAL DWELLING	2,767 SQ. FT.
UNCONDITIONED SPACE	
GARAGE #1	425 SQ. FT.
GARAGE #2	213 SQ. FT.
PORCH A	40 SQ. FT.
PORCH B	40 SQ. FT.
PORCH C	40 SQ. FT.



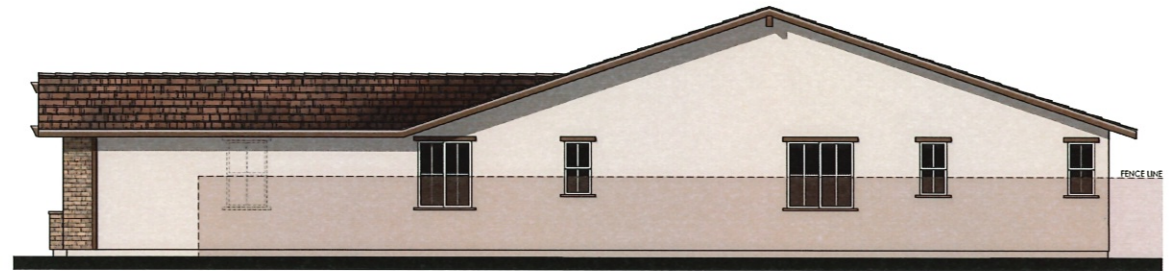




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1  
PLAN 1A (2767)  
CALIFORNIA RANCH ELEVATIONS

0 2 4 8 12

**LENNAR**

GOLD CREST AT THE

GROVES

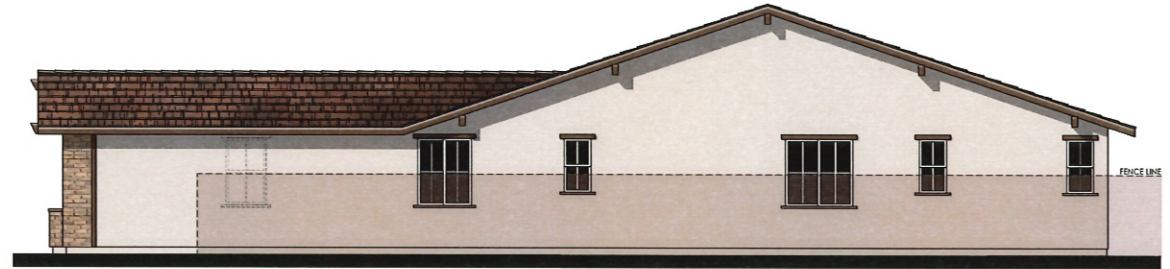
LOMA LINDA, CA

11.22.2022  
A-3

Kevin L. Crook  
**Architect**  
Inc.  
PLANNING + ARCHITECTURE

#21113





RIGHT

COLOR SCHEME 1  
 PLAN 1A (2767)  
 CALIFORNIA RANCH ELEVATIONS



**LENNAR**

GOLD CREST AT THE

GROVES

LOMA LINDA, CA

11.22.2022  
 A-4

Kevin L. Crook  
**Architect**  
 Inc  
 PLANNING + ARCHITECTURE

#21113

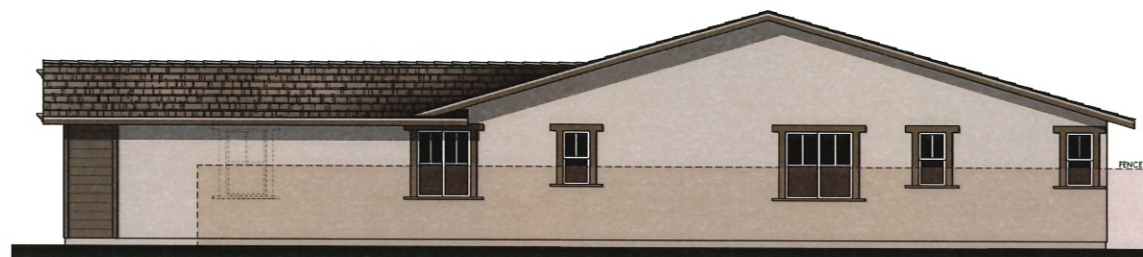




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



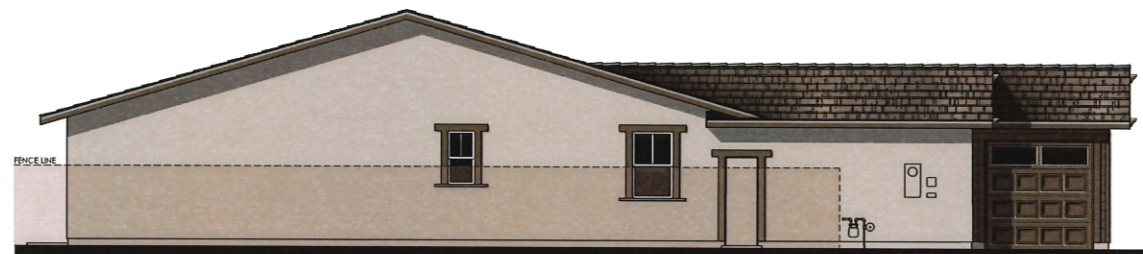
RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL / KNEE BRACE
	BOARD / BATTENS
	COMPOSITE WOOD TRIM
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
	CEMENTITIOUS-FIBER
PORCH:	DOUBLE WOOD POST W/ BRICK VENEER

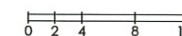


REAR



LEFT

COLOR SCHEME 4  
PLAN 1B (2767)  
CRAFTSMAN ELEVATIONS



**LENNAR**

GOLD CREST AT THE

GROVES

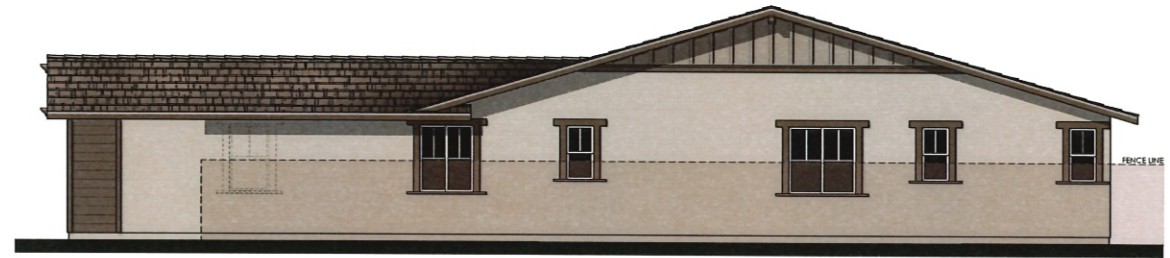
LOMA LINDA, CA

11.22.2022  
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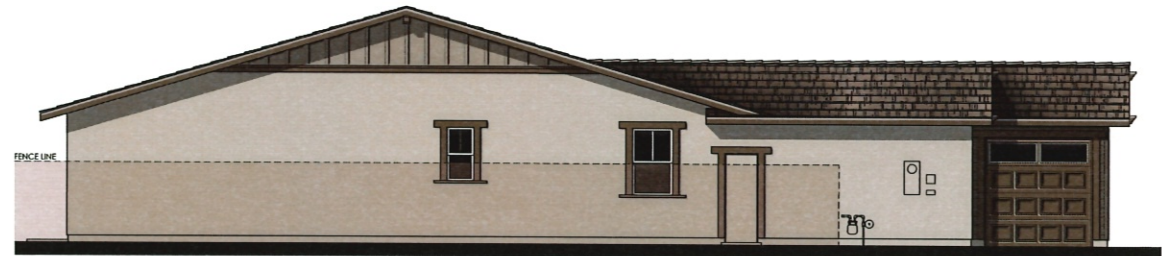
Kevin L. Crook  
**Architect**  
Inc.  
PLANNING + ARCHITECTURE

#21113





RIGHT



LEFT

COLOR SCHEME 4  
 PLAN 1B (2767)  
 CRAFTSMAN ENHANCED ELEVATIONS







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

#### MATERIALS LEGEND

(WHERE OCCURS)  
 FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE FLAT TILE  
 FASCIA: 2x6 WOOD  
 WALL: STUCCO/LAP SIDING  
 WINDOWS: VINYL  
 POT SHELF: SIMULATED WOOD  
 TRIM: STUCCO OVER RIGID FOAM  
 WAINSCOT: CEMENTITIOUS-FIBER  
 PORCH: COLUMN W/ STONE VENEER



REAR



LEFT

COLOR SCHEME 7  
 PLAN 1C (2767)  
 PRAIRIE ELEVATIONS

0 2 4 8 12

LENNAR®

GOLD CREST AT THE

GROVES

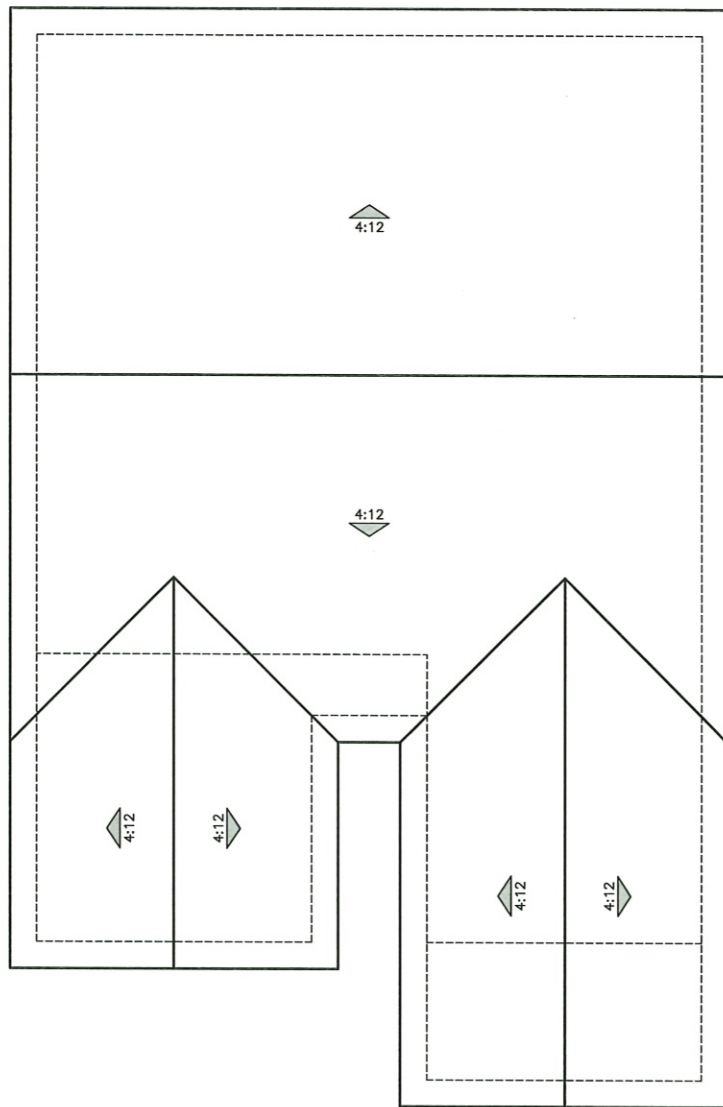
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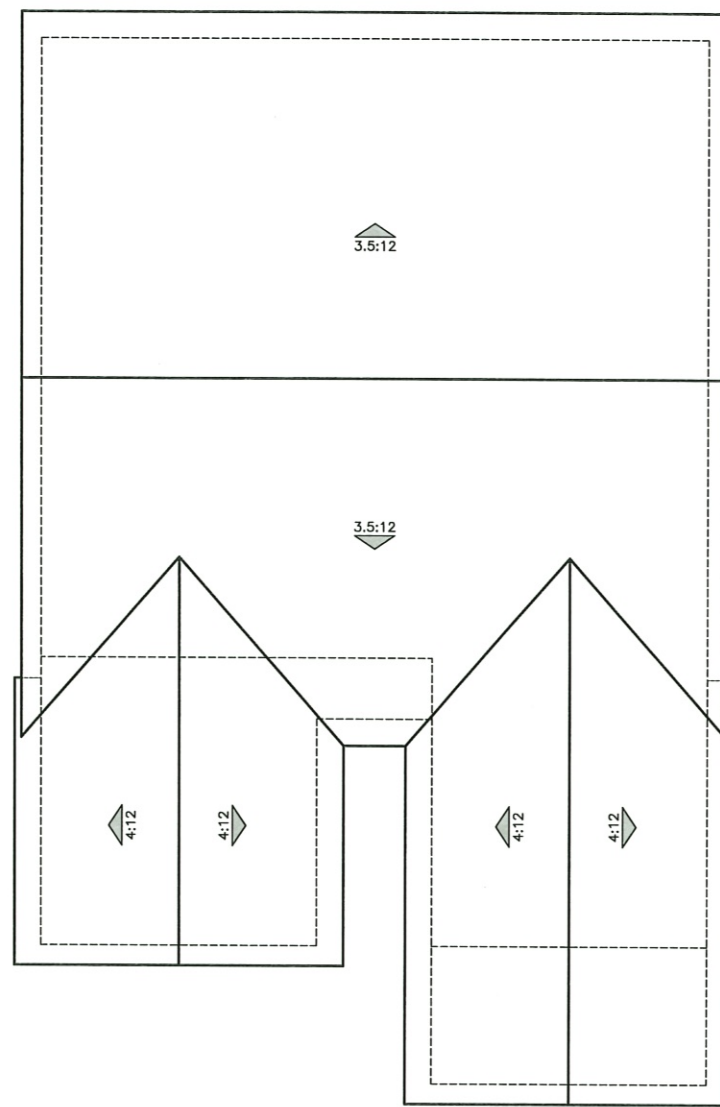
Kevin L. Crook  
 Architect  
 Inc.  
 PLANNING + ARCHITECTURE

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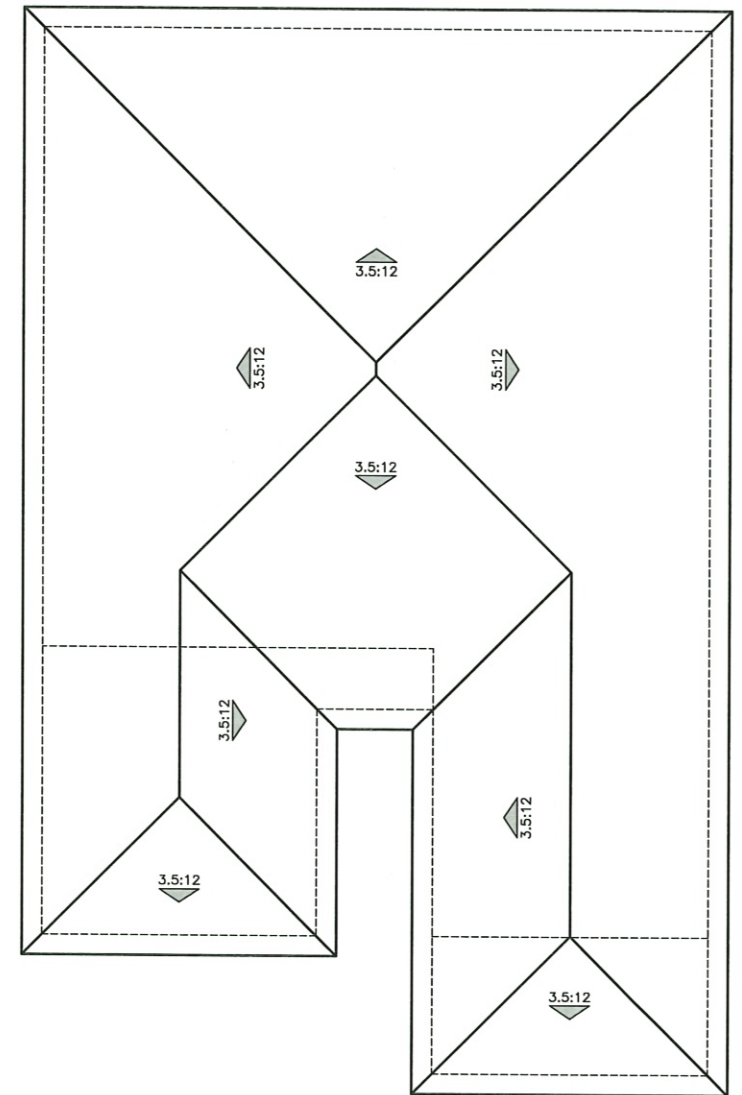




A - CALIFORNIA RANCH



B - CRAFTSMAN



C - PRAIRIE

PLAN 1 (2767)  
ROOF PLANS





EXTERIOR LIGHTS



"A" CALIFORNIA RANCH



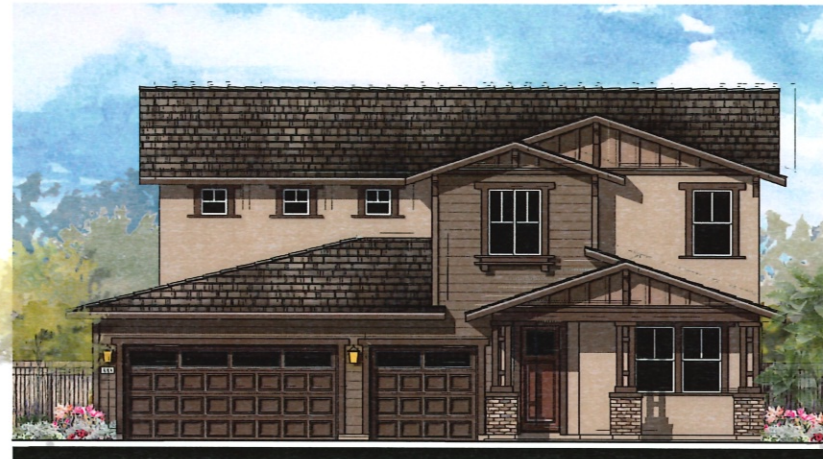
"B" CRAFTSMAN



"C" PRAIRIE



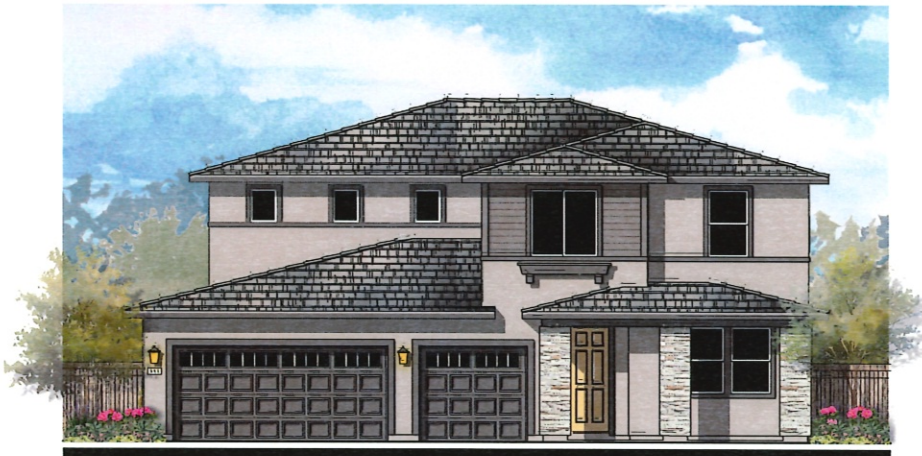
"D" MODERN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

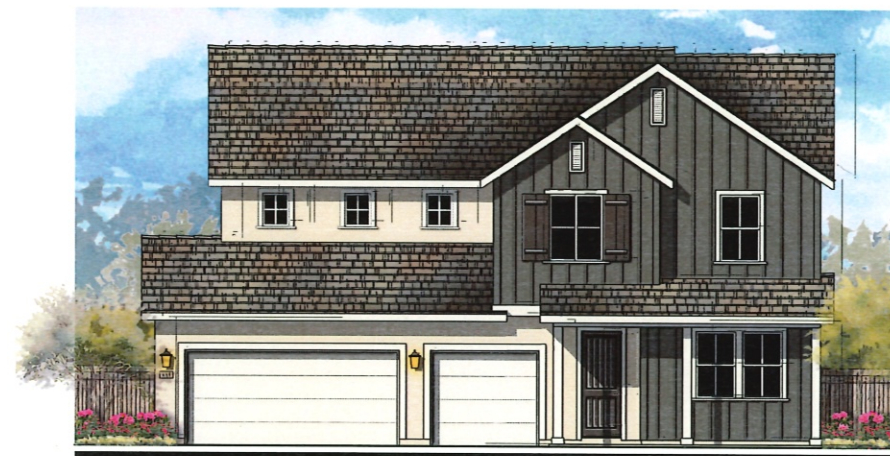
B - CRAFTSMAN ELEVATION



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Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE ELEVATION



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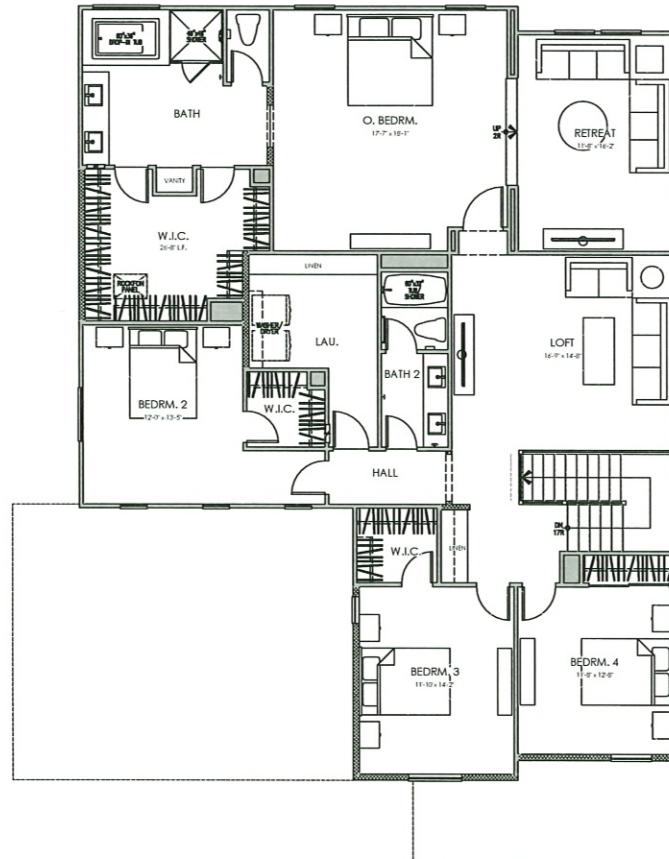
Refer to landscape drawings for wall, tree, and shrub locations

D - MODERN FARMHOUSE ELEVATION

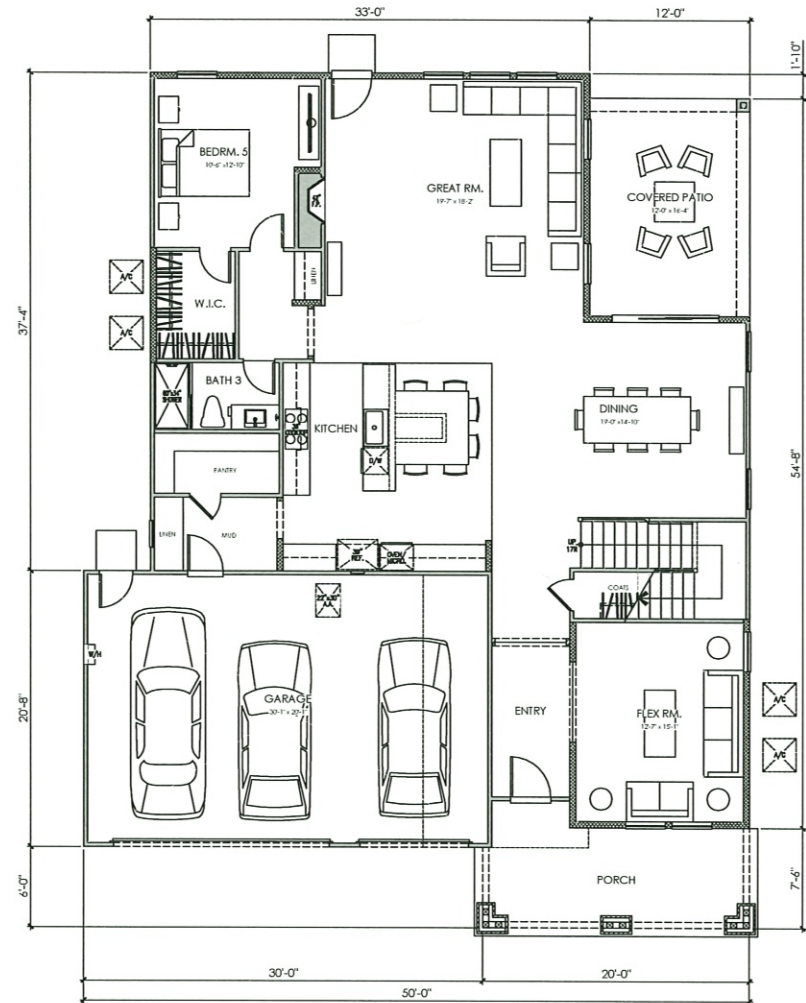
PLAN 2 (3,912)  
FRONT ELEVATIONS







SECOND FLOOR



FIRST FLOOR

PLAN 2B (3912)  
5 BEDROOM, 3 BATH, 3 CAR GARAGE, FLEX RM., LOFT, RETREAT, COVERED PATIO  
FLOOR PLAN

PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,833 SQ. FT.
SECOND FLOOR AREA	2,079 SQ. FT.
TOTAL DWELLING	3,912 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	621 SQ. FT.
PORCH "A"	161 SQ. FT.
PORCH "B"	161 SQ. FT.
PORCH "C"	161 SQ. FT.
COVERED PATIO	196 SQ. FT.







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

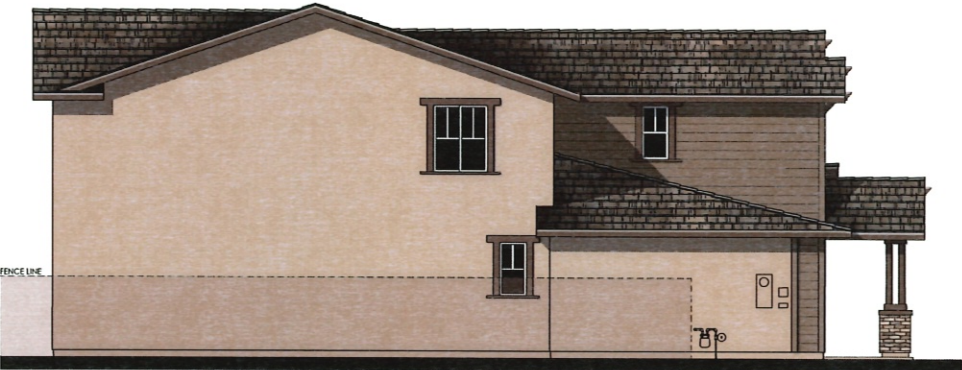


RIGHT

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - GABLE END: WOOD CORBEL / KNEE BRACE
  - BOARD / BATTENS: COMPOSITE WOOD TRIM
  - WALL: STUCCO / LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: CEMENTITIOUS-FIBER
  - DOUBLE WOOD POST W/ BRICK VENEER



REAR



LEFT

COLOR SCHEME 5  
PLAN 2B (3912)  
CRAFTSMAN ELEVATIONS



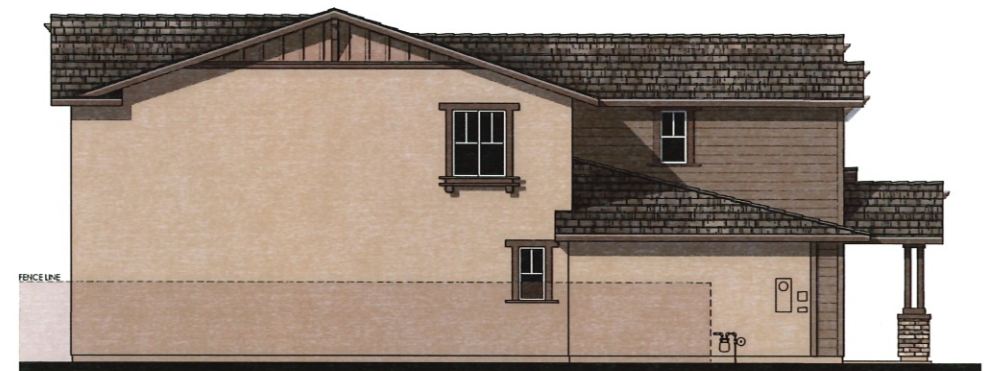




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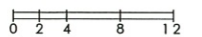


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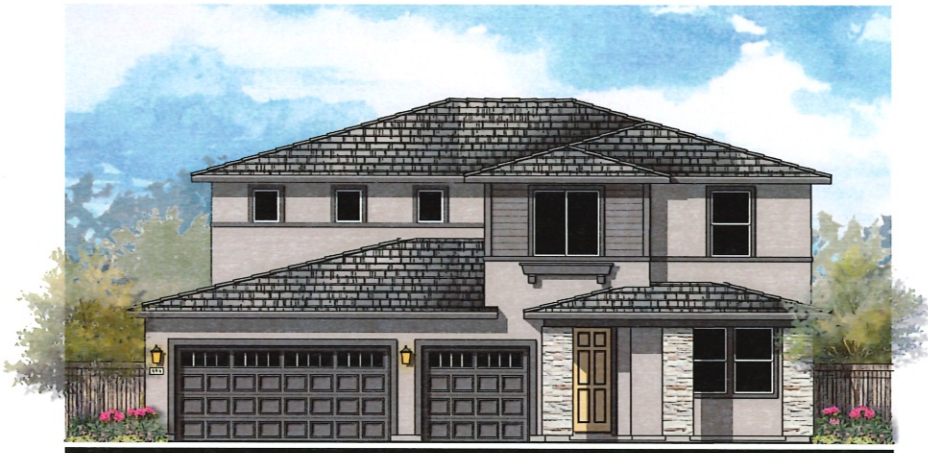


LEFT

COLOR SCHEME 5  
PLAN 2B (3912)  
CRAFTSMAN ENHANCED ELEVATIONS







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x4 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	CEMENTITIOUS-FIBER
PORCH:	STUCCO
	COLUMN W/ STONE VENEER



REAR



LEFT

COLOR SCHEME 8  
PLAN 2C (3912)  
PRAIRIE ELEVATIONS



**LENNAR**

GOLD CREST AT THE

GROVES

LOMA LINDA, CA

11.22.2022  
A-13

Kevin L. Crook  
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PLANNING & ARCHITECTURE

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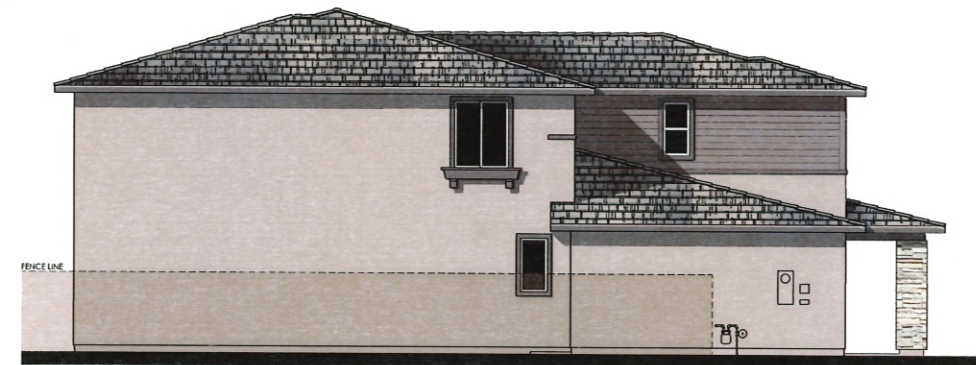




RIGHT



REAR

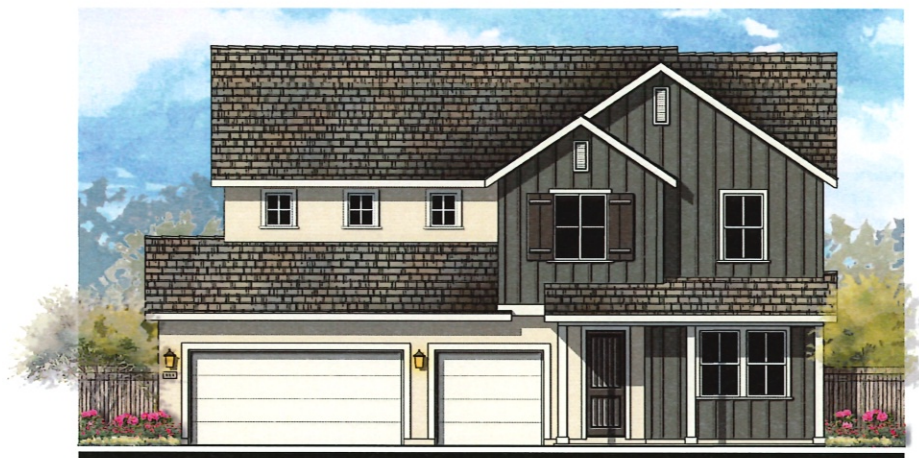


LEFT

COLOR SCHEME 8  
PLAN 2C (3912)  
PRAIRIE ENHANCED ELEVATIONS







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



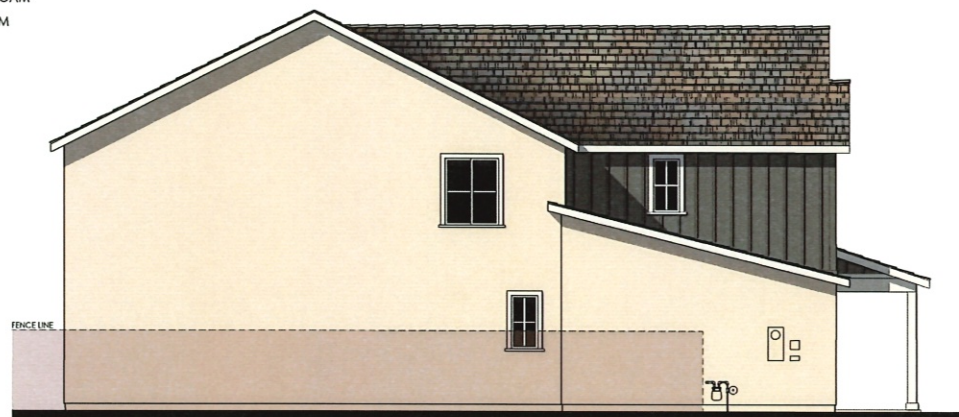
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR: FIBERGLASS  
GARAGE DOOR: METAL SECTIONAL  
ROOF: CONCRETE FLAT TILE  
FASCIA: 2x6 WOOD  
BARGE: 2x6 WOOD  
GABLE END: GABLE END VENT  
WALL: BOARD / BATTENS  
WINDOWS: STUCCO  
SHUTTERS: BOARD / BATTENS  
TRIM: VINYL W/ GRIDS  
PORCH: SIMULATED WOOD  
CEMENTITIOUS-FIBER  
WOOD POST AND BEAM



LEFT

COLOR SCHEME 11  
PLAN 2D (3912)  
MODERN FARMHOUSE ELEVATIONS

0 2 4 8 12

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GOLD CREST AT THE GROVES

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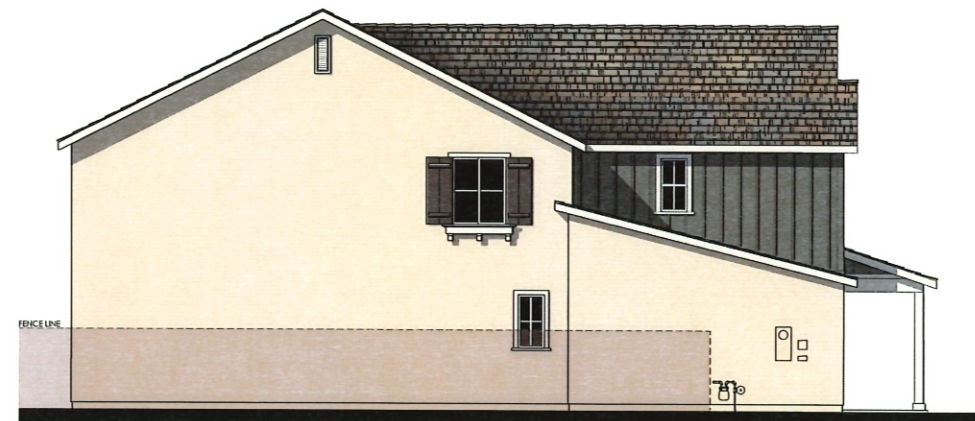




RIGHT



REAR



LEFT

COLOR SCHEME 11

PLAN 2D (3912)

MODERN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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GOLD CREST AT THE

GROVES

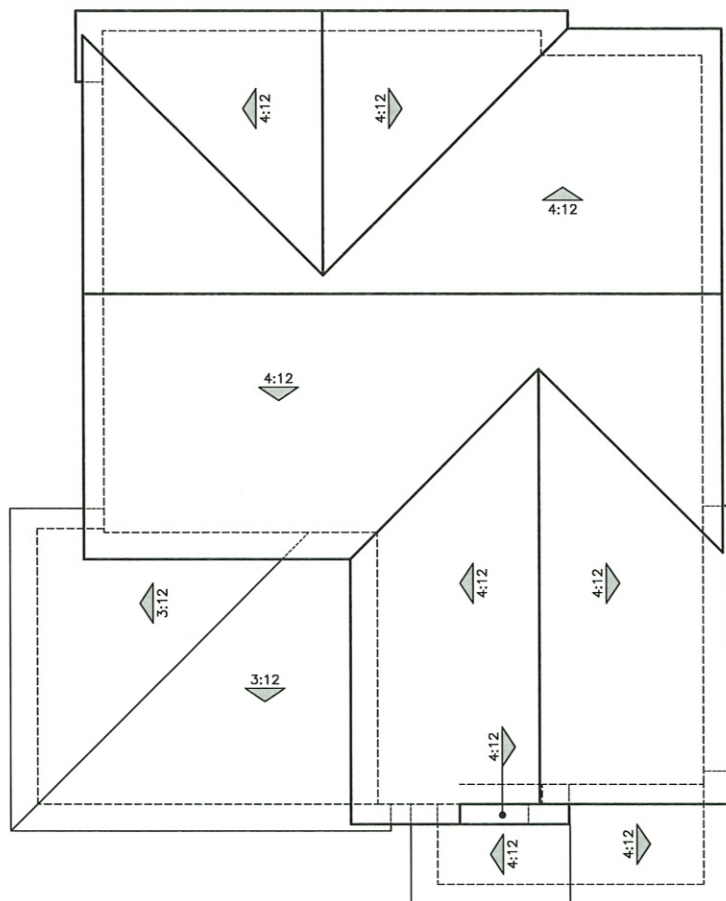
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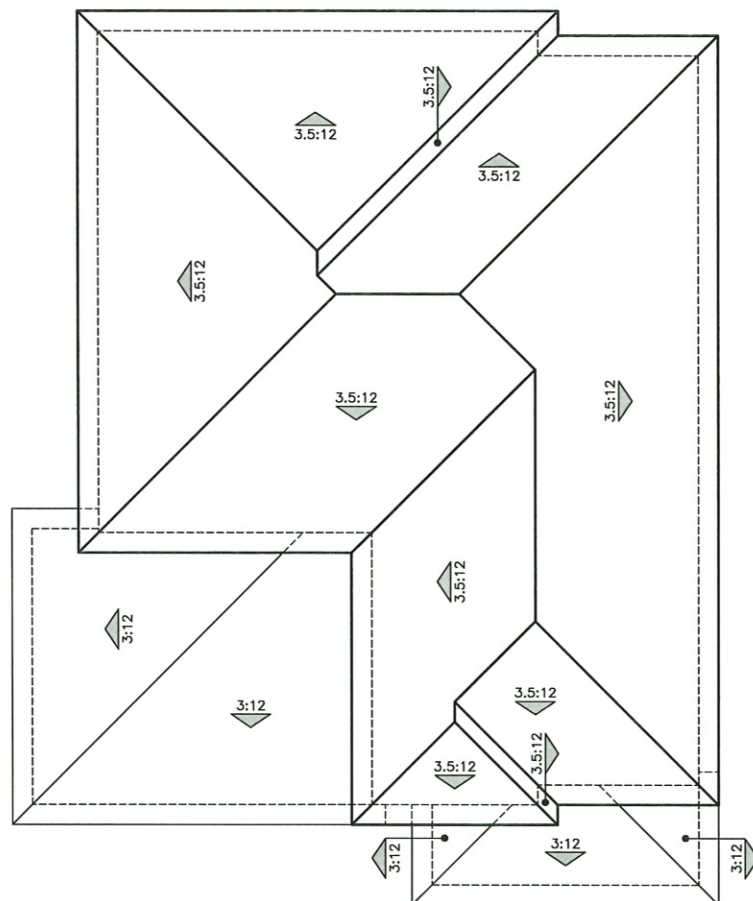
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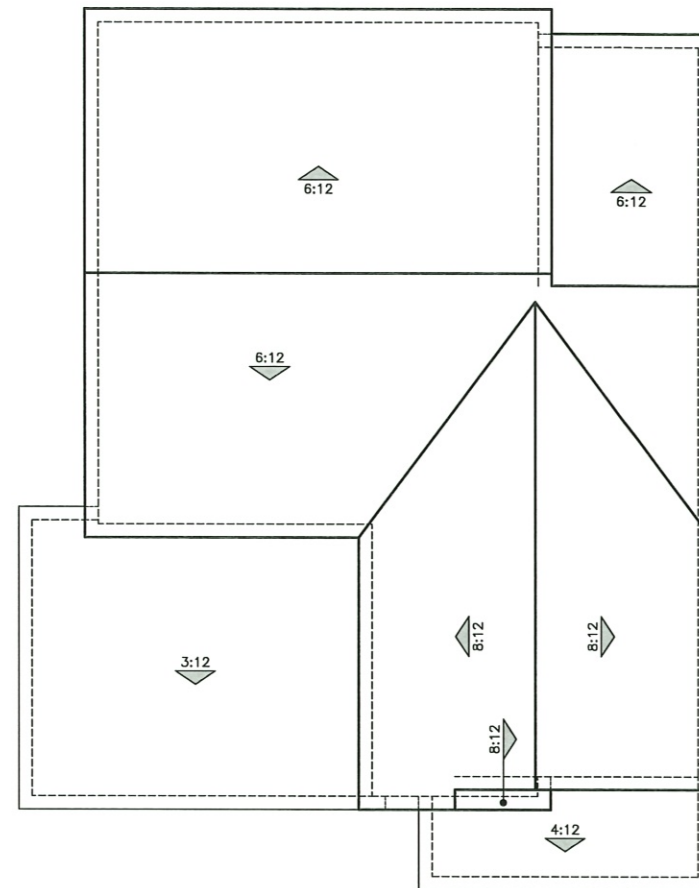




B - CRAFTSMAN

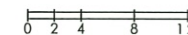


C - PRAIRIE



D - MODERN FARMHOUSE

PLAN 2 (3912)  
ROOF PLANS







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Refer to landscape drawings for wall, tree, and shrub locations

B - CRAFTSMAN ELEVATION

EXTERIOR LIGHTS



"A" CALIFORNIA RANCH



"B" CRAFTSMAN



"C" PRAIRIE



"D" MODERN FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

C - PRAIRIE ELEVATION



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Refer to landscape drawings for wall, tree, and shrub locations

D - MODERN FARMHOUSE ELEVATION

PLAN 3 (4,122)  
FRONT ELEVATIONS



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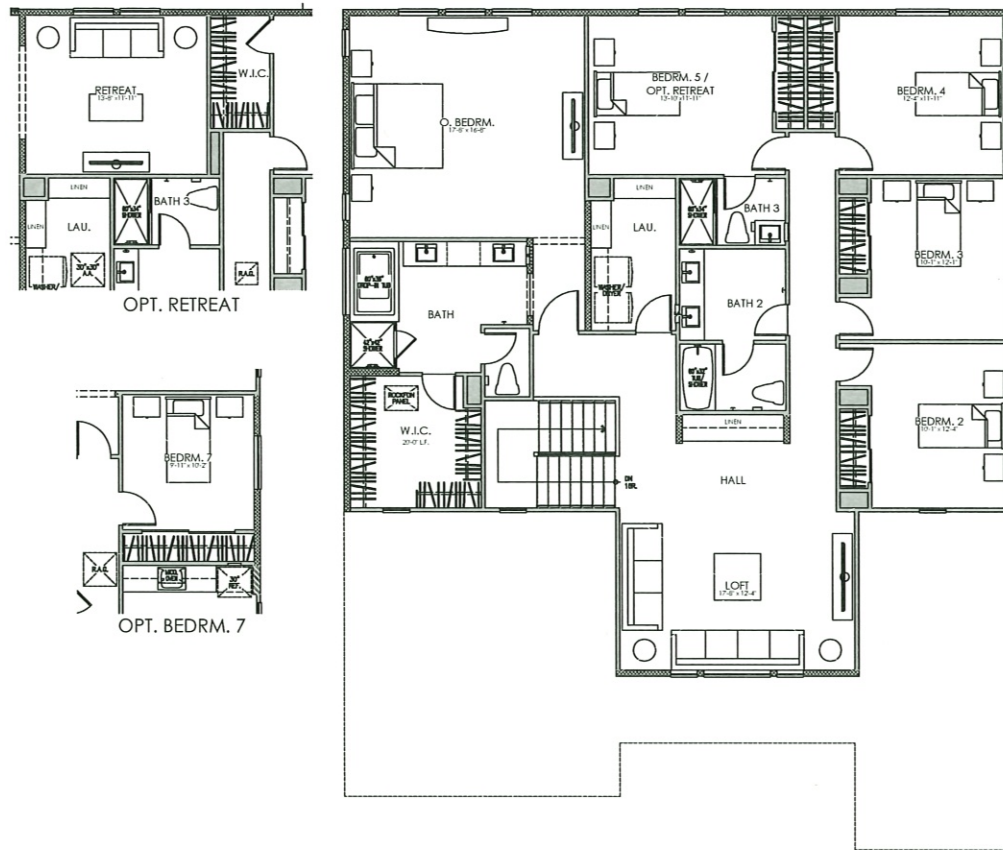
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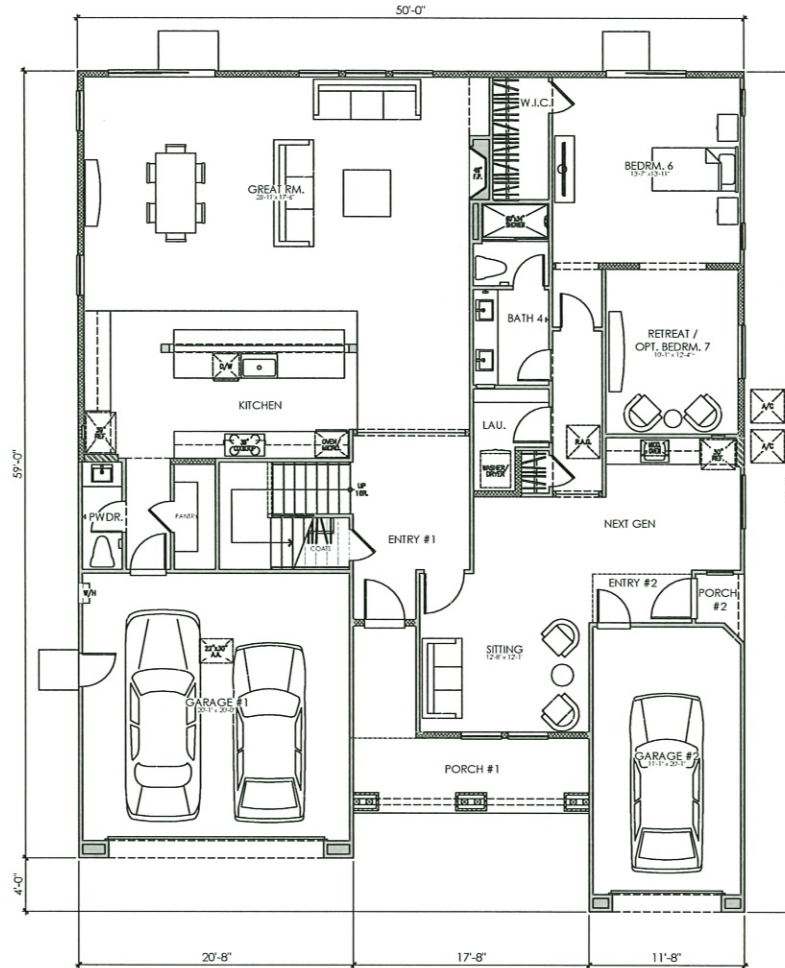
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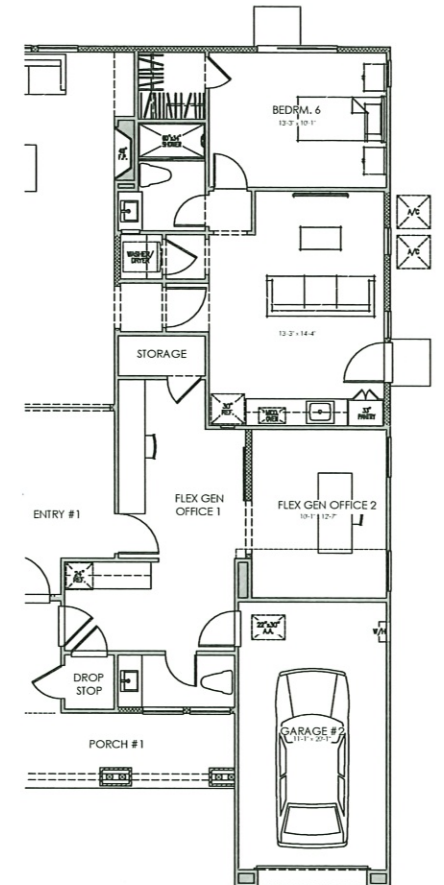




SECOND FLOOR



FIRST FLOOR



OPT. FLEX GEN

PLAN 3 NEXT GEN  
AREA TABULATION

	MAIN RESIDENCE	NEXT GEN	TOTAL
FIRST FLOOR AREA	1,105	+ 986	= 2,091 SQ. FT.
SECOND FLOOR AREA	2,031	+ 0	= 2,031 SQ. FT.
TOTAL DWELLING	3,136	+ 986	= 4,122 SQ. FT.

UNCONDITIONED SPACE

GARAGE 1	419 SQ. FT.
GARAGE 2	235 SQ. FT.
PORCH 1	127 SQ. FT.
PORCH 2	14 SQ. FT.

PLAN 3 FLEX GEN  
AREA TABULATION

	MAIN RESIDENCE	FLEX GEN	TOTAL
FIRST FLOOR AREA	1,109	+ 996	= 2,105 SQ. FT.
SECOND FLOOR AREA	2,031	+ 0	= 2,031 SQ. FT.
TOTAL DWELLING	3,140	+ 996	= 4,136 SQ. FT.

UNCONDITIONED SPACE

GARAGE 1	419 SQ. FT.
GARAGE 2	235 SQ. FT.
PORCH 1	127 SQ. FT.

PLAN 3B (4122)  
6 BEDROOM, RETREAT, 4.5 BATH, 3 CAR GARAGE, NEXT GEN, LOFT, OPT. BEDRM. 7, OPT RETREAT, OPT. FLEX GEN  
FLOOR PLAN







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

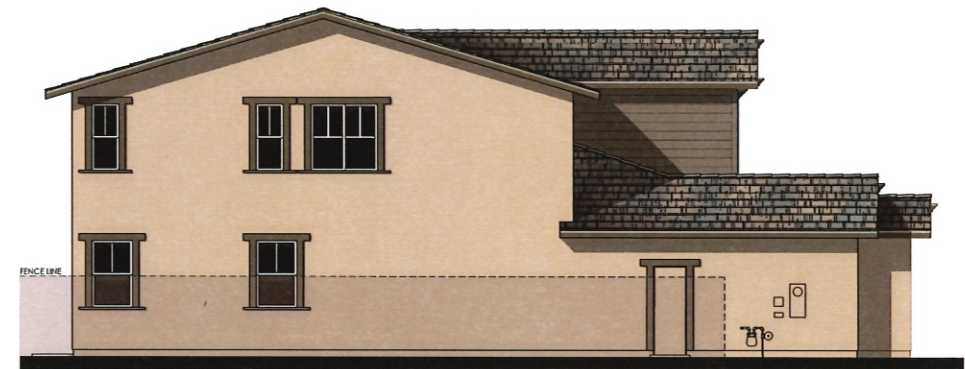
#### MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR: FIBERGLASS  
 GARAGE DOOR: METAL SECTIONAL  
 ROOF: CONCRETE FLAT TILE  
 FASCIA: 2x6 WOOD  
 BARGE: 2x6 WOOD  
 GABLE END: WOOD CORBEL / KNEE BRACE  
 BOARD / BATTENS COMPOSITE WOOD TRIM  
 WALL: STUCCO / LAP SIDING  
 WINDOWS: VINYL W/ GRIDS  
 TRIM: STUCCO OVER RIGID FOAM  
 CEMENTITIOUS-FIBER  
 PORCH: DOUBLE WOOD POST W/ BRICK VENEER



REAR



LEFT

COLOR SCHEME 6  
 PLAN 3B (4122)  
 CRAFTSMAN ELEVATIONS

0 2 4 8 12

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GOLD CREST AT THE

GROVES

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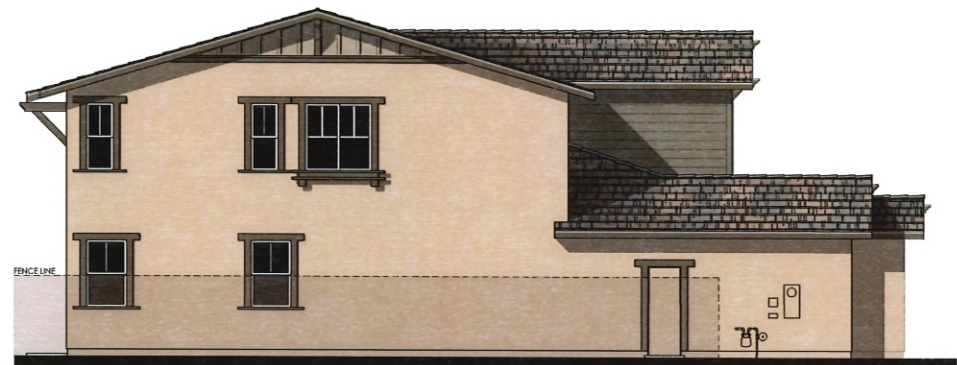




RIGHT



REAR



LEFT

COLOR SCHEME 6  
 PLAN 3B (4122)  
 CRAFTSMAN ENHANCED ELEVATIONS







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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

#### MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL / KNEE BRACE BOARD / BATTENS
WALL:	COMPOSITE WOOD TRIM
WINDOWS:	STUCCO / LAP SIDING
TRIM:	VINYL W/ GRIDS
PORCH:	STUCCO OVER RIGID FOAM CEMENTITIOUS-FIBER DOUBLE WOOD POST W/ BRICK VENEER

COLOR SCHEME 6

PLAN 3B (4122)

CRAFTSMAN FLEX GEN ELEVATIONS

0 2 4 8 12

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FRONT



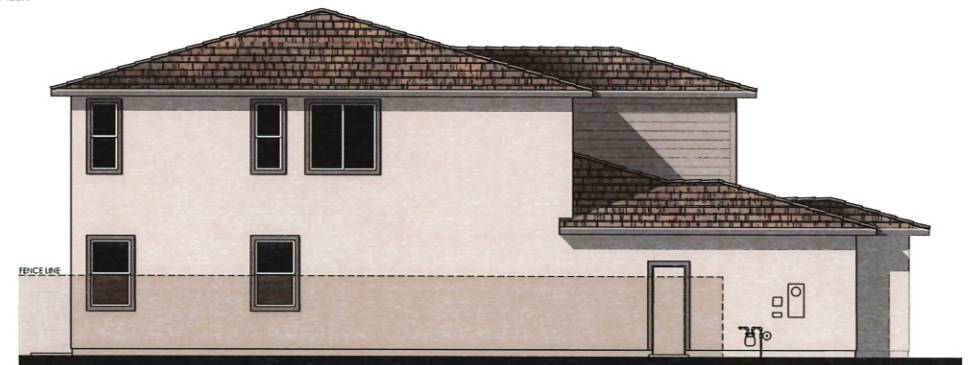
RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	CEMENTITIOUS-FIBER
PORCH:	STUCCO
	COLUMN W/ STONE VENEER



REAR



LEFT

COLOR SCHEME 9  
PLAN 3C (4122)  
PRAIRIE ELEVATIONS

0 2 4 8 12

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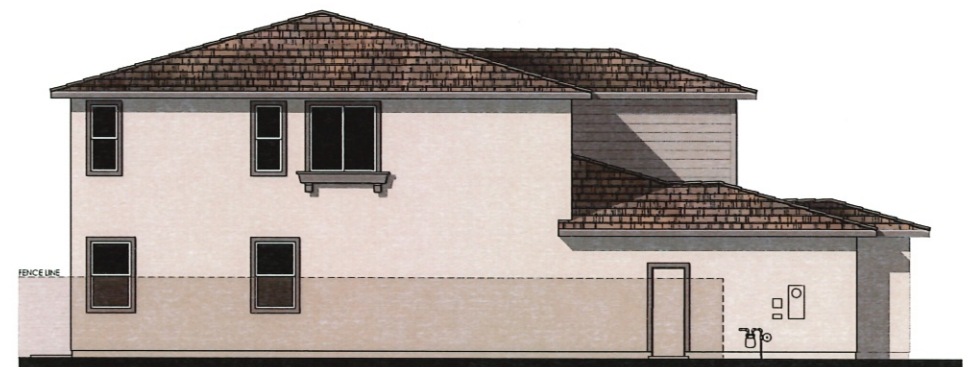




RIGHT



REAR



LEFT

COLOR SCHEME 9  
 PLAN 3C (4122)  
 PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

**LENNAR**

GOLD CREST AT THE

GROVES

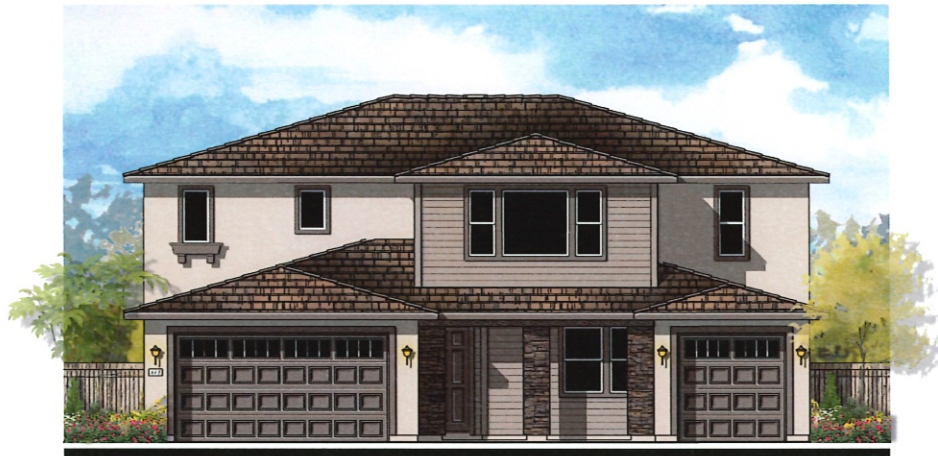
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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

**MATERIALS LEGEND**  
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
	CEMENTITIOUS-FIBER
WAINSCOT:	STUCCO
PORCH:	COLUMN W/ STONE VENEER

COLOR SCHEME 9

PLAN 3C (4122)

PRAIRIE FLEX GEN ELEVATIONS

0 2 4 8 12

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FRONT



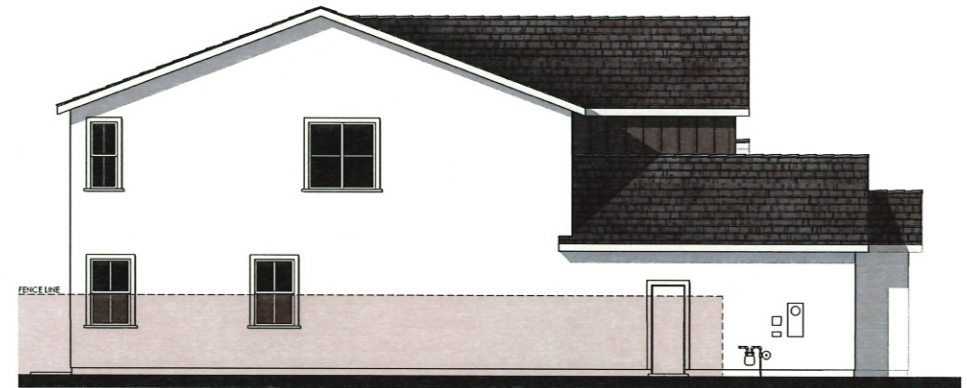
RIGHT

#### MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
	BOARD / BATTENS
WALL:	STUCCO
	BOARD / BATTENS
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	CEMENTITIOUS-FIBER
	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 12  
PLAN 3D (4122)  
MODERN FARMHOUSE ELEVATIONS



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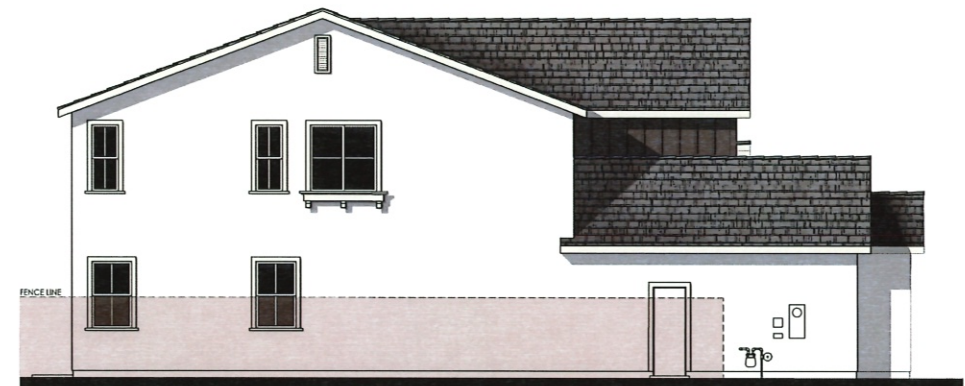




RIGHT



REAR



LEFT

COLOR SCHEME 12  
PLAN 3D (4122)

MODERN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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GOLD CREST AT THE GROVES

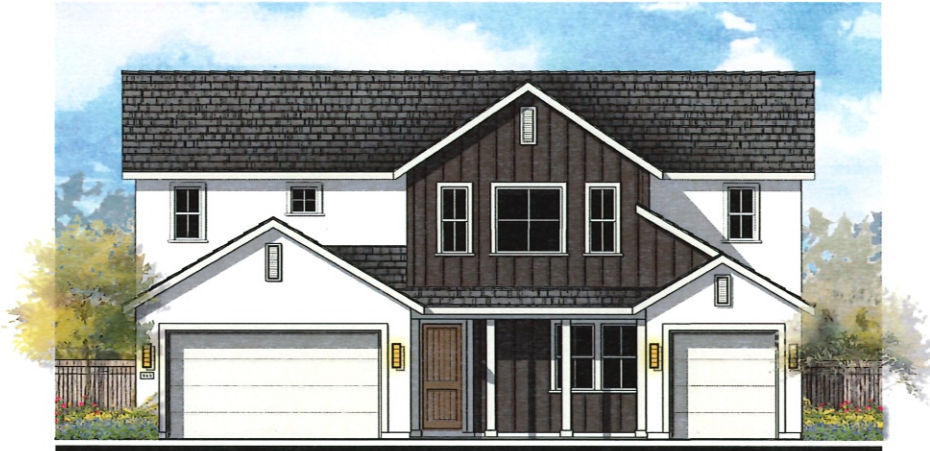
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

#### MATERIALS LEGEND

(WHERE OCCURS)	FIBERGLASS
FRONT DOOR:	METAL SECTIONAL
GARAGE DOOR:	CONCRETE FLAT TILE
ROOF:	2x6 WOOD
FASCIA:	2x6 WOOD
BARGE:	GABLE END VENT
GABLE END:	BOARD / BATTENS
WALL:	STUCCO
WINDOWS:	BOARD / BATTENS
SHUTTERS:	VINYL W/ GRIDS
TRIM:	SIMULATED WOOD
PORCH:	STUCCO OVER RIGID FOAM
	CEMENTITIOUS-FIBER
	WOOD POST AND BEAM

COLOR SCHEME 12

PLAN 3D (4122)

MODERN FARMHOUSE FLEX GEN ELEVATIONS

0 2 4 8 12

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GROVES

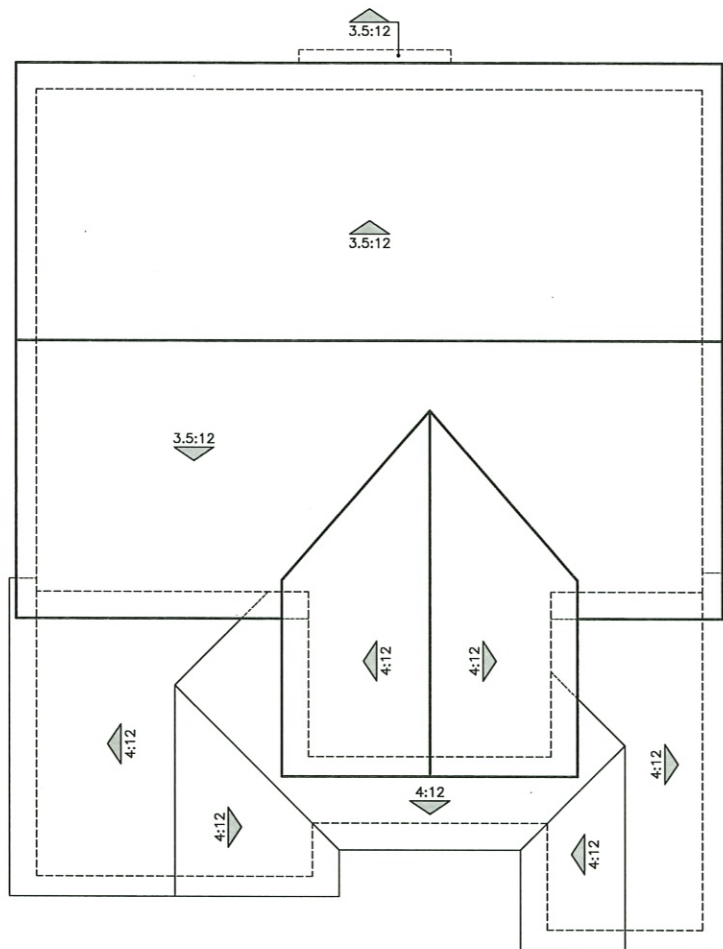
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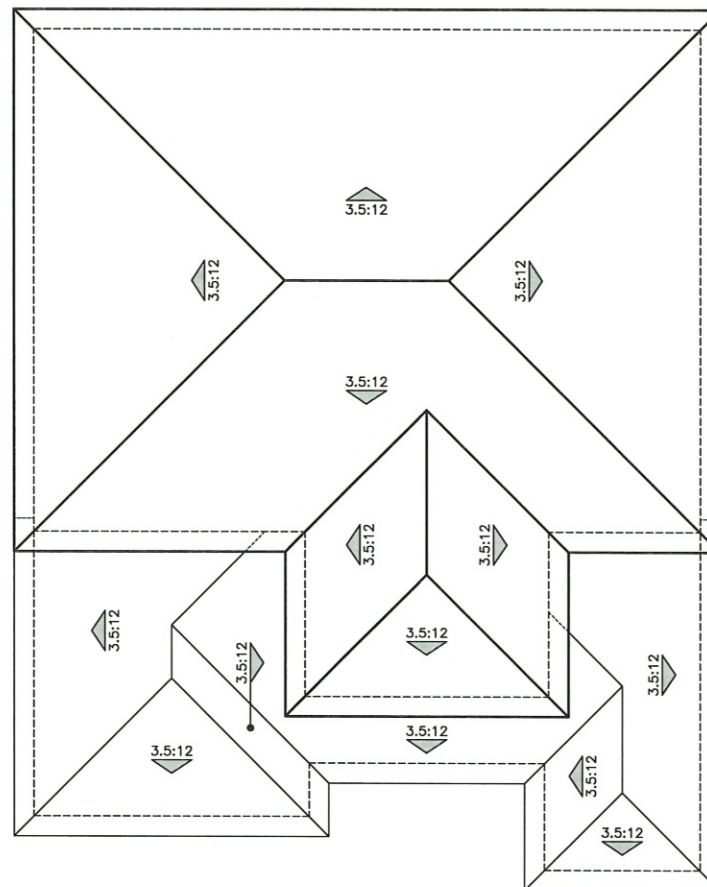
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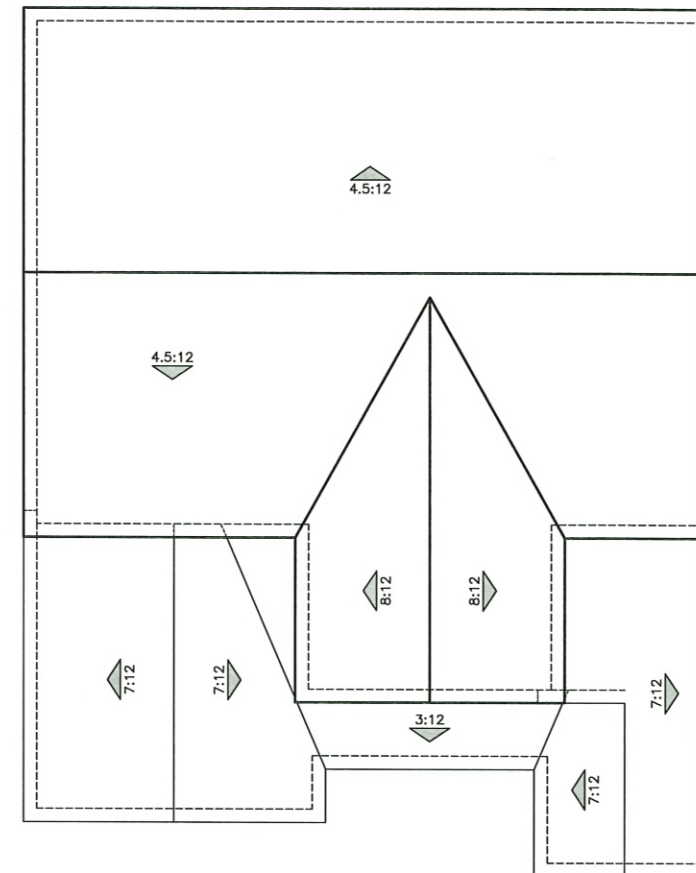




B - CRAFTSMAN



C - PRAIRIE



D - MODERN FARMHOUSE

PLAN 3 (4122)  
ROOF PLANS





GOLD CREST AT THE GROVES  
LOMA LINDA, CA

JOB # 21113A / SFD  
CREATED 12/9/2021

"A" ELEVATIONS CALIFORNIA RANCH			
	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1507	1586	1591
STUCCO PAINT MATCH**	SW7632 MODERN GRAY	SW6084 COCOA WHIP	SW8917 SHELL WHITE
FASCIA / TRIM / GARAGE DOOR	SW6090 JAVA	SW8917 SHELL WHITE	SW6082 COBBLE BROWN
FRONT DOOR / SHUTTERS	SW6258 TRICORN BLACK	SW6216 JASPER	SW7562 ROMAN COLUMN
ROOF: FLAT SHAKE	1FBCJ6464 CA MISSION BLEND	1FBCJ3184 RUSTIC BRWN BLD	1FBCJ3182 GARNET BLEND
BRICK:	CORK NEW JERSEY	KONI BRICK BLANC	CORK CHOCOLATE
GUTTERS:	RUSTIC	SATIN	RUSTIC
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"B" ELEVATIONS CRAFTSMAN			
	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1598	1602	1594
STUCCO PAINT MATCH**	SW8171 CHATROOM	SW7519 MEXICAN SAND	SW7690 TOWNHALL TAN
FASCIA / TRIM / GARAGE DOOR	SW7034 OAK LEAF BROWN	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE
BOARD & BATTEN SIDING	SW6172 HARDWARE	SW6081 DOWN HOME	SW9117 URBAN JUNGLE
LAP SIDING / CORNER BOARDS	SW7745 MUDDLED BASIL	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE
FRONT DOOR	SW7020 BLACK FOX	SW2837 AURORA BROWN	SW2853 NEW COLONIAL YELLOW
ROOF (FLAT) SHAKE:	1FBCJ3233 BROWN BLEND	1FBCJT132 CHARCOAL BRWN BLD	1FBCJ0300 BRONZE PEARL BLD
BRICK:	ARABIAN NEW JERSEY	KONI CAFE	ADOBE TUCSON
GUTTERS:	RUSTIC	RUSTIC	RUSTIC
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"C" ELEVATIONS PRAIRIE			
	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1514	1511	1508
STUCCO PAINT MATCH**	SW8071 POPULAR GRAY	SW7023 REQUISITE GRAY	SW6085 TOUCH OF SAND
FASCIA / TRIM / GARAGE DOOR	SW6075 GARRET GRAY	SW6005 FOLKSTONE	SW6040 NUTSHELL
LAP SIDING / CORNER BOARDS	SW6074 SPALDING GRAY	SW6004 MINK	SW9160 ARMADILLO
FRONT DOOR	SW9185 MAREA BAJA	SW6667 AFTERGLOW	SW0005 DEEPEST MAUVE
ROOF: FLAT	1FECY3181 SMOKEY TOPAZ BLD	1FACS5354 STONE MT BLEND	1FACS3280 MONTE SERENO BLD
STONE:	FAST-SET	FAST-SET	FAS-SET
DRYSTACK INSTALLATION	SILVER	SOUTHWEST	TERRACOTTA
GUTTERS:	RUSTIC	ROYAL BROWN	RUSTIC

"D" ELEVATIONS MODERN FARMHOUSE			
	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO	1503	1557	1572
STUCCO PAINT MATCH**	SW7028 INCREDIBLE WHITE	SW7573 EAGLET BEIGE	SW7757 HI REFLECTIVE WT
FASCIA / TRIM / GARAGE DOOR	SW7069 IRON ORE	SW7551 GREEK VILLA	SW7005 PURE WHITE
BOARD & BATTEN SIDING	SW7757 HI REFLECTIVE WT	SW6202 CAST IRON	SW7675 SEALSKIN
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7675 SEALSKIN	SW2853 NEW COLONIAL YLW
ROOF: FLAT SLATE	1FASC1430 CHARCOAL BLEND	1FECY4072 SAHARA QTZ BLD	1FACS1430 CHARCOAL BLEND
PAVERS:	30021	30021	30021
12X12 ROUNDED EDGES	HIGH FIRED FLOOR TILE	HIGH FIRED FLOOR TILE	HIGH FIRED FLOOR TILE
GUTTERS:	BLACK	LINEN	SATIN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.  
\*\*FOR PHOTOSHOP & RENDERING PURPOSES ONLY. DO NOT USE IN THE FIELD

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE	BORAL
ROOF:	
STONE / BRICK:	KONI MATERIALS (SoCal Stone - Brian)
GROUT:	ORCO
GUTTERS:	RGS
PAVERS:	TIERRA Y FUEGO

**LENNAR**  
Kevin L. Crook  
Architect  
Inc  
PLANNING • ARCHITECTURE

WRITTEN COLOR SCHEMES

**LENNAR**

GOLD CREST AT THE

GROVES

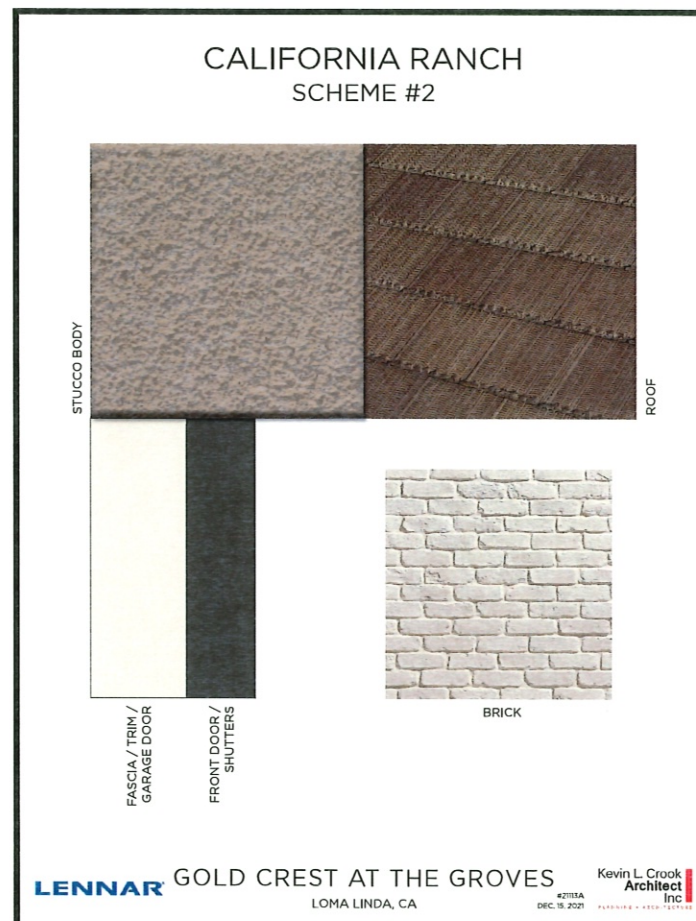
LOMA LINDA, CA

11.22.2022  
A-30

Kevin L. Crook  
Architect  
Inc  
PLANNING • ARCHITECTURE

#21113





## COLOR BOARDS - "A" CALIFORNIA RANCH

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER  
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL  
BOARDS FOR ACTUAL COLORS.

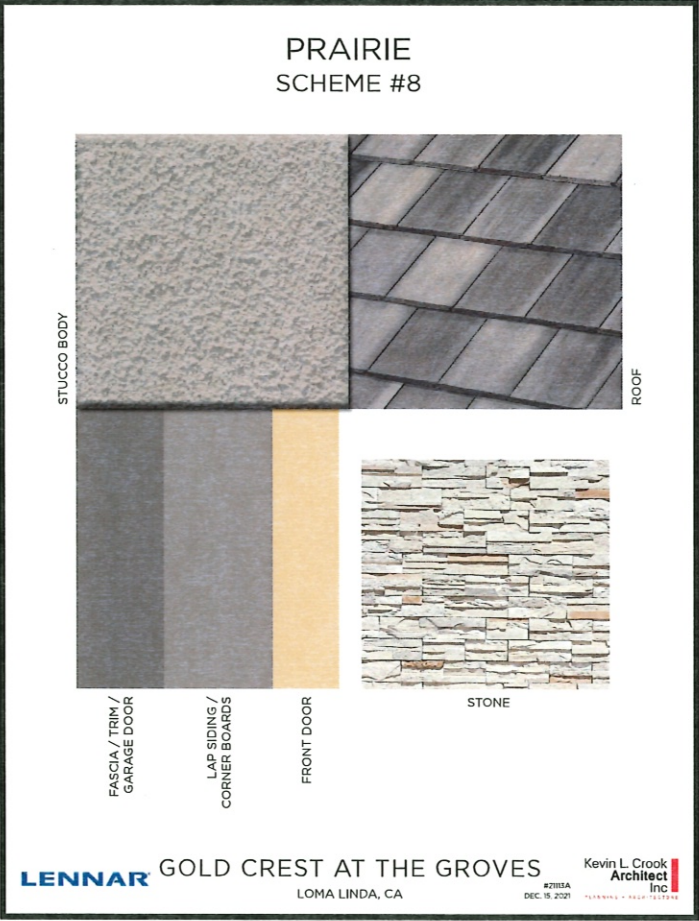




COLOR BOARDS - "B" CRAFTSMAN

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

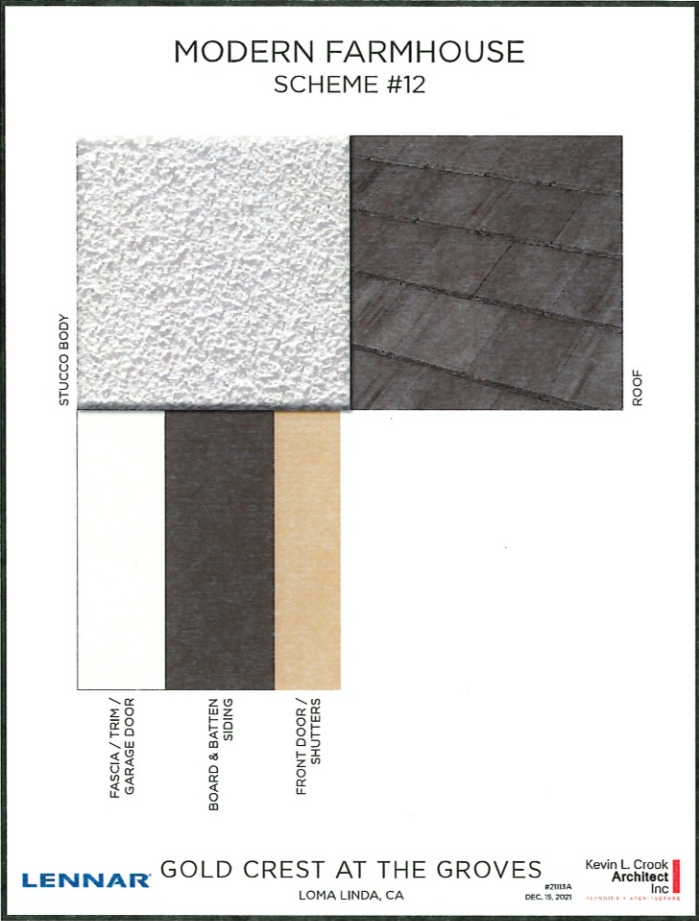
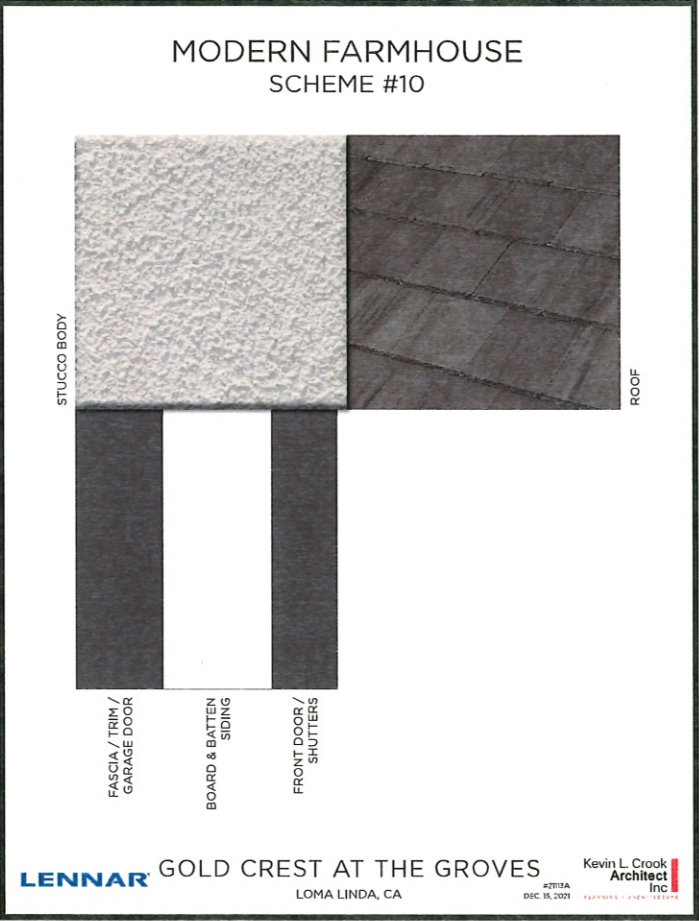




COLOR BOARDS - "C" PRAIRIE

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.





COLOR BOARDS - "D" MODERN FARMHOUSE

\*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



CURRENT LAND USE:	AGRICULTURAL, GROVES, HISTORIC BUILDINGS.
APN #:	0292-471-06 0292-461-08 0292-461-08
GENERAL PLAN LAND USE:	SPECIAL PLANNING AREA "D"
EXISTING ZONING:	PLANNED COMMUNITY (PC)
ADJACENT COMMUNITY:	THE GROVES SPECIFIC PLAN VERY LOW DENSITY RESIDENTIAL PLANNING AREA 3-6
EX ADJACENT LAND USE:	PLANNED COMMUNITY, RESIDENTIAL, HISTORIC BUILDINGS

LEIGHTON AND ASSOCIATES, INC.  
17781 COWAN  
IRVINE, CA 92614  
949-250-1421

**OWNER/DEVELOPER**

HIGHPOINTE GROVES, LLC  
530 TECHNOLOGY, SUITE 100  
IRVINE, CA 92618  
949-472-0800

SETBACK	MINIMUM
FROM MISSION AVENUE	30'
FROM CITRUS AVENUE	30'
FROM PRIVATE STREET	10'
BUILDING TO BUILDING SEPERATION	30'

NUMBER OF LOTS	56 (51 NUMBERED/5 LETTERED)
SIZE ACREAGE:	22.58 AC
PROPOSED DENSITY:	2.27 DU/AC
RESIDENTIAL & STREET ACREAGE:	22.58 AC (100.0%)
DETENTION BASIN ACREAGE:	0.00 AC (0.0%)
MINIMUM LOT SIZE	10,000 SF PER SPECIFIC PLAN
AVERAGE LOT SIZE	14,170 SF
COMPLIANCE CODES:	2019 CFC, 2019 CBC, LOMA LINDA

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 PHONE: 1 (909) 799-4400	CABLE: SPECTRUM 400 ATLANTIC ST. FL. 10. STAMFORD, CT 06901 PHONE: 1 (855) 470-3572
ELECTRIC: SOUTHERN CALIFORNIA EDISON 2244 WALNUT GROVE AVENUE ROSEDALE, CA 91770 PHONE: 1 (800) 655-4555	TELEPHONE: FRONTIER COMMUNICATIONS 401 HERMITT 7 NORWALK, CT 06851 PHONE: 1 (855) 237-5355

LEGEND

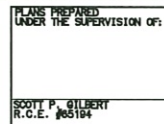
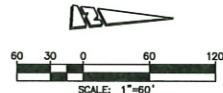
PROPOSED RIGHT OF WAY  
PROPOSED STREET C  
PROPOSED CURB  
PROPOSED EASEMENT/SEPARATE DEDICATION  
EXISTING EASEMENT  
EXISTING PROPERTY LINE  
GRADING LIMIT LINE  
PROPOSED VIEW FENCE  
PROPOSED BLOCK WALL  
PROPOSED VINYL FENCING  
PROPOSED MAILBOX LOCATION

ALL WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION WITH SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION WITH SUPPLEMENTS, AND THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF LOMA LINDA- INCLUDING THE LLCOP, THE LOMA LINDA MUNICIPAL CODE, THE 2019 FIRE CODE, AND THE 2019 BUILDING CODE.

PARCEL 4 OF UNRECORDED PARCEL MAP 20389 IN THE  
COUNTY OF SAN BERNARDINO, CALIFORNIA

DESCRIPTION: BRASS CAP IN TOP OF CURB 1.5' NORTH OF NORTH CURB RET.,  $\frac{1}{2}$ ' EAST OF PP NO. 1960432E AT NW CORNER OF BARTON ROAD AND CALIFORNIA ST.  
ELEVATION: 1200.079

1. LOTS FACING MISSION ROAD WITH NUMBERS DENOTED WITH "\*" WILL TAKE ACCESS FROM MISSION, AND HAVE INDIVIDUAL MAILBOXES
2. PROJECT WILL BE EQUIPPED WITH CITY'S FIBER-OPTICS INTERFACE AND COPPER CABLING



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

LOT AREA COVERAGE TABLE				
LOT	LOT AREA	TYPE	BUDG AREA	% COVERED
1	11351	2R	2811.3	24.77%
2	10134	1R	3465.4	34.20%
3	10135	3R	2860.7	28.23%
4	10135	2R	2811.3	27.74%
5	10135	3R	2860.7	28.23%
6	10135	1R	3465.4	34.19%
7	10136	2	2811.3	27.74%
8	10136	1R	3465.4	34.19%
9	10136	3R	2860.7	28.22%
10	10137	1R	3465.4	34.19%
11	15011	3R	2860.7	19.06%
12	15011	2R	2811.3	18.73%
13	15539	3R	2860.7	18.41%
14	15028	1	3465.4	23.06%
15	15017	2	2811.3	18.72%
16	14205	2R	2811.3	19.79%
17	14202	3	2860.7	20.14%
18	14198	1	3465.4	24.41%
19	14320	2R	2811.3	19.63%
20	15160	3	2860.7	18.87%
21	15011	2	2811.3	18.73%
22	15018	3	2860.7	19.05%
23	15723	2	2811.3	17.88%
24	22410	1R	3465.4	15.46%
25	15028	3	2860.7	19.04%
26	15328	1	3465.4	22.61%
27	15008	2R	2811.3	18.73%
28	15017	1	3465.4	23.08%
29	15002	3R	2860.7	19.07%
30	15010	1R	3465.4	23.09%
31	15011	2	2811.3	18.73%
32	15814	1R	3465.4	21.91%
33	15007	3	2860.7	19.06%
34	15035	2	2811.3	18.70%
35	15051	3	2860.7	19.01%
36	15051	1	3465.4	23.02%
37	15051	3	2860.7	19.01%
38	15537	2	2811.3	18.09%
39	10077	2R	2811.3	27.90%
40	11217	3R	2860.7	25.50%
41	11380	2	2811.3	24.70%
42	12271	1R	3465.4	28.24%
43	16668	3R	2860.7	17.16%
44	18314	2R	2811.3	15.35%
45	15051	1	3465.4	23.02%
46	15051	2R	2811.3	18.68%
47	15051	1	3465.4	23.02%
48	15051	3	2860.7	19.01%
49	15051	1	3465.4	23.02%
50	15051	3	2860.7	19.01%
51	15510	1	3465.4	22.34%
LOT A	42565		N/A	
LOT B	5536		N/A	
LOT C	15178		N/A	
LOT D	20759		N/A	
LOT E	573		N/A	



NTS

TTM 20417

6' BLOCK WALL

PAD ELEVATION

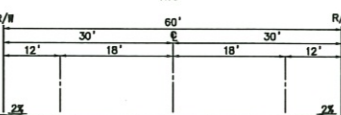
2' BENCH

EG

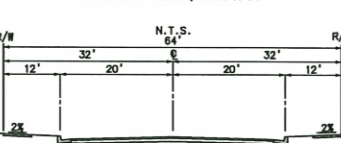
SECTION 'D-D'

NTS

APN 292-671-14 LOT 228



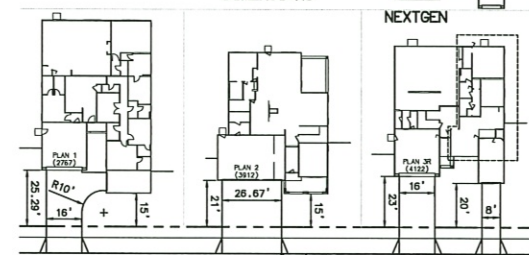
LOCAL STREET (STANDARD)  
D CREST ST, ORANGE BLOSSOM RD,  
FRINK RANCH RD, ZANJA RD



LOCAL STREET (STANDARD  
CITRUS AVENUE)



### TYPICAL DRIVEWAY DIMENSIONS



CITY OF LOMA LINDA  
THE GROVES  
TENTATIVE TRACT 20417  
SITE PLAN

SHEET NO.  
C-1  
1 OF 1  
\*REVISION 3: 2022-11-17

[illegible]



# EXISTING SITE INFORMATION

CURRENT LAND USE: AGRICULTURAL, GROVES, HISTORIC BUILDINGS.  
 APN #: 0292-471-06  
 0292-461-08  
 0292-461-06

GENERAL PLAN LAND USE: SPECIAL PLANNING AREA "D"  
 EXISTING ZONING: PLANNED COMMUNITY (PC)\*  
 \*PLANNED COMMUNITY: THE GROVES SPECIFIC PLAN  
 VERY LOW DENSITY RESIDENTIAL  
 PLANNING AREA 3-B

# PROPOSED SITE INFORMATION

NUMBER OF LOTS: 56 (51 NUMBERED/5 LETTERED)  
 SITE AREA: 22.58 AC  
 PROPOSED DENSITY: 2.27 DU/AC  
 RESIDENTIAL & STREET ACREAGE: 22.58 AC (100.0%)  
 DETENTION BASIN ACREAGE: 0.00 AC (0.0%)  
 MINIMUM LOT SIZE: 10,000 SF PER SPECIFIC PLAN  
 AVERAGE LOT SIZE: 14,230 SF  
 COMPLIANCE CODES: 2019 OFC, 2019 CBC, LOMA LINDA MUNICIPAL CODE (LLMC), AND LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCP)

# 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  
 PHONE: 1 (909) 799-4400

ELECTRIC:  
 SOUTHERN CALIFORNIA EDISON  
 2244 WALNUT GROVE AVENUE  
 ROSEMEAD, CA 91770  
 PHONE: 1 (800) 655-4555

GAS:  
 THE SOUTHERN CALIFORNIA GAS CO.  
 196 E 3RD ST.  
 POMONA, CA 91768  
 PHONE: 1 (800) 427-2200

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

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

# LEGEND

TRACT BOUNDARY  
 PROPOSED RIGHT OF WAY  
 PROPOSED STREET &  
 PROPOSED CURB  
 PROPOSED EASEMENT/SEPARATE DEDICATION  
 EXISTING EASEMENT  
 EXISTING PROPERTY LINE

# EARTHWORK

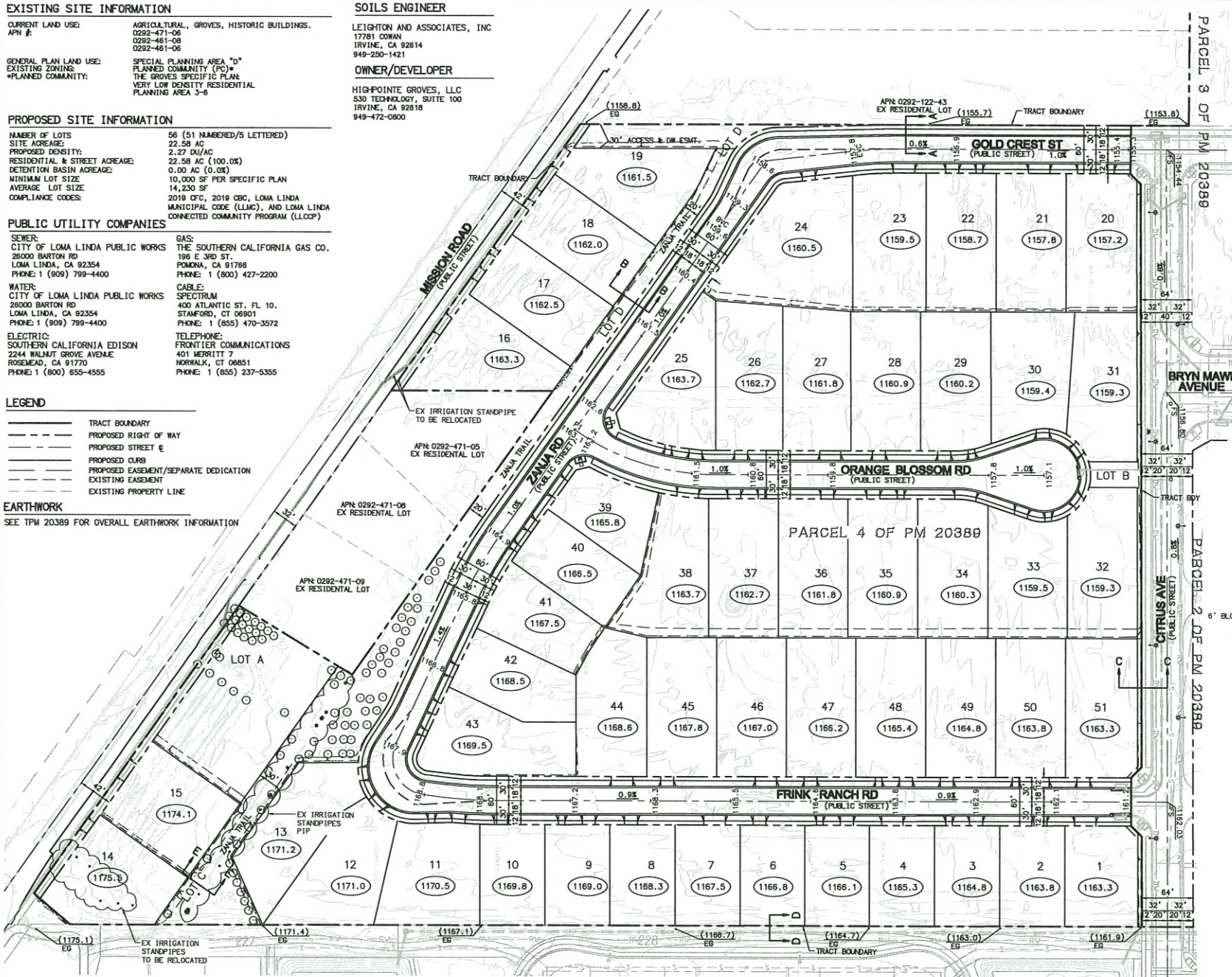
SEE TPM 20389 FOR OVERALL EARTHWORK INFORMATION

# SOILS ENGINEER

LEIGHTON AND ASSOCIATES, INC  
 17781 COWAN  
 IRVINE, CA 92614  
 949-250-1421

# OWNER/DEVELOPER

HIGHPOINTE GROVES, LLC  
 530 TECHNOLOGY, SUITE 100  
 IRVINE, CA 92618  
 949-472-0800



# LEGAL DESCRIPTION

PARCEL 4 OF UNRECORDED PARCEL MAP 20389 IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA  
 BENCHMARK  
 LLM 81-11  
 DESCRIPTION: BRASS CAP IN TOP OF CURB 1.5' NORTH OF NORTH CURB RET., 3' EAST OF PP NO. 19604328 AT NW CORNER OF BARTON ROAD AND CALIFORNIA ST.  
 ELEVATION: 1200.079



PLANS PREPARED UNDER THE SUPERVISION OF:

SCOTT P. GILBERT  
 R.C.E. #05194

DATE



**PROACTIVE**  
 ENGINEERING CONSULTANTS  
 200 South Main Street, Suite 300  
 Corona, CA 92702 (951) 280-3300

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

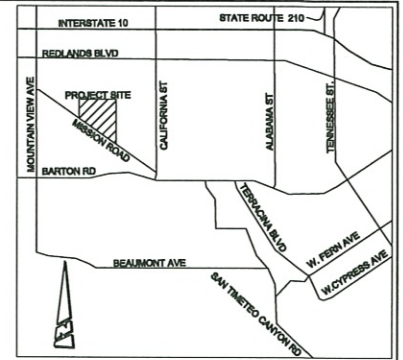


CITY OF LOMA LINDA  
 THE GROVES  
 TR 20417  
 PRELIMINARY GRADING PLAN

SHEET NO.

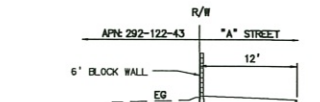
C-2  
 1 OF 1

REVISION DATE: 11/15/22



# VICINITY MAP

NTS



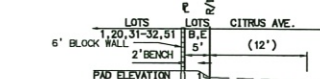
# SECTION "A-A"

NTS



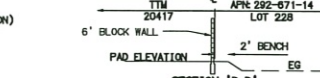
# SECTION "B-B"

NTS



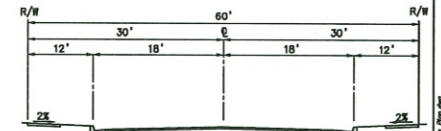
# SECTION "C-C"

NTS



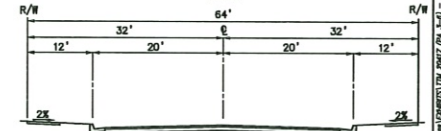
# SECTION "D-D"

NTS



LOCAL STREET (STANDARD)  
 GOLD CREST ST, ORANGE BLOSSOM RD,  
 FRINK RANCH RD, ZANJA RD

N.T.S.



LOCAL STREET (STANDARD)  
 CITRUS AVENUE

N.T.S.

Drawing Name: 20120701-Grading-Preparation-Drawings (C-20417) Title: 20417 (P. 2-4) - Preliminary Grading Plan



# PROJECT DESCRIPTION:

Request for review and recommendation of proposed architectural styles and site configuration of a new single-family residential development that consists of 51 residential lots and 5 lettered lots for future open space. The vacant project site is located on 22.58 acres of land which will soon be subdivided through Map 20417. The specific site encompasses Planning Area 3-6 of the Groves at Loma Linda Specific Plan. It is part of Special Planning Area "D" and the Mission Historic District. And, it is zoned Planned Community (PC) which allows for the proposed "Very Low Residential" development with minimum lot sizes of 10,000 sqft. The project will have 3 different floor plans and 4 architectural styles, with 6 enhanced elevations at all corner lots. Architectural styles include: California Ranch, Craftsman, Prairie, and Modern Farmhouse. The homes will range from 2,767 to 4,122 sqft in size, and will be 1 to 2 stories in height. The 5 lettered lots include a future pedestrian trail that aligns with the historic Zanja irrigation channel as well as the Frink Adobe to be preserved on site. Various historic orange trees and irrigation pipes will also be preserved.



OPEN SPACE  
SEE ENLARGEMENT SHEET  
2

## DEVELOPER:

HIGHPOINT GROVES LLC,  
530 TECHNOLOGY, SUITE 100  
IRVINE, CA 92618  
CONTACT:  
ROSS TAMAGUCHI  
SR. PROJECT MANAGER  
HIGHPOINT COMMUNITIES  
949-353-6510 CELL

## LANDSCAPE ARCHITECT:

DAVID NEAULT ASSOCIATES, INC.  
41877 ENTERPRISE CIRCLE NORTH #140  
TEMECULA, CA 92590  
PHONE: (951) 296-3430  
CONTACT: BRYAN LOVE

## ARCHITECT:

KEVIN L. CROOK ARCHITECT, INC.  
1360 REYNOLDS AVE, SUITE 110  
IRVINE, CA 92614  
PHONE: (949) 660-1587  
CONTACT: BARRY PATTON

## CIVIL ENGINEER:

PROACTIVE ENGINEERING CONSULTANTS  
200 SOUTH MAIN STREET, SUITE 300  
CORONA, CA 92882  
PHONE: (951) 280-3300  
CONTACT: SCOTT GILBERT

## NOTES:

- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVERSPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL HAVE ET BASED CONTROLLERS.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED. ALL TREES WITHIN 4' OF ANY HARDSCAPE SHALL RECEIVE 36" DEEP, BY 20' LONG (CENTERED ON TREE) LINEAR ROOT BARRIERS.
- 3) SLOPE BANKS THREE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AS A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 15-GALLON OR LARGER SUE 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 SLOPES GREATER OR EQUAL TO 3:1 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.
- 4) ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- 5) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- 6) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER UNTIL TURNED OVER TO H.O.A. OR CITY.
- 7) NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE AND ENSURE WATER USE MEETS STATE AND LOCAL WATER REQUIREMENTS.
- 8) THE APPLICANT AGREES THAT NATURAL PLANTINGS, TREES, SHRUBS AND GROUNDCOVERS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.

## CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	WUCOLS ZONE 4
<b>EXISTING TREE - PRESERVE IN PLACE</b>				
TREE SYMBOLS ARE DIAGNOSTIC. ACTUAL TREE COUNT SHALL BE PER ARBORIST REPORT AND CITY DIRECTION.				
<b>REPLACEMENT TREE</b>				
TREE SYMBOLS ARE DIAGNOSTIC. ACTUAL QUANTITY OF REPLACEMENT TREES PER ARBORIST REPORT.				
<b>STREET TREE - CITRUS AVENUE</b> PROPOSED TREES FOR PROJECT: 12				
MAGNOLIA "SAMUEL JOHNSON"	SOUTHERN MAGNOLIA	24" BOX	AVG. 40' O.C.	MOD
NOTE: ALL LOTS SHALL RECEIVE ONE 24" BOX STREET TREE AND ONE 24" BOX YARD TREE				
<b>INTERIOR STREET TREE</b> PROPOSED TREES FOR PROJECT: 58				
ARBUS "MAGNOLIA"	MAGNOLIA ARBUS	24" BOX	AS SHOWN	MOD
MAGNOLIA "SAMUEL JOHNSON"	SOUTHERN MAGNOLIA			MOD
PODOCARPUS GRACILIOR	FERN PIPE			MOD
<b>LANDSCAPE TREE</b> PROPOSED TREES FOR PROJECT: 15				
ARBUS "MAGNOLIA"	MAGNOLIA ARBUS	15 GALLON	AS SHOWN	MOD
CINNAMOMUM CAMPHORA	CAMPOR TREE			MOD
FRAXINUS "O. BAYWOOD"	BAYWOOD ASH			MOD
KOELERUTHERIA BIPARTITA	CHEESE PLANT TREE			MOD
PRUNUS ELAEGRA	AFGHAN PINE			MOD
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE			MOD
PRUNUS CERASIFERA	PURPLE LEAF PLUM			MOD
<b>SHRUBS / PERENNIALS</b>				
ARBUS UNDO	STRAWBERRY TREE	5 GALLON	5' O.C.	LOW
CALLISTEMUM LITTLE JOHN	DWARF BUTTERFLY	5 GALLON	4' O.C.	LOW
CITRUS X PURPUREUS	ORCHID ROCK ROSE	5 GALLON	5' O.C.	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GALLON	4' O.C.	LOW
FELICIA SELCHOWIA	PEACHAPPLE GUAVA	5 GALLON	6' O.C.	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	5 GALLON	2' O.C.	MOD
HEPERALOE PARVIFLORA	RED YUCCA	5 GALLON	3' O.C.	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	3' O.C.	LOW
LEX VORSTORIA	DWARF YALPOON	5 GALLON	3' O.C.	LOW
LEPTOCARPUS COPARUM	NEW ZEALAND TEA TREE	5 GALLON	5' O.C.	LOW
LAURUS NOBIS	SWEET BAY	5 GALLON	5' O.C.	LOW
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GALLON	4' O.C.	LOW
RHAMNUS C. EVE CASE	EVE CASE COFFEEBERRY	5 GALLON	4' O.C.	LOW
RHAPHANOPHYS "CLARA"	PEACH HAWTHORN	5 GALLON	4' O.C.	MOD
ROSA ICEBERG	SHRUB ROSE	5 GALLON	4' O.C.	MOD
ROSMARINUS O. TUSCAN	UPRIGHT ROSEMARY	5 GALLON	3' O.C.	LOW
SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	4' O.C.	LOW
WESTERHOLMIA FRUTICOSA	COAST ROSEMARY	5 GALLON	5' O.C.	LOW
YUCCA G. "GOLDEN SWORD"	YUCCA	5 GALLON	4' O.C.	LOW
<b>GROUNDCOVERS</b>				
ACACIA R. LOWBOY	ACACIA	1 GALLON	3' O.C.	LOW
BACCHARIS P. TWIG PEARS	DWARF COYOTE BRUSH	1 GALLON	3' O.C.	LOW
BULBINE "HALLMARK"	BULBINE	1 GALLON	2' O.C.	LOW
LAVANDULA STOECHAS	SPANISH LAVENDER	1 GALLON	2' O.C.	LOW
LOISELERA JAPONICA	HONEYBUCKLE	FLATS	12" O.C.	LOW
MYOPORIUM PARVIFOLIUM	FLATS	12" O.C.	LOW	
SEBECIO MANORALICAE	BLUE CHALK STICKS	FLATS	12" O.C.	LOW
ROSA TLOWER CARPET VARIETIES	GROUND COVER ROSE	1 GALLON	2' O.C.	MOD
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	FLATS	12" O.C.	LOW
<b>VINES</b>				
ALBEPHOS VERTICIS	BOSTON IVY	5 GALLON	15' O.C.	MOD
BIGNONIA CHEREE	BLOOD RED TRUMPET VINE	5 GALLON	15' O.C.	MOD
DOXANHIA UNGUIS-CATI	CATS CLAW VINE	5 GALLON	15' O.C.	LOW
JASMINE POLYANTHEMUM	JASMINE VINE	5 GALLON	15' O.C.	MOD



SITE ACREAGE: 22.58 ACRES  
OPEN SPACE / LETTERED LOTS: 67,213 S.F. / 1.54 ACRES  
PARKWAY LANDSCAPE: 24,090 S.F. / 0.55 ACRES  
FRINK SITE: 32,600 S.F. / .75 ACRES  
TOTAL LANDSCAPE OPEN SPACE: 123,903 S.F. / 2.84 ACRES (12.6% OF SITE)



## LANDSCAPE MASTER PLAN FOR:

THE GROVES - TTM 20417  
HIGHPOINT COMMUNITIES

L-1  
SHEET 1 OF 3  
OVERALL LANDSCAPE MASTER PLAN

LOMA LINDA, CALIFORNIA

11.18.22



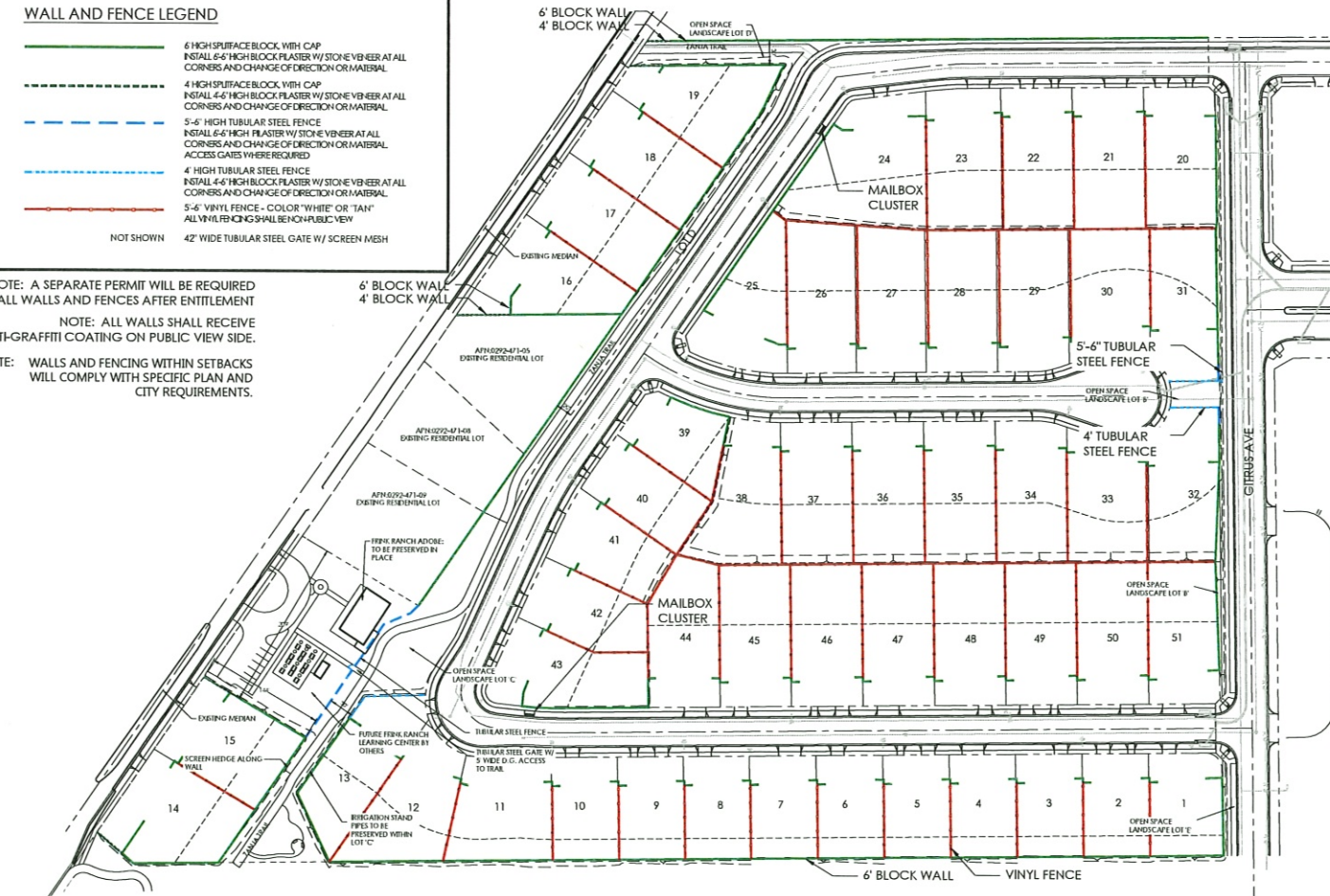
# WALL AND FENCE LEGEND

- 6' HIGH SPLIFFACE BLOCK, WITH CAP  
INSTALL 6'-6" HIGH BLOCK PLASTER W/ STONE VENEER AT ALL CORNERS AND CHANGE OF DIRECTION OR MATERIAL
- 4' HIGH SPLIFFACE BLOCK, WITH CAP  
INSTALL 4'-4" HIGH BLOCK PLASTER W/ STONE VENEER AT ALL CORNERS AND CHANGE OF DIRECTION OR MATERIAL
- 5'-6" HIGH TUBULAR STEEL FENCE  
INSTALL 6'-6" HIGH PLASTER W/ STONE VENEER AT ALL CORNERS AND CHANGE OF DIRECTION OR MATERIAL
- 4' HIGH TUBULAR STEEL FENCE  
INSTALL 4'-4" HIGH PLASTER W/ STONE VENEER AT ALL CORNERS AND CHANGE OF DIRECTION OR MATERIAL
- 5'-6" VINYL FENCE - COLOR "WHITE" OR "TAN"  
ALL VINYL PICKETS SHALL BE NON-PUBLIC VIEW
- 42" WIDE TUBULAR STEEL GATE W/ SCREEN MESH
- NOT SHOWN

NOTE: A SEPARATE PERMIT WILL BE REQUIRED FOR ALL WALLS AND FENCES AFTER ENTITLEMENT

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

NOTE: WALLS AND FENCING WITHIN SETBACKS WILL COMPLY WITH SPECIFIC PLAN AND CITY REQUIREMENTS.

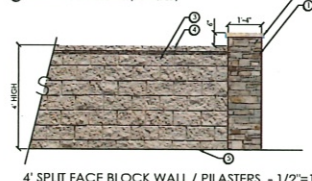


- 1 LEDGE STONE VENEER BLOCK PILASTER (WHERE OCCURS)
- 2 PRECAST PILASTER CAP
- 3 6X8X16 SPLIT FACE BLOCK (ONE SIDED)
- 4 PRECISION BLOCK WALL CAP
- 5 FINISH GRADE



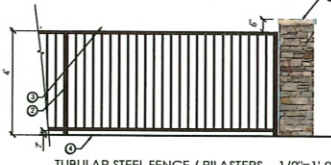
6' SPLIT FACE BLOCK WALL / PILASTERS - 1/2"=1'-0"

- 1 PLASTER W/ STONE VENEER (WHERE OCCURS)
- 2 PRECISION BLOCK, PLASTER CAP
- 3 6X8X16 SPLIT FACE BLOCK (TWO SIDED)
- 4 PRECISION BLOCK WALL CAP
- 5 FINISH GRADE



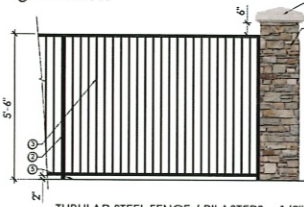
4' SPLIT FACE BLOCK WALL / PILASTERS - 1/2"=1'-0"

- 1 PLASTER W/ STONE VENEER
- 2 TUBULAR STEEL POST @ 8'-0" O.C. MAX.
- 3 TUBULAR STEEL PICKETS
- 4 FINISH GRADE

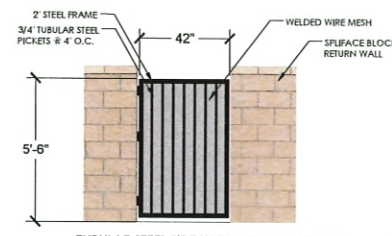


TUBULAR STEEL FENCE / PILASTERS - 1/2"=1'-0"

- 1 PLASTER @ MAIN CORNERS
- 2 TUBULAR STEEL POST @ 8'-0" O.C. MAX.
- 3 TUBULAR STEEL PICKETS
- 4 CONCRETE PLASTER CAP
- 5 FINISH GRADE

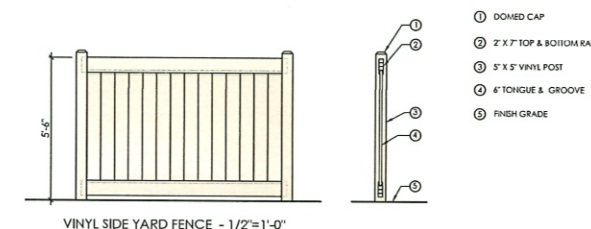


TUBULAR STEEL FENCE / PILASTERS - 1/2"=1'-0"



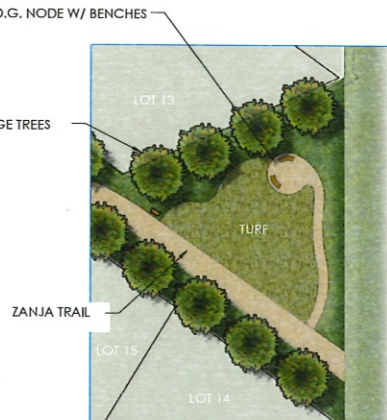
TUBULAR STEEL SIDE YARD GATE - 1/2"=1'-0"

L-2



VINYL SIDE YARD FENCE - 1/2"=1'-0"

- 1 DOMED CAP
- 2 2" X 7" TOP & BOTTOM RAILS
- 3 3" X 5" VINYL POST
- 4 6" TONGUE & GROOVE
- 5 FINISH GRADE



LOT 'A' OPEN SPACE ENLARGEMENT - 1"=20'-0"

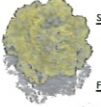








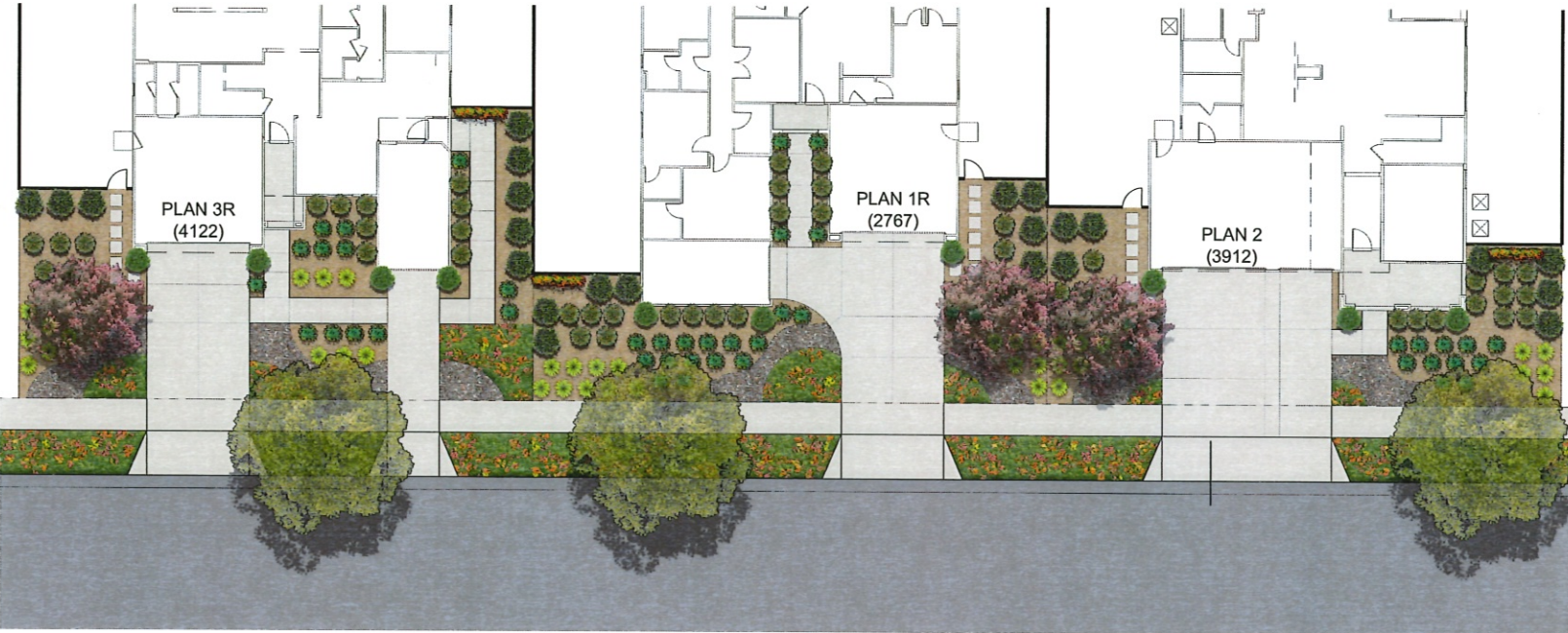
MAILBOX CLUSTER

LANDSCAPE MASTER PLAN FOR:  
**THE GROVES - TTM 20417**  
HIGHPOINT COMMUNITIES



PLANT PALETTE

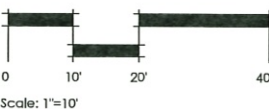
	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS 76
<b>STREET TREES</b>				
SPECIES VARIES PER STREET				
<b>FRONT YARD TREES</b>				
	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX	MOD
	LAGESTROEMIA INDICA	CAPE MYRTLE	24" BOX	MOD
	PIRUS C. 'CHAMICLER'	FLOWERING PEAR	24" BOX	MOD
<b>COLUMNAR SHRUBS</b>				
	LAURUS NOBILIS	SWEET BAY	5 GALLON	LOW
<b>FOUNDATION SHRUBS</b>				
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	LOW
	ELAAGNUS PUNGENS	SILVERBERRY	5 GALLON	LOW
	LEUCOPHYLLUM 'HEAVENLY CLOUD'	TEXAS RANGER	5 GALLON	LOW
<b>MEDIUM SHRUBS</b>				
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON	LOW
	WESTRINGIA 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	LOW
<b>ACCENT SHRUBS / PERENNIALS</b>				
	ANIGOLANINUS FLAVIDUS	KANGAROO PAW	1 GALLON	LOW
	DIAPYLLA 'EL REY'	RED FLAX LILY	1 GALLON	LOW
	HEPERALOE PARVIFLORA	RED YUCCA	1 GALLON	LOW
<b>VINES</b>				
	MACFADYENA UNGUIS-CATI	CATS CLAW	5 GALLON	LOW
<b>ROCK COBBLE</b>				
ARIZONA RIVER ROCK - 75% 1 3/4" - 1 1/2" 25% 2" - 3"				
<b>GROUNDCOVERS</b>				
	LAHANA MONTEVIDENSIS	SPREADING LAHANA	1 GAL. @ 36" O.C.	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL. @ 36" O.C.	LOW
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL. @ 36" O.C.	LOW



NOTE: ALL FRONT YARDS SHALL RECEIVE (1) 24" BOX STREET TREE AND (1) 24" BOX YARD TREE

L-3  
SHEET 3 OF 3

FRONT YARD TYPICAL CONCEPT PLAN  
THE GROVES - TTM 20417  
LENNAR HOMES



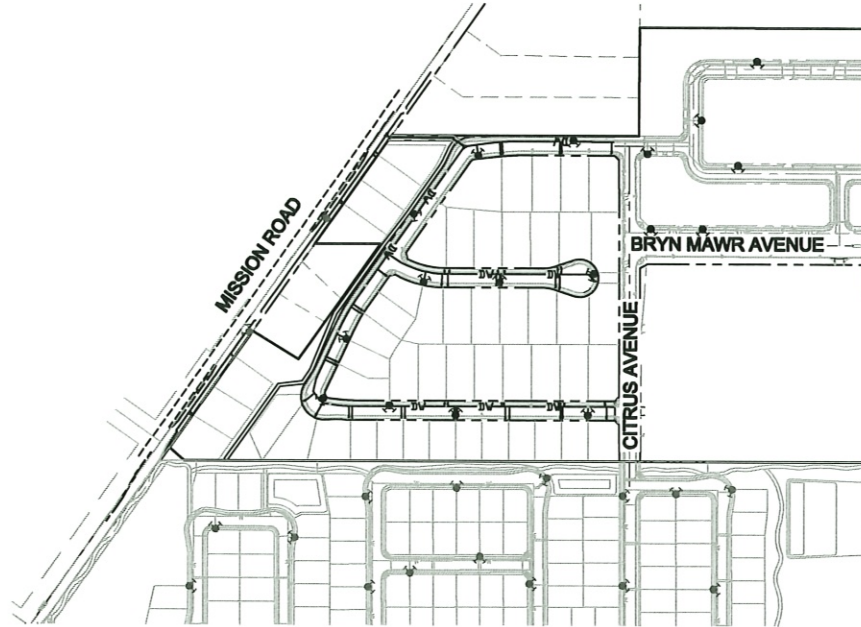
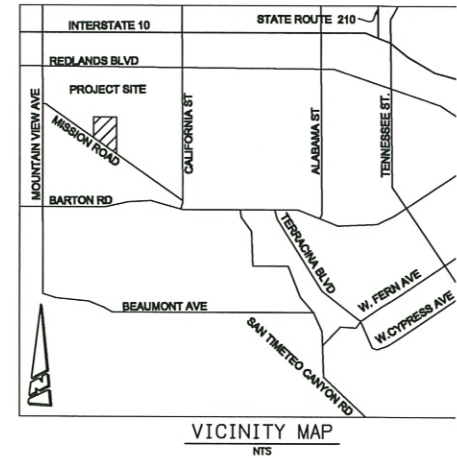
  
David NEAULT  
ASSOCIATES Inc.  
951 | 296 | 3430  
www.dnaassociates.com  
04-08-02

LOMA LINDA, CALIFORNIA



## FIRE DEPARTMENT ACCESS &amp; WATER PLAN NOTES

- LOMA LINDA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL FIRE INSPECTOR (909) 799-2859 AND FIRE MARSHAL 909-799-2853 TO SCHEDULE AN INSPECTION. MONDAY THROUGH THURSDAY FROM 7AM TO 5PM.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT CALL FIRE INSPECTOR (909) 799-2859 AND FIRE MARSHAL 909-799-2853 TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
- AN ORIGINAL, APPROVED, SIGNED, WET-STAMPED LOMA LINDA FIRE ACCESS & WATER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
- TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE LOMA LINDA FIRE DEPARTMENT, PRIOR TO USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED LOMA LINDA FIRE DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN LOMA LINDA FIRE DEPARTMENT ACCESS & WATER GUIDELINE FOR ALL PORTIONS OF THE FIRE ACCESS ROAD.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN LOMA LINDA FIRE DEPARTMENT ACCESS & WATER GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ALL FIRE HYDRANTS SHALL HAVE A 'BLUE REFLECTIVE PAVEMENT MARKER' INDICATING THEIR LOCATION PER THE LOMA LINDA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH LOMA LINDA FIRE DEPARTMENT ACCESS & WATER GUIDELINE.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE OFC AND LOMA LINDA FIRE DEPARTMENT ACCESS & WATER GUIDELINE.
- APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE LOMA LINDA FIRE DEPARTMENT.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN LOMA LINDA FIRE DEPARTMENT ACCESS & WATER GUIDELINE AND RELATED PORTIONS OF THE OFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

CITY OF LOMA LINDA  
FIRE DEPARTMENT ACCESS AND WATER PLAN  
TRACT 20417

CITY OF LOMA LINDA  
Water System Fire Flow Calculation Work Sheet

LOCATION: Bryn Mawr and Park Ave

DATE: 10-2-21 1500 By: Fire Marshal Tom Ingels

Fill in the required info in the blue blocks

Static pressure: 60 Road Baseline Pressure at Hydrant # E218 Residual pressure: 48 Fire Drop: 32 Total Flow: 1921

Percent Drop: 40% Conducted by Loma Linda Fire Prevention

City Hydrant Number	Plot	Opening	Coefficient	Flow	
Example: C427	30	2.5	1	1021	
F201	1	20	4	0.9	1921
2					
3					0
4					0
5					0

Desired Residual: 20 Flow at Desired 20psi residual: 2097

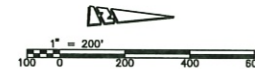
Flow at Desired 10psi residual: 2932

10 psi	1921	70	9.916375	1.5	2932
	32	6.498019			

20 psi	1921	60	9.124345	1.4	2097
	32	6.498019			

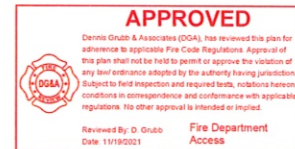
Harris-Williams Computations

BUILDING INFORMATION TABLE				
PLAN/STYLE	SQUARE FOOTAGE	CBC CONSTRUCTION TYPE	OCCUPANCY	SPRINKLER
1	(TBD) SQ. FT.	V-B	RESIDENTIAL GROUP R-2	130
2	(TBD) SQ. FT.	V-B	RESIDENTIAL GROUP R-2	130
3	(TBD) SQ. FT.	V-B	RESIDENTIAL GROUP R-2	130
4	(TBD) SQ. FT.	V-B	RESIDENTIAL GROUP R-2	130



## LEGEND

- EX FIRE HYDRANT WITHIN 400' OF TR 20147
- PR FIRE HYDRANT WITHIN 400' OF TR 20147



## EXISTING SITE INFORMATION

CURRENT LAND USE: AGRICULTURAL, GROVES, HISTORIC BUILDINGS.  
APN #: 0292-471-08  
0292-461-08  
0292-461-08

GENERAL PLAN LAND USE: SPECIAL PLANNING AREA "D"  
EXISTING ZONING: PLANNED COMMUNITY (PC)\*  
\*PLANNED COMMUNITY: THE GROVES SPECIFIC PLAN:  
VERY LOW DENSITY RESIDENTIAL  
PLANNING AREA 3-6

CITY OF LOMA LINDA

PA 3-6 TRACT 20417

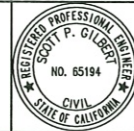
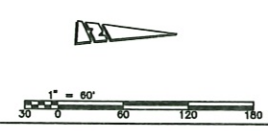
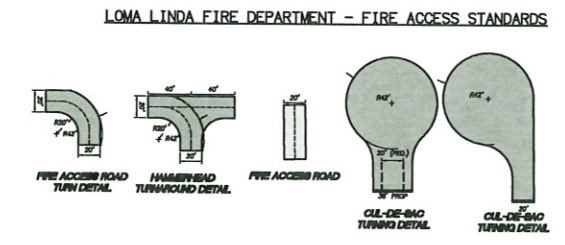
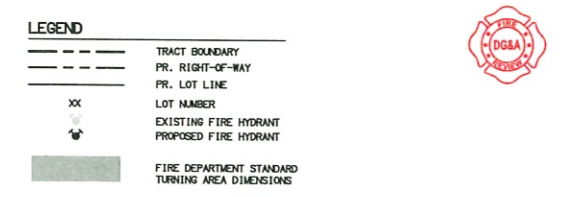
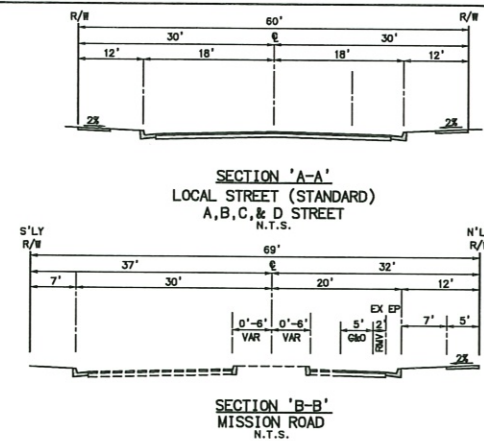
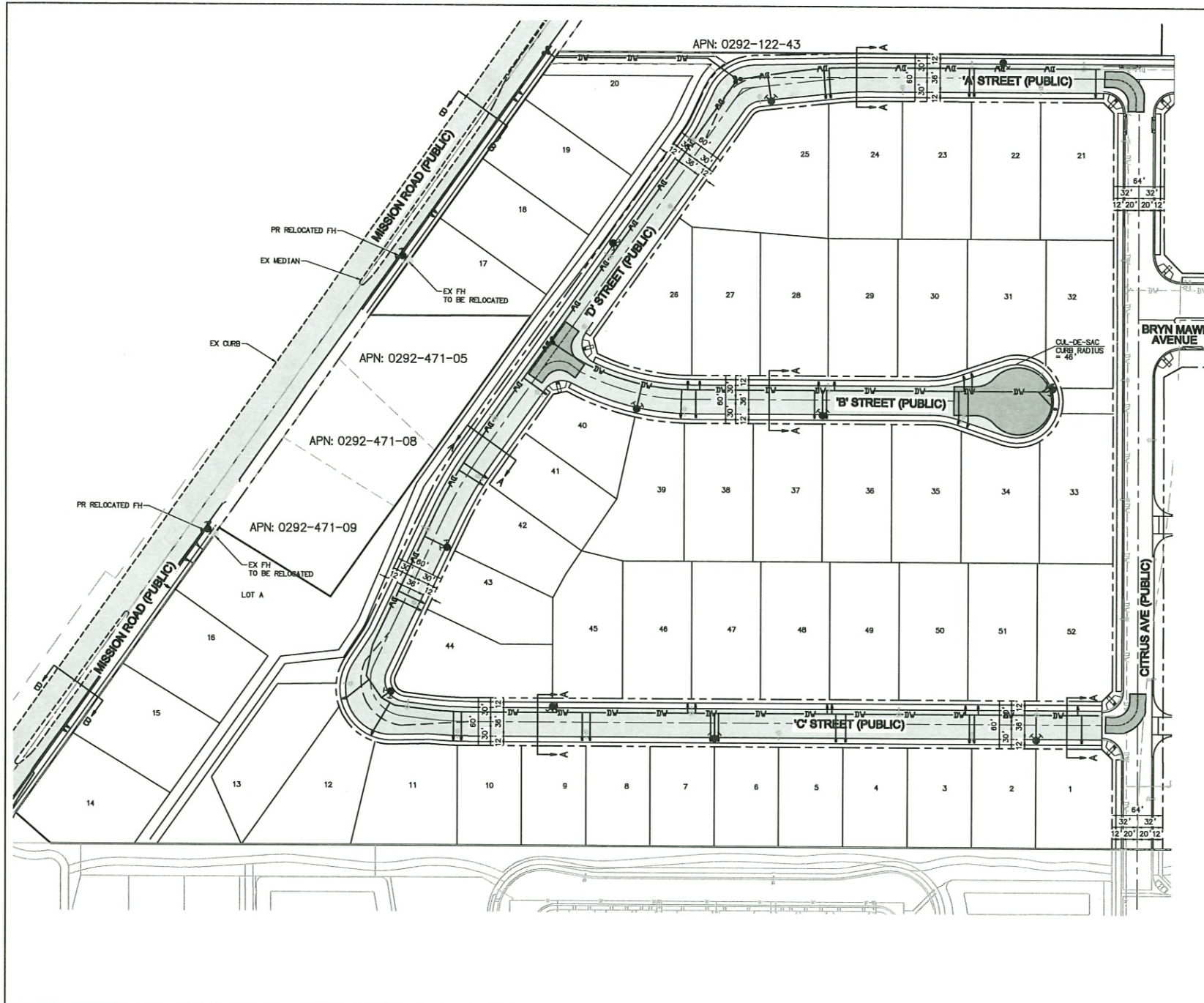
FIRE DEPARTMENT ACCESS AND WATER PLAN  
FOR RESIDENTIAL ESTATES

SHEET NO.

1 OF 2

PROJECT NO.





REVISIONS	DATE	BY	APPROVED

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

DATE PREPARED: 11/11/2011  
DRAWN BY: SCOTT P. GILSON  
CHECKED BY: KYLE M. BERRY  
APPROVED BY: KYLE M. BERRY

SCALE: 1"=60'

DESIGNER: CE

DRAWN: ED

CHECKED: SG

APPROVED:

CITY OF LOMA LINDA

PA 3-6 TRACT 20417

FIRE DEPARTMENT ACCESS AND WATER PLAN  
FOR RESIDENTIAL ESTATES

SHEET NO.

2 OF 2

PROJECT NO.

Drawing Number: 211-0000-01, 211-0000-02, 211-0000-03, 211-0000-04, 211-0000-05, 211-0000-06, 211-0000-07, 211-0000-08, 211-0000-09, 211-0000-10, 211-0000-11, 211-0000-12, 211-0000-13, 211-0000-14, 211-0000-15, 211-0000-16, 211-0000-17, 211-0000-18, 211-0000-19, 211-0000-20, 211-0000-21, 211-0000-22, 211-0000-23, 211-0000-24, 211-0000-25, 211-0000-26, 211-0000-27, 211-0000-28, 211-0000-29, 211-0000-30, 211-0000-31, 211-0000-32, 211-0000-33, 211-0000-34, 211-0000-35, 211-0000-36, 211-0000-37, 211-0000-38, 211-0000-39, 211-0000-40, 211-0000-41, 211-0000-42, 211-0000-43, 211-0000-44, 211-0000-45, 211-0000-46, 211-0000-47, 211-0000-48, 211-0000-49, 211-0000-50, 211-0000-51, 211-0000-52, 211-0000-53, 211-0000-54, 211-0000-55, 211-0000-56, 211-0000-57, 211-0000-58, 211-0000-59, 211-0000-60, 211-0000-61, 211-0000-62, 211-0000-63, 211-0000-64, 211-0000-65, 211-0000-66, 211-0000-67, 211-0000-68, 211-0000-69, 211-0000-70, 211-0000-71, 211-0000-72, 211-0000-73, 211-0000-74, 211-0000-75, 211-0000-76, 211-0000-77, 211-0000-78, 211-0000-79, 211-0000-80, 211-0000-81, 211-0000-82, 211-0000-83, 211-0000-84, 211-0000-85, 211-0000-86, 211-0000-87, 211-0000-88, 211-0000-89, 211-0000-90, 211-0000-91, 211-0000-92, 211-0000-93, 211-0000-94, 211-0000-95, 211-0000-96, 211-0000-97, 211-0000-98, 211-0000-99, 211-0000-100



## **ATTACHMENT C**

### **Full Size Plans Site and Preliminary Grading Plans**



EXISTING SITE INFORMATION

CURRENT LAND USE: AGRICULTURAL, GROVES, HISTORIC BUILDINGS.  
APN #: 0292-471-06  
0292-461-08  
0292-461-06  
GENERAL PLAN LAND USE: SPECIAL PLANNING AREA "D"  
EXISTING ZONING: PLANNED COMMUNITY (PC)\*  
\*PLANNED COMMUNITY: THE GROVES SPECIFIC PLAN:  
VERY LOW DENSITY RESIDENTIAL  
PLANNING AREA 3-6  
EX ADJACENT LAND USE: PLANNED COMMUNITY, RESIDENTIAL, HISTORIC BUILDINGS.

PROPOSED SITE INFORMATION

NUMBER OF LOTS: 56 (51 NUMBERED/5 LETTERED)  
SITE ACREAGE: 22.58 AC  
PROPOSED DENSITY: 2.27 DU/AC  
RESIDENTIAL & STREET ACREAGE: 22.58 AC (100.0%)  
DETENTION BASIN ACREAGE: 0.00 AC (0.0%)  
MINIMUM LOT SIZE: 10,000 SF PER SPECIFIC PLAN  
AVERAGE LOT SIZE: 14,170 SF  
COMPLIANCE CODES: 2019 OFC, 2019 CBC, LOMA LINDA  
MUNICIPAL CODE (LLMC), AND LOMA LINDA  
CONNECTED COMMUNITY PROGRAM (LLCCP)

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  
PHONE: 1 (909) 799-4400  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
2244 WALNUT GROVE AVENUE  
ROSEMEAD, CA 91770  
PHONE: 1 (800) 655-4555  
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  
TELEPHONE: FRONTIER COMMUNICATIONS  
401 MERRITT 7  
NORWALK, CT 06851  
PHONE: 1 (855) 237-5355

LEGEND

TRACT BOUNDARY  
PROPOSED RIGHT OF WAY  
PROPOSED STREET  
PROPOSED CURB  
PROPOSED EASEMENT/SEPARATE DEDICATION  
EXISTING EASEMENT  
EXISTING PROPERTY LINE  
GRADING LIMIT LINE  
PROPOSED VIEW FENCE  
PROPOSED BLOCK WALL  
PROPOSED VINYL FENCING  
PROPOSED MAILBOX LOCATION

CODE COMPLIANCE

ALL WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION WITH SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION WITH SUPPLEMENTS, AND THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF LOMA LINDA-INCLUDING THE LLCCP, THE LOMA LINDA MUNICIPAL CODE, THE 2019 FIRE CODE, AND THE 2019 BUILDING CODE.

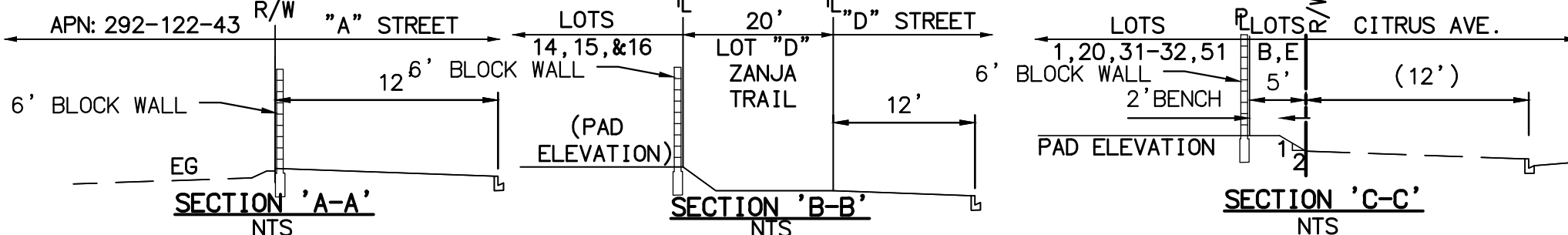
SOILS ENGINEER

LEIGHTON AND ASSOCIATES, INC  
17781 COWAN  
IRVINE, CA 92614  
949-250-1421

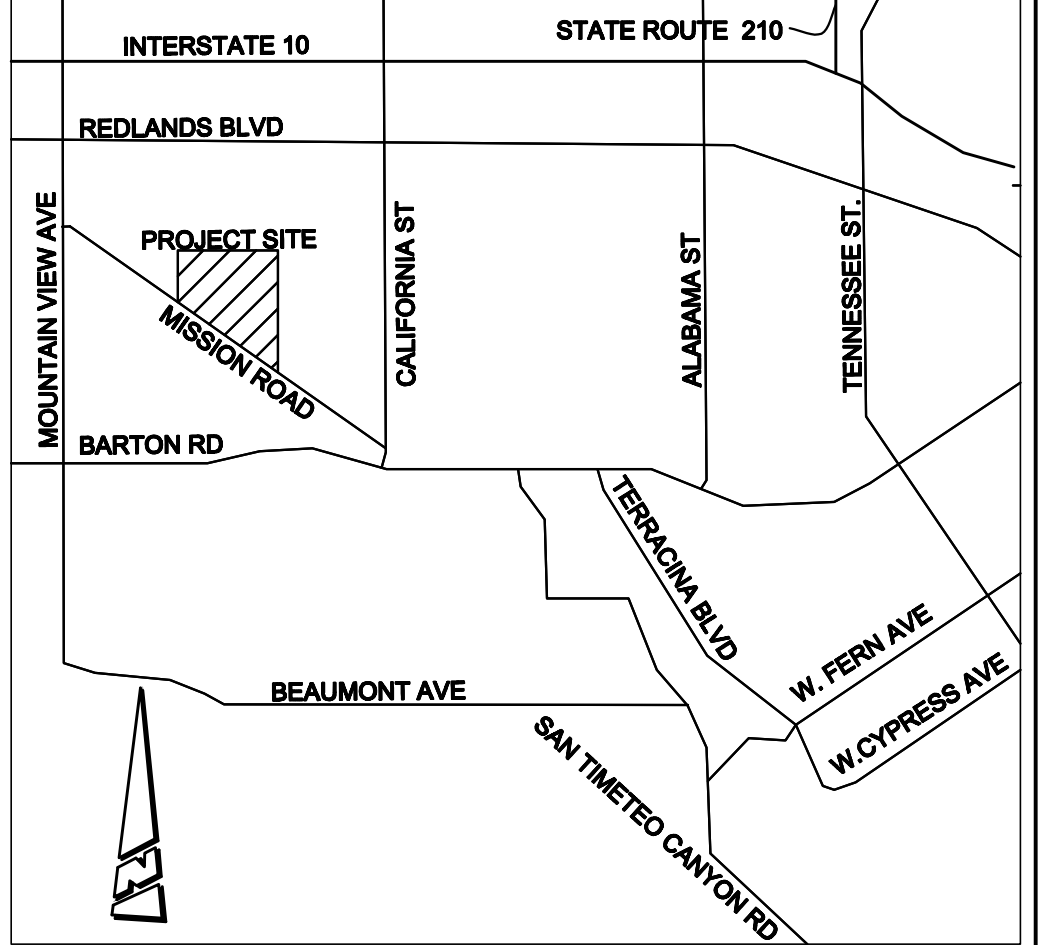
OWNER/DEVELOPER

HIGHPOINTE GROVES, LLC  
530 TECHNOLOGY, SUITE 100  
IRVINE, CA 92618  
949-472-0800

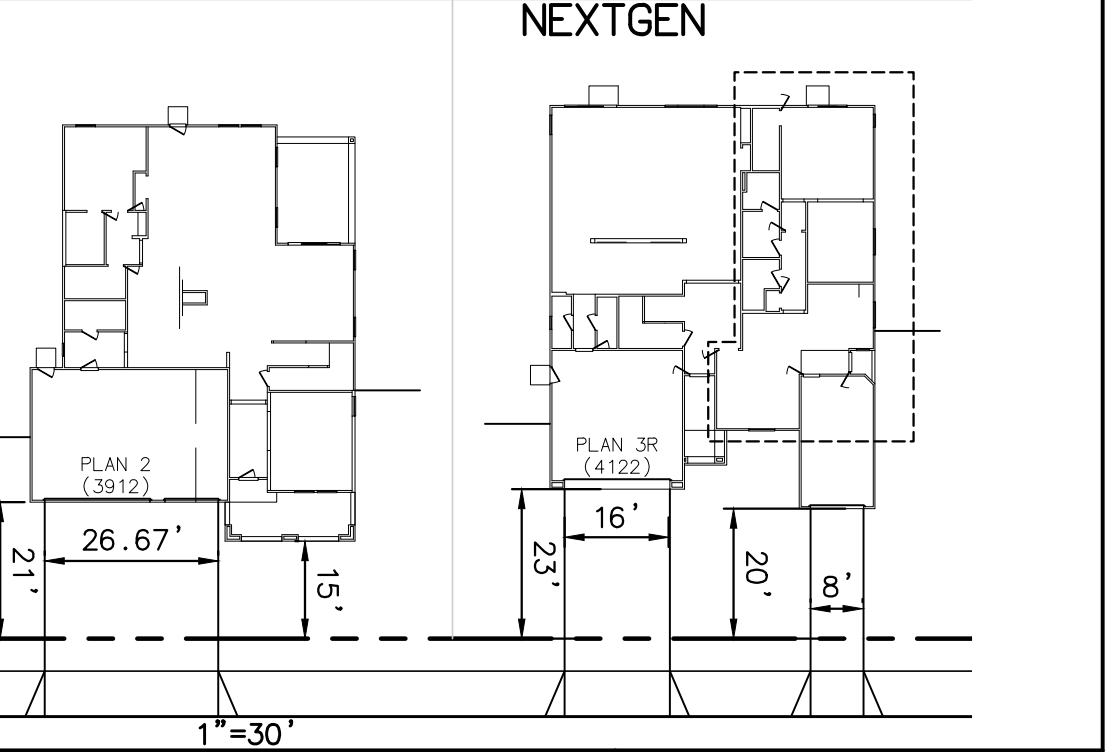
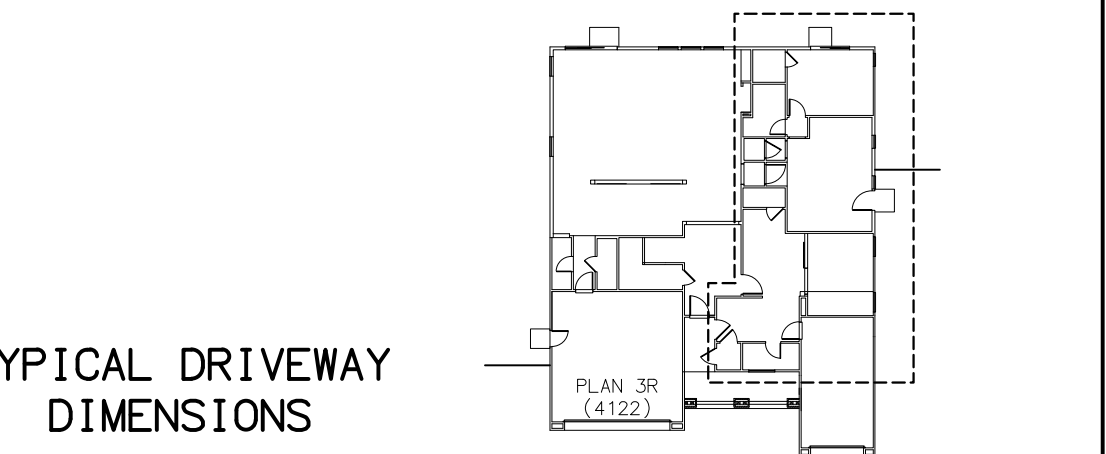
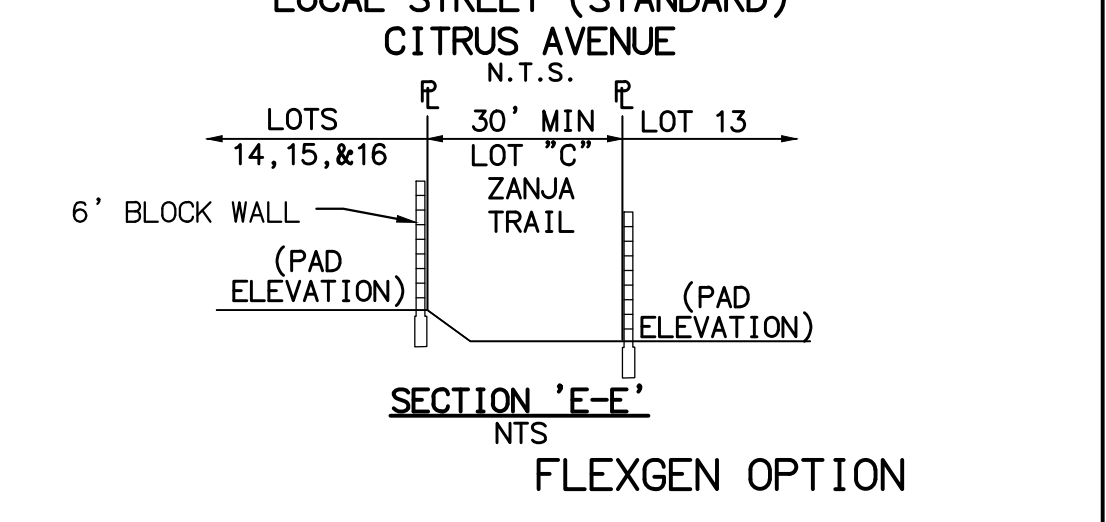
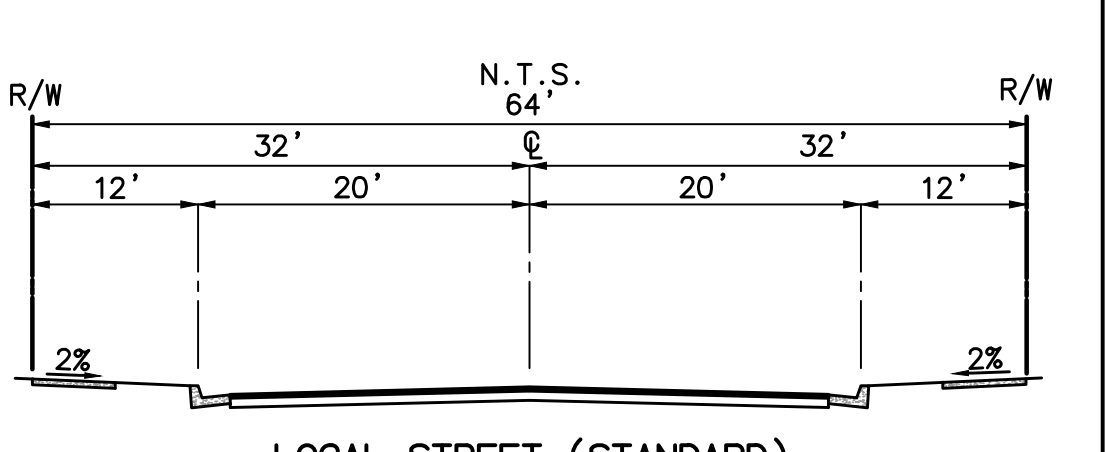
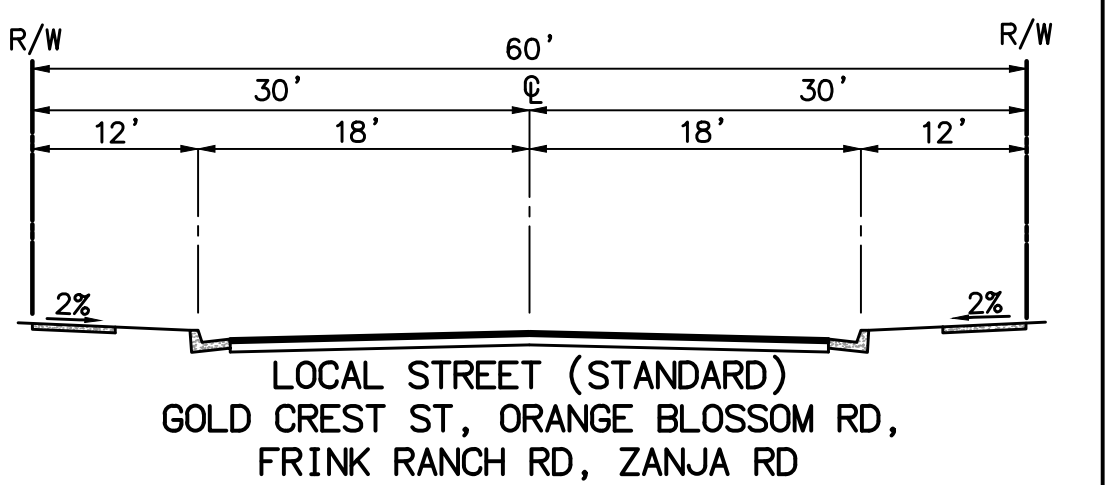
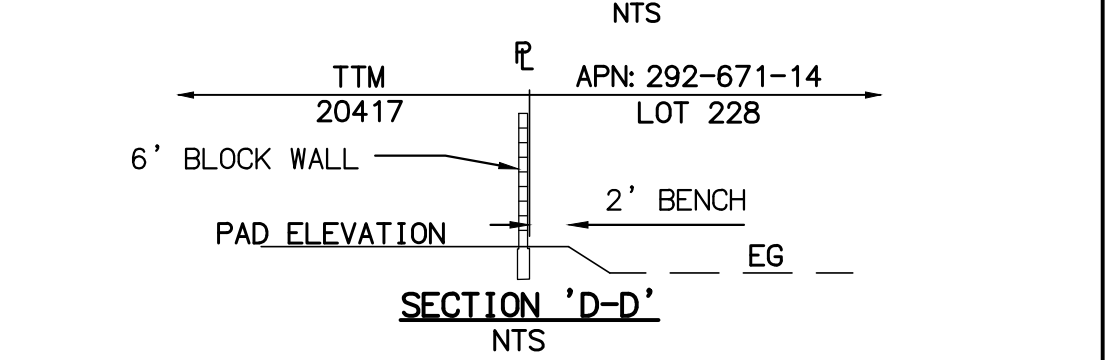
SETBACK REQUIREMENTS	
SETBACK	MINIMUM
FROM MISSION AVENUE	30'
FROM CITRUS AVENUE	30'
FROM PRIVATE STREET	10'
BUILDING TO BUILDING SEPERATION	30'



LOT AREA COVERAGE TABLE			
LOT	LOT AREA	BLDG AREA	% COVERED
1	11351	2R	2811.3
2	10134	1R	3465.4
3	10135	3R	2860.7
4	10135	2R	2811.3
5	10135	3R	2860.7
6	10135	1R	3465.4
7	10136	2	2811.3
8	10136	1R	3465.4
9	10136	3R	2860.7
10	10137	1R	3465.4
11	15011	3R	2860.7
12	15011	2R	2811.3
13	15539	3R	2860.7
14	15026	1	3465.4
15	15017	2	2811.3
16	14205	2R	2811.3
17	14202	3	2860.7
18	14198	1	3465.4
19	14320	2R	2811.3
20	15160	3	2860.7
21	15011	2	2811.3
22	15018	3	2860.7
23	15723	2	2811.3
24	22410	1R	3465.4
25	15028	3	2860.7
26	15328	1	3465.4
27	15006	2R	2811.3
28	15017	1	3465.4
29	15002	3R	2860.7
30	15010	1R	3465.4
31	15011	2	2811.3
32	15814	1R	3465.4
33	15007	3	2860.7
34	15035	2	2811.3
35	15051	3	2860.7
36	15051	1	3465.4
37	15051	3	2860.7
38	15537	2	2811.3
39	10077	2R	2811.3
40	11217	3R	2860.7
41	11380	2	2811.3
42	12271	1R	3465.4
43	16668	3R	2860.7
44	18314	2R	2811.3
45	15051	1	3465.4
46	15051	2R	2811.3
47	15051	1	3465.4
48	15051	3	2860.7
49	15051	1	3465.4
50	15051	3	2860.7
51	15510	1	3465.4
LOT A	42565	N/A	
LOT B	5538	N/A	
LOT C	15178	N/A	
LOT D	20759	N/A	
LOT E	573	N/A	



VICINITY MAP



LEGAL DESCRIPTION

PARCEL 4 OF UNRECORDED PARCEL MAP 20389 IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA

BENCHMARK

LLBM 81-11  
DESCRIPTION: BRASS CAP IN TOP OF CURB 1.5'  
NORTH OF NORTH CURB RET., 1/2' EAST OF PP NO.  
1960432E AT NW CORNER OF BARTON ROAD AND  
CALIFORNIA ST.  
ELEVATION: 1200.079

NOTES

1. LOTS FACING MISSION ROAD WITH NUMBERS DENOTED WITH "\*" WILL TAKE ACCESS FROM MISSION, AND HAVE INDIVIDUAL MAILBOXES
2. PROJECT WILL BE EQUIPPED WITH CITY'S FIBER-OPTICS INTERFACE AND COPPER CABLING

PLANS PREPARED  
UNDER THE SUPERVISION OF:

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

DATE



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

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



CITY OF LOMA LINDA

THE GROVES  
TENTATIVE TRACT 20417  
SITE PLAN  
HEARING ITEM 1 - ATTACHMENT C.1

SHEET NO.

C-1

1 OF 1

\*REVISION 3: 2022-11-17



EXISTING SITE INFORMATION

CURRENT LAND USE: AGRICULTURAL, GROVES, HISTORIC BUILDINGS.  
APN #: 0292-471-06  
0292-461-08  
0292-461-06

GENERAL PLAN LAND USE: SPECIAL PLANNING AREA "D"  
EXISTING ZONING: PLANNED COMMUNITY (PC)\*  
\*PLANNED COMMUNITY: THE GROVES SPECIFIC PLAN:  
VERY LOW DENSITY RESIDENTIAL  
PLANNING AREA 3-6

SOILS ENGINEER

LEIGHTON AND ASSOCIATES, INC  
17781 COWAN  
IRVINE, CA 92614  
949-250-1421

OWNER/DEVELOPER

HIGHPOINT GROVES, LLC  
530 TECHNOLOGY SUITE 100  
IRVINE, CA 92618  
949-472-0800

PROPOSED SITE INFORMATION

NUMBER OF LOTS 56 (51 NUMBERED/5 LETTERED)  
SITE ACREAGE: 22.58 AC  
PROPOSED DENSITY: 2.27 DU/AC  
RESIDENTIAL & STREET ACREAGE: 22.58 AC (100.0%)  
DETENTION BASIN ACREAGE: 0.00 AC (0.0%)  
MINIMUM LOT SIZE 10,000 SF PER SPECIFIC PLAN  
AVERAGE LOT SIZE 14,230 SF  
COMPLIANCE CODES: 2019 OFC, 2019 CBC, LOMA LINDA  
MUNICIPAL CODE (LLMC), AND LOMA LINDA  
CONNECTED COMMUNITY PROGRAM (LLCCP)

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  
PHONE: 1 (909) 799-4400

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) 655-4555

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

LEGEND

TRACT BOUNDARY  
PROPOSED RIGHT OF WAY  
PROPOSED STREET C  
PROPOSED CURB  
PROPOSED EASEMENT/SEPARATE DEDICATION  
EXISTING EASEMENT  
EXISTING PROPERTY LINE

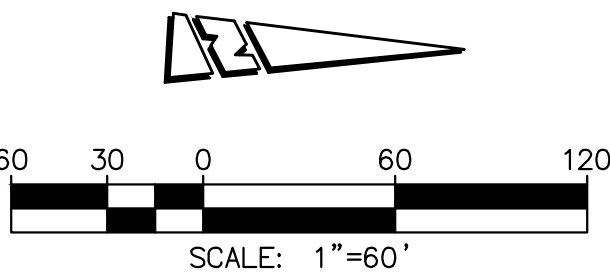
EARTHWORK

SEE TPM 20389 FOR OVERALL EARTHWORK INFORMATION

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BENCHMARK  
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1960432E AT NW CORNER OF BARTON ROAD AND  
CALIFORNIA ST.  
ELEVATION: 1200.079



PLANS PREPARED  
UNDER THE SUPERVISION OF:

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

DATE



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

SCALE: 1"=60'

DESIGN: CE

DRAWN: ED

CHECKED: SG

APPROVED:



CITY OF LOMA LINDA

THE GROVES

TR 20417

PRELIMINARY GRADING PLAN

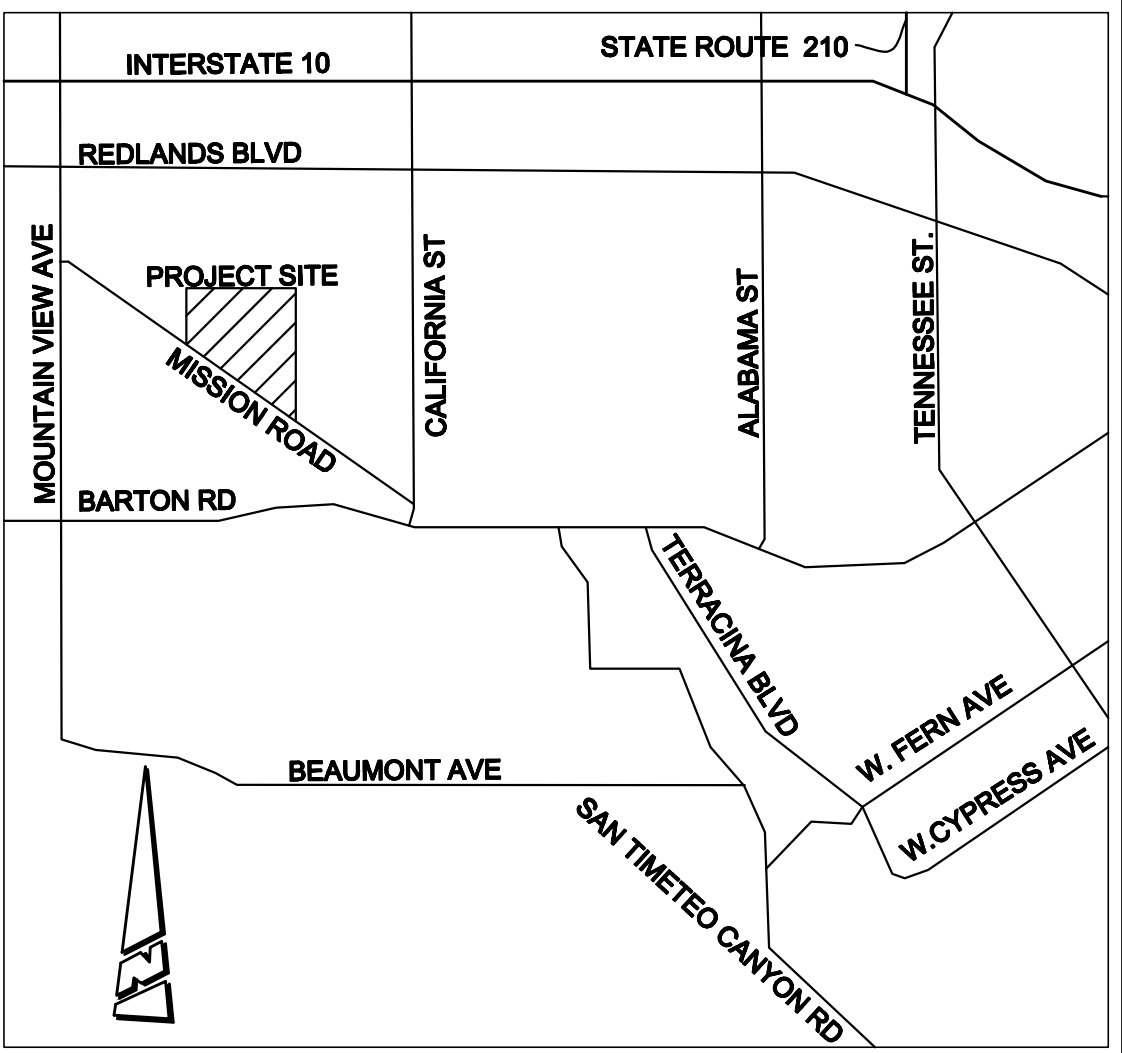
HEARING ITEM 1 – ATTACHMENT C.2

SHEET NO.

C-2

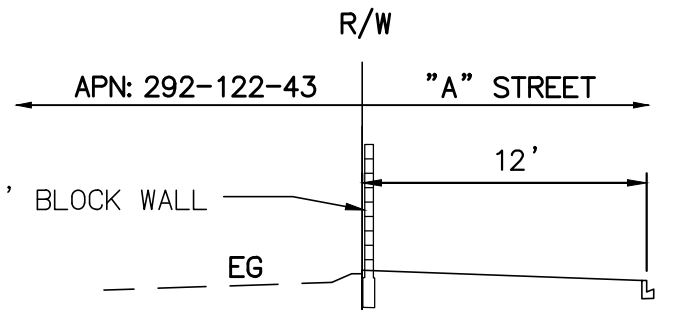
1 OF 1

REVISION DATE: 11/15/22



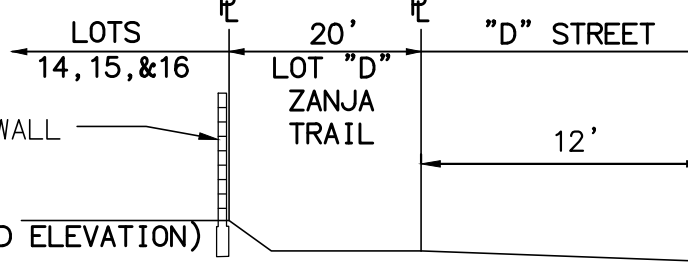
VICINITY MAP

NTS



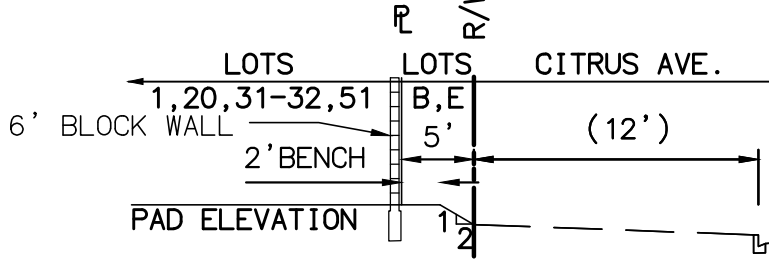
SECTION 'A-A'

NTS



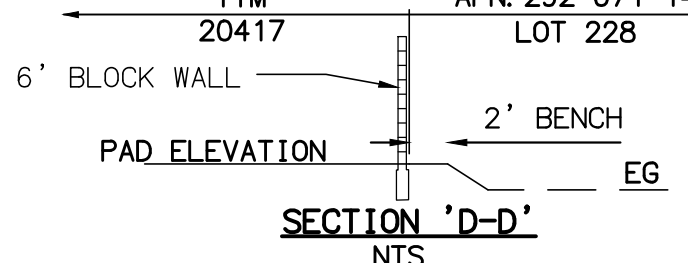
SECTION 'B-B'

NTS



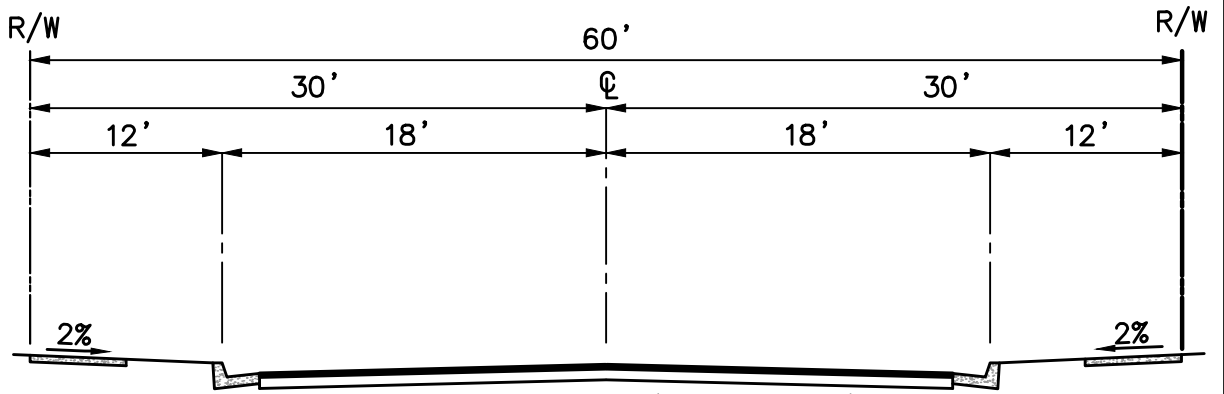
SECTION 'C-C'

NTS



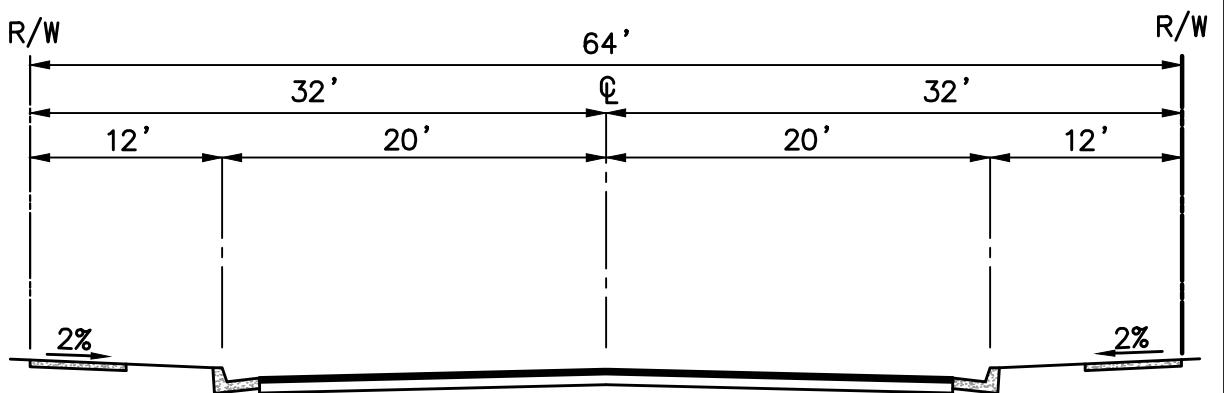
SECTION 'D-D'

NTS



LOCAL STREET (STANDARD)  
GOLD CREST ST, ORANGE BLOSSOM RD,  
FRINK RANCH RD, ZANJA RD

N.T.S.



LOCAL STREET (STANDARD)  
CITRUS AVENUE

N.T.S.

Drawing Name: Z:\10.074\_Highpoint\_Groves\Drawings\20417\_Plan\_3-6 - Preliminary Grading Plan.dwg  
Last Updated: Nov 15, 2022 - 9:55am by: S. Gilbert



**MEETING MINUTES****HISTORICAL COMMISSION  
REGULAR MEETING OF MARCH 7, 2022****A. CALL TO ORDER**

A regular meeting of the Historical Commission was called to order by Chairman Stewart at 5:30PM on Monday, March 7, 2022 in the Community Room.

**B. ROLL CALL**

Commissioners present: Michael Stewart, Chairman  
Dick Wiley, Commissioner  
Fred Ramos, Commissioner  
Cindee Marshall, Commissioner  
Joseph Frink, Commissioner  
William B. Coffman, Commissioner  
Georgia E. Hodgkin, Commissioner

Commissioners absent: Wesley James, Commissioner

Staff present: Mark Thaipejr, City Manager (CM)  
Lorena Matarrita, Senior Planner  
Britnee Barbo, Administrative Specialist II  
Angela Rubalcava, Administrative Specialist II

**C. PUBLIC PARTICIPATION**

No non-agenda related public comments.

**D. DISCUSSION ITEMS**

- 1. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO. P22-004:** Request for review and approval of the proposed architectural styles of 51 single-family homes. The 22.58 acres is located in Planning Area 3-6 of The Groves Specific Plan. Designated as Special Planning Area "D" within the Historic Mission Overlay District, zoned Planned Community and Very Low Density Residential. Site is located south of Redland's Blvd, north Mission Rd intersected by Bryn Mawr Avenue. APN's: 0292-461-06, -08 and -471-06.

Lorena Matarrita, Senior Planner, presented the project into the record. There will be 3 different floor plans and 4 architectural styles, with 6 enhanced elevations at all corner lots. Architectural styles include: Craftsman, Prairie, California Ranch, and Modern Farmhouse. The homes will range from 2,767 to 4,122 sq. ft. in size, with both single-story and two-story options. Included is a pedestrian trail that aligns with the historic Sanja irrigation channel and expansion of the Frink Adobe property.

Chairman Michael Stewart opened the floor for public comments.



Commissioner Wiley recommends more small citrus trees along Lot 13: Pg. C-1, C-13, C-20, to reduce head lights east bound turning into streets C-D. Grapefruit trees are planted along front of homes near lot 14-15, would like the idea to keep one row to give the idea of how Mission Road use to look like. Wiley also mentioned the price difference on the doors for the homes. He is concerned about deliveries (UPS/Amazon) being there is a lot of theft in the city building a new community more is to come.

Commissioner Coffman also agreed with Commissioner Wiley about theft in the community. He suggested offering a “baffle box” to hide packages from UPS/Amazon. Coffman recommends more shutters. He thanked Ross and Steve and said they did a wonderful job with their designs.

Commissioner Hodgkin commented that the architectural styles seemed “very dark”, not “happy, bright homes”. Hodgkin mentioned she would like to see Loma Linda look “good”, with artistic interest.

Applicant Ross Yamaguchi responded to Mrs. Hodgkin concern on color appeal. He said the architectural design of homes were chosen by a pre-approved and codified list that Historical Committee approved. In addition, the Specific Plan requires earthy tones in terms of color.

Commissioner Frink would like to see a setback of 30ft. for Lots 14-18. He said these estate type homes could have a 50ft. setback because there is room for it. Back in the day he would see 20ft. or 60ft. from the street, possible reason due to flooding situation. He suggested staggered setbacks to provide a rural estate setting, but leaving enough room in backyards for pool and play areas. Also, he recommended the two-story homes to have double doors and use brick similar to the adobe brick. Mr. Frink also thanked Highpointe Communities for working out the issue in regards to the Adobe Frink property and donating the other lot for the future historical site.

Commissioner Stewart recommended Lot 13, on the right side of house, to have shutters, facing the Adobe.

Commissioner Stewart motioned APPROVAL of the Certificate of Appropriateness for the proposed architectural styles and configuration of the 51 single-family homes located in The Groves at Loma Linda Specific Plan, P.A. 3-6, in association with Precise Plan of Design Application No. P2-004, seconded by commissioner Coffman 6 yeas, 1 nay, 0 abstentions, 1 absent.

## **2. STREET NAME REVIEW FOR MAP 20417.** The 51 single-family homes in Planning Area 3-6.

The Historical Commissioners reviewed the street naming guidelines and consideration for a theme or specific street names for residential tract.

## **3. STREET NAME REVIEW FOR MAP 20442:** The 103 condos in Planning Area 3-5.

The Historical Commissioners reviewed on the street naming guidelines and consideration for the “fruit” theme for the residential tract, to be consistent with the



“citrus” theme found on the adjacent tract. The Commission agreed to bring street name samples to the next meeting for discussion and approval.

**4. APPROVAL OF MINUTES:** Commissioner Stewart motioned to approve the minutes for Meeting of June 7, 2021–September 13, 2021–and December 20, 2021, seconded by Commissioner Wiley. 7 yeas, 0 nays, 1 absent.

**E. OTHER ITEMS:** Staff presented five portraits with a narrative story to the Historical Commissioners for the Interpretive Signs that will be recognized along the Nanja Trail. The sign verbiage and physical structure design were previously approved at the Historical Commission meeting on April 19, 2021.

**F. REPORTS FROM STAFF:** City Manager, Darb Thaipr, announced the Historical Committee will go back to 8 member volunteers, pending upon approval by City Council.

**G. ADJOURNMENT – 6:41 PM**

Approved at the meeting of September 12, 2022

*Britnee Barbo*

Britnee Barbo

Administrative Specialist II



## **HISTORICAL COMMISSION SPECIAL MEETING OF DECEMBER 20, 2021**

### **A. CALL TO ORDER**

A special meeting of the Historical Commission was called to order by Chairman Stewart at 5:30PM on Monday, December 20, 2021 in the Community Room.

### **B. ROLL CALL**

Commissioners present: Michael Stewart, Chairman  
Dick Wiley, Commissioner  
Fred Ramos, Commissioner  
Wesley James, Commissioner  
Joseph Frink, Commissioner

Commissioners absent: Betty Stark, Commissioner  
William B. Coffman, Commissioner  
Lori Curtis, Commissioner  
Richard Schaefer, Commissioner  
Georgia E. Hodgkin, Commissioner  
Cindee Marshall, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager (ACM)  
Britnee Barbo, Administrative Specialist II  
Angela Rubalcava, Administrative Specialist II

### **C. PUBLIC PARTICIPATION**

No non-agenda related public comments.

### **D. DISCUSSION ITEMS**

- 1. CERTIFICATE OF APPROPRIATENESS FOR TENTATIVE TRACT MAP PERMIT NO. P-21-087 FOR MAP 20417:** The Request is to subdivide the 29 acres within planning Area 3-6 of The Groves at Loma Linda specific Plan and create 52 "estate-style" residential lots at a minimum of 10,000 sqft each and a lettered lot, along with road improvements and trail connectors throughout the development. The Zanja trail and Frink Adobe to be preserved on site and utility structure to be salvaged and relocated if feasible. Designated as Special Planning Area "D" within the Historic Mission Overlay District, Zoned Planned Community and Very Low Density Residential. Site is located south of Redland's Blvd, north of Mission Rd intersected by Bryn Mawr Ave.

ACM Bolowich presented project into the record.

Chairman Stewart opened the floor for public comment.



A member of the public asked if new trees will be planted to replace the ones that will be removed. ACM Bolowich replied that anything not part of Frink Adobe property will be removed without replacement due to their lack of historical significance. The trees on the Frink Adobe property will be replaced.

Member of the public, Pete Dangermond, made a comment proposing the idea to expand the Frink Adobe site to allow more space for field trip activities and amenities. Members of the public, Jim Shipp and Dr. Audrey Meyer, made comments supporting Dangermond's proposal.

Chairman Stewart closed public comment.

The Historical Commission agreed they were in favor of the project and they recommended the following suggestions to the Planning Commission:

- Expand the Frink Adobe parcel by incorporating lot 16 to the east, which was previously designated for a single-family home within the proposed development.
- Replace the deceased trees on the Frink property with new healthy trees.
- Provide rodent and pest control maintenance on regular basis to protect the existing and new trees from damage and decay.
- Build a perimeter fence or wall to protect the historic site.

## **2. APPROVAL OF MINUTES:**

Meeting of June 7, 2021 and September 13, 2021 was deferred until the next meeting due to lack of quorum.

## **E. OTHER ITEMS**

No other Items

## **F. ADJOURNMENT – 7:25 P.M**

Approved in the meeting of May 5, 2021

*Britnee Barbo*

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Britnee Barbo  
Administrative Specialist II



## Planning Commission

Adjourned Special Meeting of July 11, 2022

An adjourned special meeting of the Planning Commission was called to order by Chairman Nichols at 5:30 PM, Monday, July 11, 2022, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman  
Ray Nelson  
Doree Morgan

Commissioner Absent: Ryan Gallant, Vice-Chairman  
Larry Karpenko

Staff Present: Lorena Matarrita, Senior Planner  
Angela Rubalcava, Administrative Specialist II  
Diane E. Robbins, City Attorney

Applicants: Steve Bliss, Highpointe Communities  
Mathew Gevergiz, Lennar Homes  
Ross Yamaguchi, Highpointe Communities

Chairman Nichols led the Pledge of Allegiance.

### **ITEMS TO BE DELETED OR ADDED**

No items were added or deleted.

### **PUBLIC COMMENT NON-AGENDA ITEMS**

None

### **PUBLIC HEARING ITEMS**

1. Council Bill# R-2022-32, A Resolution of Application requesting the Local Agency Formation Commission to take proceedings for the future Canyon Ranch Annexation.

Chairman Nichols opened the public hearing.

Senior Planner, Lorena Matarrita, presented the staff report into evidence.

Commissioner Nelson asked if the city would provide utility services to residents in the future annexation area and if there is existing water and sewer line on Beaumont Avenue.

City Manager, Mark Thaipr, answered that there is currently a water and sewer line on Beaumont Avenue, but it ends at the railroad tracks. The city is working on a plan to extend the water main under the railroad tracks. City Manager Thaipr also explained that the City of Loma Linda would work with surrounding jurisdictions to determine the future utilities.



Chairman Nichols asked how the zone change from Commercial to Residential at the project site north of Bermudez Street will be compatible with the surrounding zoning along Barton Road.

Senior Planner Matarrita replied that staff supports the zone change from General Commercial to Low-Density Residential because it will be adjacent to existing residential zoning. The city must also meet the Regional Housing Needs Allocation RHNA numbers required yearly by the state.

Chairman Nichols asked if the entire annexation area would be rezoned for the proposed annexation.

Senior Planner Matarrita explained that only four parcels would be rezoned for the future 37-unit residential development project located north of Bermudez Street between New Jersey Street and San Timoteo Canyon Road at the Applicant's request.

Chairman Nichols requested more information about the annexation voting process.

Senior Planner Matarrita explained that the San Bernardino County's Local Agency Formation Commission (LAFCO) would manage the voting and proceedings. City Staff will begin to learn more as the LAFCO application progresses. Nine registered voters in the annexation area will have a chance to speak at future hearings.

Chairman Nichols opened the floor for public comments.

Property Owner, Bob Stewart, commented that after speaking with city staff and listening to the commissioner's comments, he is satisfied with the LAFCO proceedings and their thorough annexation application process.

Property Owner, Kaden Stewart, asked if there would be any changes to his utilities that the City of Redlands currently services.

City Manager Thaipejr explained that the City of Loma Linda would coordinate with surrounding jurisdictions to determine the future utilities.

Commissioner Morgan inquired if a traffic study would be completed.

Senior Planner Matarrita confirmed that a consultant hired by the city would complete a thorough traffic study. The study will come before the commission at a later time.

Chairman Nichols closed the public hearing.

Motion by Commissioner Nelson, seconded by Commissioner Morgan, and unanimously carried to recommend the following action to City Council:

**APPROVE** Council Bill #R-2022-32, a Resolution of Application requesting the Local Agency Formation Commission to take proceedings for the annexation of Approximately 141 acres known as the Canyon Ranch Annexation.



**2. Ratification of Certificate of Appropriateness for Tentative Tract Map Application No. P21-133 and Precise Plan of Design Application No. P21-134 to develop 103 condos “Stonebrook” located in Planning Area 3-5 of The Groves Specific Plan.**

Chairman Nichols opened the public hearing.

Senior Planner, Lorena Matarrita, presented the staff report into evidence.

Chairman Nichols suggested revising the side elevation window alignments to provide more privacy between neighbors.

Commissioner Morgan asked if an HOA would be associated with this project and if the landscaping would be drought-resistant.

Senior Planner Matarrita advised that an HOA will be associated with the development as identified within the Conditions of Approval. City Manager Thaipejr suggested that staff will work with the applicant to provide pleasant drought-resistant landscaping.

Commissioner Nelson recommended assigned guest parking with restrictions for the days and hours they are permitted to park. Chairman Nichols and Commissioner Morgan agreed.

Commissioner Nelson inquired if the landscaping would match the surrounding developments.

City Manager Thaipejr confirmed that the landscaping for “The Groves” development would be consistent with the surrounding communities.

Chairman Nichols opened the floor for public comments.

Property Owner, Bob Stewart, mentioned concerns about drainage issues due to the proposed retaining and perimeter walls to be built adjacent to existing homes. He also asked if there would be signage posted near the entrance of the non-gated community for the public to know that the streets inside the development are private.

City Attorney Robbins explained that number seventy-eight of the Conditions of Approval states that all lots shall drain into the streets, and any additional drainage shall be mitigated on-site. No cross-lot drainage will be allowed unless easements are provided. City Manager Thaipejr suggested that signs could be placed at the development entrance to inform the public about the private streets.

Property Owner, Erika Lambert, residing at 26150 Mission Road, asked if Citrus Avenue would end at her property or if it would encroach through the rear of her property.

Senior Planner Matarrita explained that the proposed development would not affect Lambert’s property, and Citrus Avenue would not encroach.

Chairman Nichols closed the public hearing.

Motion by Commissioner Morgan, seconded by Commissioner Nelson, and unanimously carried to recommend the following actions to City Council:

**DETERMINE** the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR and **RATIFY** Certificate of Appropriateness for Precise Plan



of Design Permit No. P21-134 and Tentative Tract Map Permit No. P21-133 and **APPROVE** Tentative Tract Map No. P21-133 to subdivide a 12.32-acre vacant site into four (4) new parcels (Map 20442) and **APPROVE** Precise Plan of Design No. P21-134 for the proposed architectural styles and design configuration of a 103 detached condominium residential community that will include 309 parking spaces, an open space paseo, interior private roads, and a 6-foot perimeter block wall. The site is located west of Bryn Mawr Avenue and north of Citrus Avenue and is zoned "Planned Community", within Special Planning Area "D" of the General Plan and the Historic Mission Overlay District. The recommended approvals listed above are based on the Findings contained in the Staff Report and subject to the Conditions of Approval and the original Mitigation Measures adopted on June 12, 2018 and **APPROVE** additional Conditions of Approval: 1. HOA must assign guest parking spaces which shall include the max number of contiguous days and hours the spaces can be used. The HOA shall manage and enforce the guest parking regulations. 2. Work with staff to revise the window placement on the side elevations of the applicable residences. Place windows in different areas of the side walls so neighbors have more privacy.

**3. Ratification of Certificate of Appropriateness for Tentative Tract Map Application No. P21-087 and Specific Plan Amendment Application No. P21-179 to develop 51 single-family residential lots, five (5) letter lots that will preserve the historic Frink Ranch property, and a trail along the Sanja channel in Planning Area 3-6 of The Groves Specific Plan.**

Chairman Nichols opened the public hearing.

Senior Planner, Lorena Matarrita, presented the staff report into evidence.

Commissioner Morgan suggested replacing the vinyl fencing with block walls on each residential lot's side and the rear properties.

Chairman Nichols opened the floor for public comments.

Property Owners Wilson Parcels and Herbert Samoyoa asked if the development would affect their neighboring properties.

Senior Planner Matarrita confirmed that Parcel's and Samoyoa's properties would not be affected by the proposed development.

Property Owner, Erika Lambert, asked if a perimeter block wall would be placed on her shared east-side side property line.

Senior Planner Matarrita confirmed that a shared block wall would be placed on the east side of Lambert's property line.

Two Canyon's Conservancy President, Pete Dangermond, thanked the developer for collaborating with Two Canyon to expand and preserve the Frink Adobe Ranch.

Historical Commissioner, Dick Wiley, recommended that the developers exclude Pepper Trees from their future landscaping plans. He explained that they are too delicate in windy conditions.

Highpointe Communities, Steve Bliss, addressed the commission's suggestion for the replacement of vinyl fencing for solid block walls. He commented that the vinyl fencing should remain to allow prospective homeowners the ability to customize their backyards to individual preferences.



Chairman Nichols closed the public hearing.

Motion by Commissioner Morgan, seconded by Commissioner Nelson, and unanimously carried to recommend the following actions to City Council:

**DETERMINE** the project is exempt from CEQA and **APPROVE** Council Bill # R-2022-08, resolution to approve Specific Plan Amendment No. P21-179 to amend the text found in Chapter 4, § 4.4.2, of The Groves at Loma Linda Specific Plan, to change the building-to-building separation requirement from a 40 feet to 30 feet minimum distance and **RATIFY** Certificate of Appropriateness for Tentative Tract Map Permit No. P21-087 and **APPROVE** Tentative Tract Map Permit No. P21-087 to subdivide a 22.58-acre vacant site within Planning Area 3-6 of The Groves at Loma Linda Specific Plan and create 51 single-family residential lots (Map 20417) and five (5) lettered lots that will preserve the historic Frink Ranch property, related on and off-site improvements, a trail adjacent to the historic Sanja channel, and a 6-foot tall perimeter block wall. The project site is generally located south of Citrus Avenue and west of Bryn Mawr Avenue and designated as Special Planning Area "D" within the Historic Mission Overlay District, zoned Planned Community and intended for Very Low-Density Residential and **APPROVE** additional Condition of Approval: Replace vinyl fencing with a block wall on the side and rear property lines of each residential lot.

The recommended approvals listed above are based on the Findings contained in the Staff Report and subject to the Conditions of Approval and the original Mitigation Measures adopted on June 12, 2018.

### **APPROVAL OF MINUTES**

Motion by Commissioner Nelson, seconded by Commissioner Morgan, to approve the minutes of June 1, 2022, as presented. All in favor—unanimously carried.

### **PLANNING COMMISSIONERS' REPORTS/COMMENTS**

Chairman Nichols inquired if there is a way for the commissioners to review future projects at the beginning stage of the application.

City staff advised that they would research this request.

### **REPORTS BY THE COMMUNITY DEVELOPMENT DEPARTMENT**

Senior Planner Matarrita informed the commission that city career openings are now listed on the city website under the Employment Opportunities page.

**ADJOURNMENT** – Chairman Nichols adjourned the meeting at 8:50 PM.

The next Regular Meeting is on August 17, 2022.





# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

## Community Development Department

### CONDITIONS OF APPROVAL AND PREVIOUSLY ADOPTED MITIGATION MONITORING REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the certified Environmental Impact Report (EIR) prepared for the Groves at Loma Linda Specific Plan project in June of 2018. The MMRP, attached to these conditions, lists mitigation measures listed in the EIR prepared for the subject site and identifies mitigation monitoring requirements. Per the requirements of State law (Public Resources Code §21081.6), the Lead Agency was required to adopt the MMRP to avoid significant environmental impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the EIR during implementation of each planning area and phases.

**PROJECT DESCRIPTION:** Precise Plan of Design No. P22-004, which includes the architectural styles and configuration of 51 single-family, estate-style homes on 10,000 sqft minimum lots. The four (4) architectural styles: Craftsman, Prairie, California Ranch, and Modern Farmhouse. The 22.58 acre vacant site (Map 20417) is located in Planning Area 3-6 of The Groves Specific Plan, south of Park Ave, north of Mission Rd, and intersected by Bryn Mawr Ave. It is designated as Special Planning Area “D” within the Historic Mission Overlay District, Zoned Planned Community and Very Low Density Residential. APN’s: 0292-461-06, -08, and 0292-471-06.

#### COMMUNITY DEVELOPMENT DEPARTMENT (909) 799-2839

##### General

1. Within 24 months (two years) of this approval, 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.

##### PROJECT CASE NUMBERS

**PPD P22-004**

##### EXPIRATION DATE

**December 28, 2024**

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

4. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their affiliates, officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and 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.
5. During the lifetime of the permit, 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 applicant and his or her transferees or successor in interest.
6. 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 by the City of Loma Linda and legally in effect at the time of issuance of building permits.
7. 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 Planned Community (PC) Zone Chapter of the Loma Linda Municipal Code and the standards listed in the Groves at Loma Linda Specific Plan (GSP).
8. Construction shall be in substantial 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 and a subsequent hearing by the appropriate hearing review authority if applicable. Minor modification to any plan(s) implementing the GSP shall be subject to the provisions listed in the adopted plan. 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.
9. 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.

10. The subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC) and comply with the Subdivision Map Act.
11. This approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and The Groves at Loma Linda Specific Plan, which includes the Community Benefiting Improvements (as referenced at conditions 33 through 36) as well as 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.
12. Signs are not approved as a part of this permit. Prior to establishing a community monument sign, or 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.
13. Any proposed walls, fence, and/or patios, including the 6 foot perimeter wall and interior vinyl fencing indicated in the plans, will require a separate review and permit from the Planning and Building and Safety Divisions. Submit to Planning and Building for Plan Check simultaneously.
14. Applicant shall comply with the LLMC, Chapter 17.24.310 and the California Green Building Standard Code, Section 5.106 to reduce light pollution. If applicable, a photometric lighting plan will be required to show staff the exact locations of light poles, proposed orientation, and shielding of the fixtures to prevent glare onto adjacent properties.
15. 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.
16. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;



- b. 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.
17. Applicant shall work with the City's franchised solid waste hauler, CR&R, to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
  18. 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.
  19. Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
  20. Applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.
  21. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
  22. Applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the submittal, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
  23. 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.
  24. Development Impact Fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits. It shall cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services. No credits shall apply notwithstanding the provision of Community Benefiting Improvements as referenced at Conditions 33 through 37.
  25. Prior to issuance of any Building and/or Construction 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**

26. During the Plan Check process, the applicant shall submit three sets of final landscape plan(s) prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and Public Works Department for landscaping in the public right-of-way. Landscape plans for any Landscape Maintenance District shall be on separate plans.
27. The final landscape plans shall confirm to the City's landscape regulations and the State Model Water Efficient Landscape Ordinance, as adopted by the City (LLMC, Ch. 13).
28. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and the conditions of approval (as identified in and in compliance with the Specific Plan) including areas of public right-of-way. Any and all fencing or walls shall be illustrated on the final landscape plan.
29. The applicant shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
30. For a lifetime of this permit, applicant must allow a 14 foot vehicular path clearance at all times.
31. For a lifetime of this permit, applicant must replace all dead or missing plants and trees as to comply with the approved landscape plan.
32. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.

**Community Benefiting Improvements (these are also referred to herein as Embedded Obligations)**

On June 28, 2022, the Loma Linda City Council authorized the City Manager to implement the \$13.8 million Community Benefiting Improvements (CBIs) program (also referred herein as "Embedded Obligations") applicable to the Groves at Loma Linda Specific Plan, inclusive of:

(a) managing the scope and budgets of and between each component part of the Community Benefiting Improvements to maximize benefits to the City; and (b) seeking reimbursement of \$400,000 representing a portion of costs incurred in connection with the preparation and adoption of the Groves at Loma Linda Specific Plan; and (c) adding the historic Frink House project to the list of Community Benefiting Improvements.

Pursuant to the City Council's authorization, as more particularly described within the June 28, 2022 Official Staff Report to the City Council (which by this reference is made a part of these Conditions of Approval as though fully set forth herein) the City Manager will ensure that, at a minimum, the developer reaches the Embedded Obligations Cost Ceiling. In addition, the developer may (but will not be obligated to) spend more, but may not spend less. Further, any modification to the scope and/or budget of the CBIs requires the express written approval of the City Manager.

33. Prior to the issuance of a certificate of occupancy for the 80<sup>th</sup> dwelling unit (out of the combined 154 units in Planning Areas 3-5 and 3-6) and under the observation and



concurrence of the City Manager, the applicant must install all of the CBIs related to the Groves at Loma Linda project. They are generally described as follows:

- a. Fully equipped community center, approximately 10,000 square foot in size, and having an estimated cost of \$3.95 million to develop. Such cost is subject to confirmation by the City Manager upon submittal of evidenced by the applicant or owner demonstrating that not less than such amounts have been expended for the community center. Costs shall be limited to capitalized expenses (e.g., design, engineering, permit processing, inspection, etc.) and construction costs paid to third parties and shall not include overhead;
- b. A two-bay fully equipped fire station of not less than 2,500 square feet with one fire engine (pumper) to be developed on not less than a one-acre parcel with an estimated cost of \$2.975 million to develop. Such cost is subject to confirmation by the City Manager upon submittal of evidenced by the applicant or owner demonstrating that not less than such amounts have been expended for the fire station. Costs shall be limited to capitalized expenses (e.g., design, engineering, permit processing, inspection, etc.) and construction costs paid to third parties and shall not include overhead;
- c. A public park with a dry creek feature having an estimated cost of \$6.09 million to develop. Such cost is subject to confirmation by the City Manager upon submittal of evidenced by the applicant or owner demonstrating that not less than such amounts have been expended for the public park. Costs shall be limited to capitalized expenses (e.g., design, engineering, permit processing, inspection, etc.) and construction costs paid to third parties and shall not include overhead;
- d. The historical adobe Frink house project includes the restoration of the roof, structural reinforcement, an arborist study and replacement of trees, (all having a cost, as aggregated of approximately \$108,000: the “Adobe Improvement Amount”) and the conveyance of a parcel (see Condition 38) having an imputed opportunity value of \$261,000 (the “Lot Amount”). The project cost is estimated at \$370,000 (inclusive of the Adobe Improvement Amount and the Lot Amount). The Adobe Improvement Amount is subject to confirmation by the City Manager upon submittal of evidence by the applicant or owner demonstrating that not less than such Adobe Improvement Amount has been expended as delineated above. Costs shall be limited to capitalized expenses (e.g., design, engineering, permit processing, and inspection as paid to third parties) and shall not include overhead.

City Manager will credit applicant or owner as against the \$13.8 million obligation for CBIs those amounts hereafter approved in writing by the City Manager as the Adobe Improvement Amount. In addition, at such time as the applicant or owner has conveyed the parcel identified in 38 to the Two Canyons Conservancy Group, the City Manager will apply as a credit against the \$13.8 million obligation for CBIs a credit equal to the Lot Amount;

- e. An oak woodland preserve park to be developed with an estimated cost of \$733,000 to develop. Such cost is subject to confirmation by the City Manager upon submittal of evidenced by the applicant or owner demonstrating that not less than such amounts



have been expended for the oak woodland preserve park. Costs shall be limited to capitalized expenses (e.g., design, engineering, permit processing, inspection, etc.) and construction costs paid to third parties and shall not include overhead.

In the event demonstrated costs (as determined by the City Manager) for any of the items listed in subparagraphs a, b, c, d, or e (namely, community center, fire station, public park, Frink adobe, oak woodland preserve park) are less than the amounts indicated for such corresponding item(s) in such subparagraphs, the owner and applicant shall be jointly and severally liable and responsible for providing to the City such additional community benefiting improvements (inclusive of expanded scopes of development for the five existing CBIs) and shall represent the difference between the cost figures listed in the foregoing part of Condition 33 and the actual costs demonstrated (as determined by the City Manager) and which additional community benefiting improvements shall have first been approved in writing by the City Manager. If the residual funds are insufficient, then the parties will negotiate a modification to the scope of work for the oak woodland preserve park, leaving any unfinished portion as a future project that may be developed by the City depending on the availability of funding. Notwithstanding the above, the Embedded Obligations of developer, applicant, and owner will be limited to spending \$13.8 million of actual out-of-pocket cost (the “cost ceiling”) to complete CBI items (a) through (e) above and, if the funds are insufficient to complete all the CBI items as described, then the parties will negotiate a modification to the scope of work for the CBI items (a) through (e) above, leaving any unfinished portion as a future project that may be developed by the City depending on the availability of funding.

34. The applicant shall separately apply for final approval for each CBI. Each CBI and final set of plans shall be authorized by the City Manager during the Plan Check process.
35. The previously reviewed and approved plans for the community center will require an amendment to allow for the increase in size. The applicant shall work with the City Manager and the City Manager shall administratively review the revised plans accordingly.
36. The CBI Embedded Obligations shall total a minimum of \$13.8 million. The applicant shall provide the City with evidence demonstrating costs of the Embedded Obligations per Condition 33 have been expended by applicant or developer. The Embedded Obligations will be limited to spending \$13.8 million of actual out-of-pocket cost (the “cost ceiling”) to complete CBI items.
37. Pursuant to California Government Code §65456 the applicant shall pay or provide evidence reasonably satisfactory to the City Manager that applicant has paid to City the sum of \$400,000 as reimbursement for a portion of the costs incurred by City in connection with the preparation and processing of the Specific Plan; in the event the applicant demonstrates to the reasonable satisfaction of the City Manager that the applicant expended \$85,612 in connection with negotiations with third parties concerning development of the subject property, the City Manager will apply a credit of \$85,612 as against the obligation of applicant to reimburse City the sum of \$400,000 (yielding a net amount payable by the applicant of \$314,388).



**MITIGATION MONITORING REPORTING PROGRAM (MMRP)**

38. The applicant/developer/owner shall review the existing and adopted Mitigation Monitoring Report Program (MMRP) that is attached and part of these Conditions of Approval, and shall comply with all applicable mitigations listed in the program including agriculture, air quality, biological resources, cultural resources investigations, tribal cultural resources condition, noise, and transportation/traffic mitigations.

**BUILDING AND SAFETY DIVISION (909) 799-2836**

39. Upon Planning Commission 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 California Building and Fire Code at the time of submittal. Two copies will be for Building/Willdan, one for Fire, one for Public Works.
40. Along with those sets, the applicant shall also submit two sets of structural calculations and two sets of Title 24.

**FIRE DEPARTMENT (909) 799-2853**

41. All construction shall meet the requirements of the 2019 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
42. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction.
43. 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.
44. Builder must submit the fire safety and prevention plan to AHJ for authorization prior to starting work.
45. NASFM Construction Fire Safety training for PM and site supervisors.
46. No lumber drops until fire underground is installed and tested, and fire department access points and road have been established.
47. CFC Chapter 33 shall be maintained at all times during construction/demolition.
48. Street names. Prior to recordation of street names, the proposed names will be submitted to both the Historical Commission and the Fire Prevention Division for review and approval.
49. Street name signs must be installed in conjunction with road improvements and the sign must be in accordance with the City's standards.
50. Illuminated address for each structure per LLMC 15.28.190 section 505.1.



51. 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.
52. Provide hydrants for fire flow requirements per CFC Annex B and BB.
53. All fire hydrants shall be installed and tested for review and approval by the Fire Department.
54. Fire lines and signage, as indicated on the approved FD access plan, shall be maintained at all times.
55. Structures under construction shall be provided with not less than one approved portable fire extinguisher in accordance with §906 of the CFC.
56. Combustible waste material shall be removed from buildings at the end of each shift of construction work.
57. 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.
58. Builder and employees must take the National Association State Fire Marshals construction fire safety training prior to the start of the project.
59. 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](http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application)

<b>PUBLIC WORKS DEPARTMENT (909) 799-4407</b>
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60. 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. Plans and studies must be signed by a California State Registered Civil Engineer at the time of first submittal. This package must include all supporting studies.
61. The regional detention facility in Planning Area 3-4 must be fully functional prior to the first issuance of a Building Permit for any of the residential dwellings.
62. The precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the City of Loma Linda Public Works Department prior to issuance of any building permits.
63. Public improvement plans shall be submitted to Public Works for review and approval.
64. 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) for review prior to the issuance of building and grading permits. Submit two copies of the maps with fee payment.
65. Prior to the issuance of building or grading permits, 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 prior to issuance of any permits.



66. The applicant shall install or bond for all off-site improvements prior to recording the Final Map.
67. The applicant shall dedicate the ultimate right-of-way street width to the City by Final Map.
68. 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.
69. Applicant must install and maintain the street trees, parkway landscaping, and irrigation system within the development during construction phase. Once installed, the property owner must maintain these improvement in perpetuity.
70. Prior to the issuance of Certificate of Occupancy of the first building completed, Applicant must have completed installation of Right-of-Way landscape improvements as shown on the City Approved Landscape Plans.
71. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
72. The applicant shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
73. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
74. NPDES requirements apply, including SWPPP and WQMP.
75. 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.
76. All lots shall drain to streets or other approved device. All additional 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.
77. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
78. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.



79. 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.
80. The applicant must complete, if applicable, and submit the following to Public Works:
  - a. Anything greater than 5:1 slope will require fencing.
  - b. Water, sewer, storm drain improvements will be required.
  - c. A minimum 2 street trees will be required per home.
  - d. LMD and Street Light Maintenance District annexation.
  - e. C & D ordinance applies.
81. 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.
82. All additional 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.
83. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
84. 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.
85. "Record Revisions" or "As-Builts" shall be made to all plans to reflect the changes to the improvements as constructed.
86. The subdivision shall be provided with a covenant establishing an architectural review committee to maintain the architectural integrity of the buildings.
87. 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.
88. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
89. Sewage system shall be provided by City of Loma Linda.
90. City of Loma Linda shall be the water and sewer purveyor.



91. 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.
92. Applicant shall pay for the relocation of any power poles or other existing public utilities as necessary.
93. All fire hydrants and their distribution mains shall be made part of the Public System.
94. 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.
95. 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.
96. Applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
97. No commencement of public street work shall be permitted, except rough grading, until dedication for that street has been recorded. The applicant shall obtain a permit prior to any construction within the City's right-of-way.
98. 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.
99. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
100. 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.
101. Applicant shall comply with the prevailing City standards and requirements at the time of construction.
102. 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.
103. 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.
104. All street names coordinated with the Street Naming Committee, including the Historical Commission.
105. Developer shall install improvements (including off-site) to transition traffic and drainage flows from proposed to existing.
106. Install street name signs and traffic control signs with locations and types approved by the Public Works Department.



107. Stripe and sign for bike lanes for roadway designated by the City for bike lanes.
108. Comply with state law regarding waste management and the City's Refuse Collection, Recycling and Disposal Ordinance.
109. 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.
110. 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.
111. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
112. Submit the City form for the agreement for construction of improvements with the City of Loma Linda.
113. 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.
114. 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.
115. Prior to occupancy applicant must complete all improvements per the accepted plans and approved conditions, and obtain acceptance for the improvements from the City.
116. Prior to the issuance of a certificate of occupancy applicant must purchase and install all domestic water meters for the entire project. Meter installations require inspection and approval by the Water Division (Public Works Department).
117. 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 CONDITIONS**

On December 7, 2022, the Planning Commission reviewed the Precise Plan of Design permit application for the architectural elevations and configuration of the 51 residential lot development. That evening, the five (5) Commissioners voted unanimously in favor of the project. With their approval, they added the following Conditions:

118. Prior to submitting the Final Landscaping Plans during the Plan Check process, the applicant shall work with city staff and revise the plans to indicate additional and alternative types of trees throughout the development, more specifically:
  - a. Provide a minimum of two (2) types of fast growing trees that will produce substantial shade along the Zanja Trail, public park areas, perimeter, and parkways.



- b. On Mission Road, choose the same types of trees and plant palette to match the street median strip and parkway areas found at the residential development across the road.
119. During the Plan Check process, the applicant shall work with city staff and to find and install an appropriate shade structure with lighting for the mailbox clusters. Place the boxes near shade trees and street lighting. Provide a detail of the shade structure to the Building and Planning Divisions for approval.
120. During the Plan Check process, the applicant shall work with city staff and revise the elevations so the siding, such as stone veneer, wraps and continues around the front and side portions of the structure. There shall be an appropriate designated point of termination such as the back yard fence, a buttress wall, or the utility boxes, if any. If there is no buttress wall or visible termination point, then use foam trim or a similar method for formal termination of the siding.

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Applicant/Owner

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Date

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Applicant/Owner

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Date

**END OF CONDITIONS**

(see enclosed Mitigation Measure on the follow pages)



## **CHAPTER 5.0 □ MITIGATION MONITORING AND REPORTING PROGRAM**

### **5.1. INTRODUCTION**

The mitigation monitoring and reporting program (MMRP) was prepared to implement the mitigation measures identified in the EIR. CEQA Section 21081.6 requires adoption of a monitoring program when mitigation measures have been identified that would reduce or avoid significant environmental effects.

CEQA requires adoption of a monitoring program for those measures or conditions placed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring program shall be designed to ensure compliance during project implementation. When implemented, environmental effects associated with the development of the proposed Project will be reduced or eliminated.

The MMRP was prepared and contains the following elements:

1. Measures that act to mitigate significant impacts on the environment are recorded with the action and the procedure necessary to ensure compliance.
2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The MMRP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

### **5.2. RESPONSIBILITIES AND AUTHORITY**

The City will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agency will implement measures. In other cases, the Project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In this case, the Project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction.

### **5.3. MONITORING PERSONNEL**

The City is responsible for ensuring that the mitigation measures in this Final EIR are implemented. The City reserves the right to hire technical experts and professional to help in evaluating compliance. These may include but are not limited to biologists, archaeologists and planning professionals.

For impacts related to construction of the proposed Project, the project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMRP are not occurring after written notification has been issued.

If any impacts require long-term monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the Project site and reporting the monitoring results to the City.



### MITIGATION MONITORING REPORTING PROGRAM

**Project:** The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project

**Lead Agency:** City of Loma Linda

**Date:** June 2018

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<b>Agricultural Resources</b>					
<b>MM 4.1-1:</b> <u>Agriculture:</u> Prior to issuance of the first Building Permit tied to development in the Phase Three Concept Area, the Project Proponent is required to replace, protect or provide a conservation easement to compensate for the loss of acres of Prime Farmland. Prime agricultural land or conservation easement shall be acquired at a 1:1 ratio and made available to an existing farmland trust or comparable organization, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. Proof of such acquisition or conservation easement, in a format and through a source acceptable to the City, shall be provided to the City of Loma Linda Community Development.	City of Loma Linda Community Development Department	Prior to issuance of the first Building Permit	During review of building/grading plans	Proof of acquisition or conservation easement	
<b>Air Quality</b>					
<b>MM 4.2-1:</b> <u>Air Quality:</u> The Project Applicant/Developer for each development implementing phase that includes on-site or off-site roadway improvements shall provide sidewalks within the project boundary and along the off-site roadway improvements.	City of Loma Linda Public Works Department	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	
<b>MM 4.2-2:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and ensure that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet Green Building Code Standards.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	
<b>MM 4.2-3:</b> <u>Air Quality:</u> The Project Applicant / Developer / Contractor for each development implementing	City of Loma Linda Community Development	Prior to issuance of building/grading permits	During review of building/grading plans	Review of plans  On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
phase shall require and install faucets, toilets and showers in the all structures that utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.	Department	Throughout project construction	During construction		
<b>MM 4.2-4:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and install water-efficient irrigation systems for all common open space and landscaped trail areas, private open space and landscape areas within multi-family and commercial developments and (to the extent feasible) single-family developments per City requirements.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.2-5:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and install, to the extent feasible, ENERGY STAR compliant appliances in both commercial uses and residential dwelling units on-site.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.2-6:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor shall employ a construction waste/debris recycling program to minimize the volume of landfilled construction waste. Commercial, multiple-family residential and senior-housing residential developments shall require and utilize, to the extent practical, recycling programs that reduces waste to landfills by a minimum of 75 percent (75%) per AB 341.	City of Loma Linda Community Development Department	Throughout construction of project	During construction	On-site inspections	
<b>MM 4.2-7:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and utilize high-efficiency lighting (such as high pressure sodium or LED lighting), to the extent practical, for on-site buildings and landscape facilities.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.2-8:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor shall require and install gas hearths wherever hearths are required or incorporated in	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits	During review of building/grading plans	Review of plans On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Project buildings and development on-site.		Throughout project construction	During construction		
<b>MM 4.2-9:</b> <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and ensure that 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater are used during construction, as feasible.	City of Loma Linda Community Development Department	Throughout construction of project	During construction	On-site inspections	
<b>Biological Resources</b>					
<b>MM 4.3-1:</b> <u>Biological Resources: Oak Woodland.</u> In accordance with the City of Loma Linda General Plan to conserve oak woodland a minimum of 3 acres of oak woodland shall be preserved in perpetuity. An Oak Woodland Protection Plan shall be developed prior to development of the Phase Three Concept Area. A copy of the Oak Woodland Protection Plan, prepared by a qualified biologist, shall be submitted to the Community Development Director at the time grading or building plans are submitted for approval and permits. The Oak Woodland Protection Plan will include the following items: <ul style="list-style-type: none"> <li>• <b>Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.</b> The responsibilities of the Landowner, Specialists, and Maintenance Personnel that would supervise and implement the Plan shall be specified.</li> <li>• <b>Site Selection.</b> The location of the 3-acre protected oak woodland shall be clearly identified. Additionally, individual tree locations within the 3-acre preserve shall be identified.</li> <li>• <b>Site Preparation and Planting Implementation.</b> Site preparation shall include: (1) protection of existing trees, (2) trash and weed</li> </ul>	City of Loma Linda Community Development Department  Qualified Biologist	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>removal, (3) native species salvage and reuse (i.e., duff), (4) signage installation at strategic locations to keep pedestrians on designated trails, and (5) selection and protection of naturally recruited oak trees.</p> <ul style="list-style-type: none"> <li>• <b>Maintenance Plan/Guidelines.</b> The Maintenance Plan shall include: (1) weed control, (2) herbivory control, (3) trash removal, and (4) seedling/sapling protection.</li> <li>• <b>Monitoring Plan.</b> The Monitoring Plan shall include: (1) qualitative monitoring (i.e., photographs and general observations) (2) quantitative monitoring and (3) annual reports which shall be submitted to the Community Development Director for five years.</li> <li>• <b>Long-Term Preservation.</b> Long-term preservation of the site shall ensure the mitigation site is not impacted by future development. A performance bond shall be secured prior to implementation of the plan and the site shall be preserved as open space in perpetuity. The prepared plan will be submitted to the Community Development Director for final approval prior to ground disturbance related to implementation of any Phase Three Concept Area project activities. The Plan will then be implemented within one year of the completion of rough grading activities.</li> </ul>					
<p><b>MM 4.3-2:</b> <u>Biological Resources: Focused Special Status Plant Surveys and Mitigation Plan.</u> Prior to brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities, focused surveys for special status plants shall be conducted within the project survey area. Surveys will be conducted in accordance with current California Native Plant Society (CNPS) protocol and will occur during the appropriate time of year. The Survey Report shall be submitted to the City for review. If special status plant are present and would be impacted by the project, the Project Applicant shall prepare and implement a</p>	<p>City of Loma Linda Community Development Department</p> <p>Qualified Biologist</p>	<p>Not Applicable. Mitigation completed</p>	<p>Submittal of survey report</p>	<p>Review of survey report</p>	<p>Mitigation completed</p>



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Special Status Plant Species Mitigation Plan and it shall specify the following: (1) procedures for the collection and temporary storage of seed (all available seed from every impacted occurrence shall be collected) (2) planting procedures, including soil preparation and irrigation (3) a schedule and action plan to maintain and monitor enhanced, restored, and/or created populations (4) methods to control plant densities (of competing plants) to promote the establishment of the particular special status species and (5) a list of City-approved success criteria (e.g., germination rates, growth, plant cover) to compare to the density of existing populations. The Project Applicant shall develop the Special Status Plant Species Mitigation Plan and the City shall approve it prior to brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities. Adoption of this plan shall be used as the performance standard. The Plan shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes if applicable. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Nature Conservancy, the City of Loma Linda, or the County of Riverside. Any other management entities that may be identified would be subject to approval by the City. The City of Loma Linda shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.					
<b>MM 4.3-3:</b> <u>Biological Resources: Nesting Birds.</u> It is recommended that all project-related construction activities be scheduled outside of the avian nesting season (February 15-August 15). If construction must occur during the nesting season, a nesting bird survey of the proposed construction area and a minimum 150-foot radius extending around that	City of Loma Linda Community Development Department  Qualified Biologist	Prior to grading and site preparation	Prior to commencing construction	Review of nesting bird survey	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
area will be conducted within 3 days prior to the beginning of construction activities. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If nesting birds are found within the nesting bird survey area, then construction activities, including vegetation clearing and encroachment by heavy equipment, would not occur until it is verified by a qualified biologist that young birds have fledged the nest(s) and nesting is completed. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.					
<b>MM 4.3-4:</b> <u>Biological Resources: Burrowing Owls</u> . A take avoidance survey should be conducted no more than 14 days prior to the initiation of ground disturbance and a final survey should be conducted within 24 hours prior to ground disturbance to determine if burrowing owl ( <i>Athene cunicularia</i> ) occupies the development construction area. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If surveys determine that burrowing owls occupy the site, a burrowing owl mitigation plan shall be prepared and implemented, subject to approval by the California Department of Fish and Wildlife (CDFW) before any ground disturbance commences. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.	City of Loma Linda Community Development Department  Qualified Biologist	Prior to grading and site preparation	Prior to commencing construction	Review of nesting bird survey	
<b>MM 4.3-5:</b> <u>Biological Resources: Pre-construction Bat Roost Habitat Assessment</u> . A qualified Biologist shall conduct a field survey no earlier than 20 days prior to any brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities that would occur during the breeding season (i.e., April 1 through	City of Loma Linda Community Development Department  Qualified Biologist	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
August 31) of native bat species that potentially utilize the site.. This should be done to determine if active roosts of special status bats (such as pallid bat) are present in the applicable habitats on the site (e.g. woodlands). If active roosts are found, construction within 200 feet shall be postponed or halted until the roost is vacated and juveniles are self-sufficient, as determined by the Biologist.					
<b>Cultural Resources</b>					
<b>MM 4.4-1:</b> <u>Cultural Resources:</u> Prior to beginning any vegetation clearance (including citrus trees), site preparation, grading or building demolition, an Archaeological Monitoring Program shall be developed and implemented to address all ground disturbance and earthmoving activities. The Archaeological Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Preparation and implementation of this Monitoring Program shall be conducted by trained professionals with backgrounds in both historic and prehistoric archaeological resources. The Monitoring Program shall include provisions for the coordination of onsite monitoring with local Native American groups who request to participate, including requests for government-to-government consultation. The Monitoring Program shall include procedures for regularly documenting and reporting the monitoring activity. Any resources recovered shall be documented in a technical report and supplemented with all necessary data to understand and interpret the findings. The Archaeological Monitoring Report shall include procedures for the final disposition of all artifacts and other cultural materials discovered in the Project area after appropriate analyses are carried out and the technical reports completed. Disposition plans should be made in consultation between the City of Loma Linda, San Manuel Band of Mission Indians (SMBMI) and other consulting tribe(s), as appropriate. All artifacts shall be	City of Loma Linda Community Development Department <input type="checkbox"/> ualified Archeologist	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans <input type="checkbox"/> On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
prepared for curation with the City, Historical Society, or County Museum (or equivalent acceptable repository).					
<b>MM 4.4-2:</b> <b>Cultural Resources:</b> Prior to issuance of a demolition permit and/or prior to beginning any demolition of structures, an archaeological monitoring program shall be developed and implemented to address demolition of the existing structures at 10684 and 10852 California Street and the converted garage at 26300 Mission Road. Preparation and implementation of this Monitoring Program shall be conducted by trained professional with backgrounds in historic archaeology and architectural history. The Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Procedures under this monitoring shall include photo-documentation and recording of architectural elements that have not yet been identified, including interior alterations or conditions. Updated site forms shall be prepared for each site.	City of Loma Linda Community Development Department <input type="checkbox"/> ualified Archeologist	Prior to issuance of demolition permit Throughout project construction	Prior to beginning any demolition of structures During construction	Review of plans On-site inspection	
<b>MM 4.4-3:</b> <b>Cultural Resources:</b> The Frink Adobe shall be preserved in place, if feasible. It shall be fully documented and a maintenance plan developed to protect it from any future adverse impacts. If it is not feasible to leave the Adobe <i>in situ</i> , the structure shall be relocated to the nearby Heritage Park and restored. The structure shall not be demolished. In either case, prior to general disturbance in the immediate area and/or any issuance of any relocation permit, the residence shall be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior <input type="checkbox"/> architectural drawings detailing the residence plans and profiles <input type="checkbox"/> preparation of a HABS report with all supporting documentation <input type="checkbox"/> and monitoring, as needed, for relocation activities.	City of Loma Linda Community Development Department <input type="checkbox"/> ualified Archeologist	During Construction	Prior to preservation or relocation of Frink Adobe residence (26248 Mission Road).	Review of plans On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<b>MM 4.4-4:</b> <u>Cultural Resources:</u> Prior to issuance of a demolition permit and/or prior to beginning any demolition of the Frink Ranch Structures, a salvaging plan shall be developed and implemented to address, if feasible, salvaging a portion of the buildings for relocation to Heritage Park. The salvaging plan shall be submitted to the Community Development Director and Public Works Director for approval. Prior to salvaging and/or demolition, the structures shall be fully documented and photographed.	City of Loma Linda Community Development Department <input type="checkbox"/> ualified Archeologist	Prior to issuance of demolition permit  Throughout project construction	Prior to beginning any demolition of structures  During construction	Review of plans  On-site inspection	
<b>MM 4.4-5:</b> <u>Cultural Resources:</u> The <input type="checkbox"/> an Leuven Residence shall be preserved in place, if feasible. If it is not feasible to leave the <input type="checkbox"/> an Leuven Residence <i>in situ</i> , the structure shall be relocated to the nearby Heritage Park. In either case, prior to general disturbance in the immediate area and/or any issuance of any relocation permit, the residence shall be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior <input type="checkbox"/> architectural drawings detailing the residence plans and profiles <input type="checkbox"/> preparation of a HABS report with all supporting documentation <input type="checkbox"/> and monitoring, as needed, for relocation activities.	City of Loma Linda Community Development Department <input type="checkbox"/> ualified Archeologist	During Construction	Prior to preservation or relocation of <input type="checkbox"/> an Leuven residence (26100 Mission Road).	Review of plans  On-site inspection	
<b>MM 4.4-6:</b> <u>Cultural Resources:</u> As part of normal field procedures, if suspected human remains are encountered during site activity, all work in the area shall cease and the San Bernardino County Coroner's Office shall be contacted immediately.	Applicant/Contractor County Coroner <input type="checkbox"/> ualified Archaeologist	During grading and site preparation	In the event of the discovery of human remains	On-site inspection	
<b>MM 4.4-7:</b> <u>Cultural Resources:</u> Prior to issuance of a grading permit for grading activities expected to exceed five feet in depth, a paleontological monitoring program shall be developed and implemented. Preparation and implementation of this Monitoring Program shall be conducted by qualified paleontologists.	Applicant/ Contractor City of Loma Linda Community Development Department	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
The Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Procedures under this monitoring shall include the following: a) The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates b) The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens c) The monitoring program shall be designed to include the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates d) The monitoring program shall be designed to include identification and curation of specimens into a museum repository with permanent retrievable storage. The paleontologists shall have a written repository agreement in hand prior to the initiation of mitigation activities e) A report of findings shall be prepared by a qualified paleontologist which includes an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate agency, shall signify completion of the program to mitigate impacts to paleontological resources.	Qualified Archeologist				
<b>MM 4.4-8:</b> <u>Cultural Resources:</u> At the request of the Consulting Tribes, all monitoring of vegetation clearance, ground disturbance and grading for each development project in the Phase Three Concept Area and off-site improvements shall be conducted by a full-time archaeological monitor/archaeologist meeting the Secretary of Interior (SOI) qualifications and a Native American/Tribal monitor representing the Consulting Tribes. It is intended that: 1) Archaeological and Tribal Monitors will work as a team during any type of ground-disturbance activity including removal of citrus trees and irrigation system equipment as well as during demolition,	Applicant/ Contractor City of Loma Linda Community Development Department Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
grading, excavation, trenching, compaction, fence installations, and plantings. Unless specifically waived by the Lead Monitor, one team of monitors will be utilized for each piece of active heavy equipment or location of hand excavation unless activities are within 50 meters of each other. This is to ensure that simultaneously occurring activities will have adequate monitoring. 2) Native American Monitor(s)/Tribal Participant(s) shall be approved in advance by the Consulting Tribes. 3) The Applicant/Developer for each development project shall outreach and contact the Consulting Tribes to facilitate and communicate with them to develop a mutually coordinated Tribal Monitoring Agreement or Guidelines. The Tribal Monitoring Agreement or Guidelines shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (as per EIR mitigation measure <b>MM 4.4-1</b> ).					
<b>MM 4.4-9:</b> <u>Cultural Resources:</u> In the event of the discovery of human remains and/or funerary objects, at the request of the Consulting Tribes and consistent with State protocol, the Developer/Contractor shall: a) Cease all work within the immediate area of the discovery of the remains <input type="checkbox"/> b) Create a barrier (temporary fence or flagging) within a 100-ft radius of the discovery <input type="checkbox"/> establish an Environmentally Sensitive Area (ESA) <input type="checkbox"/> and <u>post no-entry</u> signs at the perimeter of the ESA until assessment is carried out by the Coroner <input type="checkbox"/> c) The City of Loma Linda and the applicant/developer will immediately contact the Coroner, the Consulting Tribes <input type="checkbox"/> d) Should the human remains be determined by the Coroner to be of Native American origin, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The Most Likely Descendant (MLD) identified by the NAHC will be notified (under California Public Resources Code <input type="checkbox"/> 5097.98) and make the decisions about the treatment of the human remains or funerary objects within 24 hours of notification by either the developer or the NAHC. The MLD will consult with	Applicant/ Contractor <input type="checkbox"/> County Coroner <input type="checkbox"/> City of Loma Linda Community Development Department <input type="checkbox"/> <input type="checkbox"/> ualified Archeologist	During grading and site preparation	In the event of the discovery of human remains and/or funerary objects	On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
the applicant/developer/landowner regarding the final appropriate disposition of the human remains or funerary objects.□e) The discovery area and the human remains and accompanying materials will be treated with appropriate dignity and respect□f) The MLD may wish to rebury the human remains and/or associated funerary objects, as close to the place of their discovery as possible in an area that will not be subject to future disturbances. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code □6254□).					
<b>MM 4.4-10:</b> <u>Cultural Resources:</u> In the event of the discovery of archaeological Cultural Resources or Tribal Cultural Resources on the ground surface or in subsurface contexts during the development/ construction of any development project in the Phase Three Concept Area, consistent with the request of the Consulting Tribes and as required for the Archaeological Monitoring Report (as per EIR mitigation measure <b>MM 4.4-1</b> ), the Developer/Contractor shall: a) Cease all work within the immediate area of the discovery b) Create a barrier (temporary fence or flagging) within a 50-ft radius of the discovery□establish an Environmentally Sensitive Area (ESA), and post no-entry signs until the discovery can be assessed by a Secretary of the Interior (SOI) qualified archaeologist. As determined appropriate by the Lead Archaeological/Tribal Monitors, Consulting Tribes (as appropriate) may be notified□c) The ESA barrier will remain in place and entry controlled until assessment by a SOI-qualified archaeologist is completed, a Treatment Plan developed and carried out, and any Data Recovery is completed.	Applicant/ Contractor□ City of Loma Linda Community Development Department□  □ualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	
<b>MM 4.4-11:</b> <u>Cultural Resources:</u> The Applicant/Developer for each development project in the Phase Three Concept Area shall outreach and contact the	Applicant/ Contractor□  City of Loma Linda Community	Prior to construction	Prior to commencing operations	Review of Plans	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Consulting Tribes to facilitate and communicate with them to develop a mutually coordinated Treatment Plan for how to handle/address any Tribal Cultural Resources encountered during ground disturbance or grading. The Treatment Plan shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (per EIR mitigation measure <b>MM 4.4-1</b> ). The Treatment Plan should include a Research Design so that the resource can be evaluated under both the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) criteria. If the resource meets any of the NHPA and/or CEQA criteria, and cannot be avoided or preserved in-place, a Data Recovery Plan will be developed, reviewed, and adopted in consultation with all parties. The Data Recovery Plan should include all methods, sampling procedures, and be designed using current best archaeological practices to exhaust the research potential of the resources. The Data Recovery Plan for qualified Tribal Cultural Resources should be implemented with the participation and monitoring of the Consulting Tribes (as applicable).	Development Department  Qualified Archeologist				
<b>MM 4.4-12:</b> <u>Cultural Resources:</u> On behalf of the Applicant/ Developer/Contractor, and to ensure that work is completed and reported as required, the Archaeological/Tribal Lead Monitors shall ensure the timely delivery to the City of all monitoring and/or follow-up documentation products of the Cultural Resources portion of any development project or related off-site improvement project. Furthermore, the City shall designate that reports of all Cultural Resources work be filed at the appropriate California Archaeological Information Center at the conclusion of each development project in the Phase Three Concept Area.	Applicant/ Contractor  City of Loma Linda Community Development Department  Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	
<b>Noise</b>					
<b>MM 4.7-1:</b> <u>Noise:</u> For any development implementing phase, construction hours shall be limited to between the	City of Loma Linda Community Development	Throughout construction	Prior to commencing construction	On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
hours of 7:00 AM and 8:00 PM, Monday through Friday and avoid heavy construction on weekends and national holidays.	Department				
<b>MM 4.7-2:</b> <u>Noise:</u> During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. Use of all construction equipment along the northern project boundary shall be limited to what is only absolutely necessary.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
<b>MM 4.7-3:</b> <u>Noise:</u> For any development implementing phase, the Developer/Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
<b>MM 4.7-4:</b> <u>Noise:</u> During any development implementing phase, the Applicant/Developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
<b>MM 4.7-5:</b> <u>Noise:</u> During any development implementing phase, the Applicant/Developer shall require that the construction contractor limit haul truck deliveries to the same hours specified for construction equipment.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
<b>MM 4.7-6:</b> <u>Noise:</u> Final site planning and building designs for any development implementing phase shall include the following provisions: 1) For residential land uses, proposed along Mission Road, private yards or patio spaces associated with proposed residential uses should be setback and/or shielded	City of Loma Linda Community Development Department	Review of construction documents	Prior to issuing grading / building permits	Review of final plans	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
to ensure noise levels do not exceed 65 dBA CNEL and setbacks and/or upgraded building construction should be utilized to ensure that residential interior noise levels do not exceed 45 dBA CNEL and 2) For commercial land uses proposed along Redlands Boulevard upgraded construction measures that ensure that interior noise levels at commercial and office land uses do not exceed 55 dBA CNEL should be implemented.					
<b>Transportation/Traffic</b>					
<b>MM 4.8-1:</b> <u>Transportation/Traffic:</u> Consistent with Measure □, as mitigation for the potential traffic impacts (including on- and off-site required improvements), the Applicant/Developer shall contribute on a fair share basis, through an adopted traffic impact fee program, in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to Congestion Management Program intersections and freeway segments.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits□	During review of building/grading plans□	Review of traffic impact fee program	
<b>MM 4.8-2:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Redlands Boulevard from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits□  Throughout project construction	During review of building/grading plans□  During construction	Review of plans□  On-site inspection	
<b>MM 4.8-3:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Mission Road from the west project boundary to the east project boundary at its ultimate half-section width including landscaping, future bus stop pad and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits□  Throughout project construction	During review of building/grading plans□  During construction	Review of plans□  On-site inspection	
<b>MM 4.8-4:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Redlands Boulevard from the west project boundary to the east project boundary at its	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits□	During review of building/grading plans□	Review of plans□  On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
ultimate half-section width including landscaping, future bus stop pad and parkway improvements in conjunction with development, as necessary.		Throughout project construction	During construction		
<b>MM 4.8-5:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the construction of a left turn lane north and south of Park Avenue as well as north and south of Orange Avenue with a painted two-way left turn median south of the Park Avenue northbound left turn lane and north of the Orange Avenue southbound left turn lane in conjunction with the other project improvements.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.8-6:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Park Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.8-7:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Citrus Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.8-8:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Orange Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	
<b>MM 4.8-9:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the construction of roadway segments from California Street and Orange Avenue to Earp Drive and Mission Road to reroute local traffic volumes from the existing southcentral portion of Mission Road, and terminate the existing Mission Road roadway segment east of Earp Drive.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans On-site inspection	



Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<b>MM 4.8-10:</b> <u>Transportation/Traffic:</u> The Applicant/Developer shall construct and maintain primary and secondary access roadways in conjunction with development prior to the opening of the phase which it services.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	
<b>MM 4.8-11:</b> <u>Transportation/Traffic:</u> On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	
<b>MM 4.8-12:</b> <u>Transportation/Traffic:</u> Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/City of Loma Linda standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	
<b>MM 4.8-13:</b> <u>Transportation/Traffic:</u> If development of the Phase Three Concept Area precedes development of the Phase Two Concept Area in construction timing, the following items will be included in the improvement requirements:  □The Applicant/Developer shall construct California Street from the north project boundary to the south project boundary at its ultimate half-section width including landscaping, future bus stop pad, bike route and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits  Throughout project construction	During review of building/grading plans  During construction	Review of plans  On-site inspection	





STREET SCENE

**LENNAR**<sup>®</sup>

GOLD CREST AT THE

GROVES

LOMA LINDA, CA

12/07/22

Kevin L. Crook  
**Architect**  
Inc.  
PLANNING + ARCHITECTURE

#21113



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 2**





# City of Loma Linda Official Report

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

CITY COUNCIL AGENDA: December 13, 2022

TO: City Council

SUBJECT: Demands Register

Approved/Continued/Denied

By City Council

Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the City Council approve the attached list of demands for payment.





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703930	11/10/2022	1280	CARRY HOWARD	11012022		2022 Flex Medical Reimbursement	\$111.96
						<b>703930 Total</b>	<b>\$111.96</b>
703931	11/10/2022	5284	CITY EMPLOYEES ASSOCIATES	Oct 22 PW		PW Dues Oct 2022	\$483.00
				October 2022 PAEA		City Employees Dues PAEA Oct 2022	\$209.00
						<b>703931 Total</b>	<b>\$692.00</b>
703932	11/10/2022	316	EMPLOYMENT DEVELOPMENT DEPT	L1524301456		July 1, 2022-Sept 30, 2022 S.Cobos and C. Carbaj	\$1,843.00
						<b>703932 Total</b>	<b>\$1,843.00</b>
703933	11/10/2022	1965	J.L. LUZADAS	11082022		2022 Flex Medical Reimbursement	\$559.13
						<b>703933 Total</b>	<b>\$559.13</b>
703934	11/10/2022	3207	KYLE CRECELIUS	11092022		2022 FSA Reimbursement	\$68.15
						<b>703934 Total</b>	<b>\$68.15</b>
703935	11/10/2022	570	LOMA LINDA FIREFIGHTERS ASSN	October 22		Dues and T-Donation Oct 2022	\$1,118.00
						<b>703935 Total</b>	<b>\$1,118.00</b>
703936	11/10/2022	3881	SB CO PROFESSIONAL FIREFIGHTER	October 22		SB County Firefighter Dues Oct 2022	\$3,513.30
						<b>703936 Total</b>	<b>\$3,513.30</b>
703937	11/10/2022	7083	SELF INSURED SERVICES COMPANY	11781 LIFE		Life Insurance Premium-November 2022	\$662.26
				11781		Life & Disability Insurance Premium-November 2022	\$3,784.90
						<b>703937 Total</b>	<b>\$4,447.16</b>
703938	11/10/2022	1245	SO CALIF EDISON	700371011405 Oct 22		Edison bill 10/03-11/01/22	\$2,551.26
				700411454240 Oct 22		Edison bill 10/03-11/01/22	\$1,340.43
				700556225427 Oct 22		Edison 09/30-10/31/22	\$52.75
				700125053252 Oct 22		Edison 10/05/-11/03/22	\$51.26
				700125145505 Oct 22		Edison 10/05-11/03/22	\$109.17
				700124018786 Oct 22		Edison 10/05-11/03/22	\$72.12
				700125316869 Oct 22		Edison 10/05-11/03/22	\$94.31
				700123951189 Oct 22		Edison 10/05-11/03/22	\$50.19
				700327588141 Oct 22		Edison 10/05-11/03/22	\$104.90
				700180303341 Oct 22		Edison 06/01/22-11/01/22	\$90.09

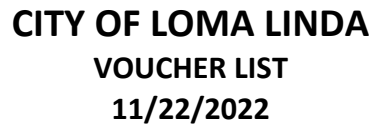




**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700228294695 Oct 22		Edison 08/31/22-10/05/22	\$18,205.20
				700619667467 Oct 22		Edison 06/01/22-11/01/22	\$138.23
				700571294375 Oct 22		Edison 06/01/22-11/01/22	\$48.56
				700123802154 Oct 22		Edison 06/01/22-11/01/22	\$160.29
				700620519956 Oct 22		Edison 10/03-11/01/22	\$1,169.87
				700010613157 Oct 22		Edison 10/03/22-11/01/22	\$190.65
				700620742955 Oct 22		Edison 10/05/22-11/03/22	\$203.07
				700030769656 Oct 22		Edison 06/01-11/01/22	\$183.67
				700237491915 Oct 22		Edison 06/01-11/03/22	\$118.81
				700377436138 Oct 22		Edison 06/01-11/03/22	\$142.61
				700546694670 Oct 22		Edison 06/01-11/03/22	\$228.53
				700162747250 Oct 22		Edison 10/05-11/03/22	\$588.64
				700077110701 Oct 22		Edison 10/05-11/03/22	\$107.90
				700012556793 Oct 22		Edison 10/05-11/03/22	\$24.26
				700228421001 Sept 22		Edison 06/01/22-09/30/22	\$634.25
						<b>703938 Total</b>	<b>\$26,661.02</b>
703939	11/10/2022	26	VERIZON WIRELESS	9919332234		Verizon cell phone 09/29-10/28/22	\$3,349.71
				9919332235 Oct 22		Verizon 09/29/-10/28/22	\$38.01
						<b>703939 Total</b>	<b>\$3,387.72</b>
703940	11/16/2022	5502	FRONTIER COMMUNICATIONS	9097991480 Nov 22		Frontier 10/28/22-11/27/22	\$134.72
				9097997651 Nov 22		Frontier 11/01/22-11/30/22	\$51.25
				9097990759 Nov 22		Frontier 11/01/22-11/30/22	\$41.31
				9097998149 Nov 22		Frontier 10/25-11/24/22	\$210.81
				9097963838 Nov 22		Frontier 10/22-11/21/22	\$128.23
				9094785042 Nov 22		Frontier 11/04-12/03/22	\$142.79
				9097964692 Nov 22		Frontier 11/04-12/03/22	\$97.88
						<b>703940 Total</b>	<b>\$806.99</b>
703941	11/16/2022	1245	SO CALIF EDISON	700280676618 Oct 22		Edison 10/04-11/02/22	\$82.58
				700441458865 Oct 22		Edison 10/04-11/02/22	\$135.08
				700402406564 Oct 22		Edison bill 10/04-11/02/22	\$103.86
				700004740213 Oct 22		Edison bill 10/04-11/02/22	\$566.98
				700533422444 Oct 22		Edison 10/05-11/03/22	\$98.22
				700625935485 Oct 22		Edison 10/05-11/03/22	\$72.48





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700252505390	Oct 22	Edison 10/03-11/01/22	\$127.69
				700357831327	Oct 22	Edison 10/03-11/01/22	\$74.61
				700281250130	Oct 22	Edison 10/03/22-11/01/22	\$80.55
				700350988278	Oct 22	Edison 10/01-10/31/22	\$6,438.51
				700547438439	Oct 22	Edison 09/30-10/31/22	\$80.24
				700242318673	Oct 22	Edison 09/30-10/31/22	\$45.85
				700072821984	Oct 22	Edison 09/30-10/31/22	\$213.22
				700630870058	Oct 22	Edison 10/03-11/01/22	\$280.86
				700010396020	Oct 22	Edison 10/03-11/01/22	\$118.79
				700475961967	Oct 22	Edison 10/03-11/01/22	\$115.89
				700448473884	Oct 22	Edison 10/03-11/01/22	\$18.45
				700491050723	Oct 22	Edison 10/03-11/01/22	\$362.32
				700337902271	Oct 22	Edison 06/01-11/01/22	\$194.89
				700142412616	Oct 22	Edison 09/28-10/27/22	\$11.28
				6000000500568	Oct 22	Edison 09/02-10/31/22	\$3,680.25
				700075919924	Oct 22	Edison 09/28-10/27/22	\$53.44
				700452547783	Oct 22	Edison 09/28-10/27/22	\$56.47
				700142439793	Oct 22	Edison 09/28-10/27/22	\$86.69
				700394531780	Oct 22	Edison 09/08-10/27/22	\$79.77
				700570670141	Oct 22	Edison 09/01-10/27/22	\$155.78
				700548764612	Oct 22	Edison 09/29-10/30/22	\$206.82
				700458638878	Oct 22	Edison 09/27-10/26/22	\$2,088.81
				700546567358	Oct 22	Edison 09/27-10/26/22	\$23.46
				700491039205	Oct 22	Edison 10/06/22-11/06/22	\$6,556.39
				700577818031	Oct 22	Edison 10/06-11/06/22	\$18,991.01
				700063569396	Oct 22	Edison 10/06/-11/06/22	\$999.71
				700044797169	Oct 22	Edison 10/06-11/06/22	\$31,991.10
				700023837085	Oct 22	Edison 10/06-11/06/22	\$15,251.30
				700396836845	Oct 22	Edison 10/06-11/06/22	\$14,984.65
				700303221438	Oct 22	Edison bill 10/06-11/06/22	\$145.95
				700075862128	Oct 22	Edison 06/01-11/06/22	\$424.32
				700165738789	Oct 22	Edison bill 10/06-11/06/22	\$921.58
				700529893260	Oct 22	Edison 06/01-11/08/22	\$190.85
						<b>703941 Total</b>	<b>\$106,110.70</b>





# CITY OF LOMA LINDA

## VOUCHER LIST

### 11/22/2022

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703942	11/16/2022	1261	THE GAS COMPANY	14642464003 Oct 22 06872460008 Oct 22		Gas co. 10/03/22-11/01/22 Gas co. 10/04/22-11/02/22	\$45.46 \$80.28 <b>703942 Total</b> <b>\$125.74</b>
703948	11/17/2022	840	CITY OF SAN BERNARDINO	92661-90878 Oct 2022 92661-76164 Oct 2022	1230017	1516 Gould St 10/3/22-11/1/22 1195 E Redlands Blvd 10/3/22-11/1/22	\$48.30 \$2,289.18 <b>703948 Total</b> <b>\$2,337.48</b>
703949	11/17/2022	5502	FRONTIER COMMUNICATIONS	9097998064 Nov 22		Frontier 11/10/22-12/09/22	\$42.75 <b>703949 Total</b> <b>\$42.75</b>
703950	11/17/2022	5608	LOMA LINDA UNIVERSITY HEALTH	SE-P22-059-REIMB_		PossAbilitiesRefundCity/SheriffTimeSpecialEvent	\$1,296.00 <b>703950 Total</b> <b>\$1,296.00</b>
703951	11/17/2022	1261	THE GAS COMPANY	19406867366 Oct 22		Gas Co. 10/11/22-11/09/22	\$14.30 <b>703951 Total</b> <b>\$14.30</b>
703952	11/17/2022	3628	U.S. BANK CORPORATE PYMNT SYS	102422SCampbell 102422MMosqueda 102422VPuentes 102422HReed 102422KMacgavin 10222022MCross 10222022JGillette 10222022TBruner 10222022TIngalls 10222022BCorreia 10222022GGarza 10222022NALvizar 10222022KCreceius 10222022MAtchison 102422DHarker HOWARD 10242022 10242022 L.Flores-He 102422LMatarrita 102422LArreola		Seminar/expo, Mt. View project parts Waterwisepro training Mosqueda, Ramirez, Sanchez Fleet conf & dues, car rebuild, tint, wash, & mats Banner grommets & vinyl, EOC practice, & credit Computer & accessories; DIN rail power supply Various household items Mosquito Incident accommodations Vehicle stripping, postage, embroidery Lunch, donkey feed, carwash, FP training, keys, GC Biweekly Truck wash Dog spray with belt clip, wheel cover FP training, paper plates, cert mail, membership Turnout cleaner Tablet case and keyboard Mosquito Fire Incident accommodations/fuel Harker Cal Card - Receipt printer cleaning kits CalPers Education Forum Registration Credit Calendars, Pest repellent, Parking pass, Lodging Refund for Reg for State of the County for Jarb	\$310.35 \$225.00 \$3,936.83 \$317.26 \$1,199.14 \$624.35 \$2,415.08 \$668.67 \$617.52 \$27.80 \$192.82 \$113.07 \$182.99 \$141.36 \$3,308.42 \$133.95 -\$449.00 \$845.41 -\$50.00





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				102422RShenton		Tennis Court Nets & Bolts	\$509.50
				102422JLoeffert		Conf. call bridge, plates, E-waste lunch & drinks	\$95.15
						<b>703952 Total</b>	<b>\$15,365.67</b>
703953	11/22/2022	5827	ADAM HALL'S PLANT NURSERY	012154	1230010	Roses for California St.	\$235.97
						<b>703953 Total</b>	<b>\$235.97</b>
703954	11/22/2022	29	AGUA MANSA PROPERTIES, INC.	32339	1230065	A/C Concrete disposal	\$300.00
				30896		Disposal of light pole knocked down by vehicle	\$400.00
						<b>703954 Total</b>	<b>\$700.00</b>
703955	11/22/2022	3867	AMTECH ELEVATOR SERVICE	F10000055158	1230152	Library Elevator Annual Maint. FY 2022-23	\$125.00
						<b>703955 Total</b>	<b>\$125.00</b>
703956	11/22/2022	6182	ATLAS PLANNING SOLUTION	1438	1230164	Consultant srvs for Emergency Plan Oct 2022	\$5,857.00
						<b>703956 Total</b>	<b>\$5,857.00</b>
703957	11/22/2022	6075	AUTOMOTIVEWORKWEAR.COM	807690	1230450	Orange long sleeve shirt, uniform R Munoz	\$74.62
						<b>703957 Total</b>	<b>\$74.62</b>
703958	11/22/2022	1400	BOOT BARN 4 SAN BERNARDINO	INV00204129	1230440	Boot Barn Purchases Sept 2022	\$968.87
						<b>703958 Total</b>	<b>\$968.87</b>
703959	11/22/2022	5174	BRENT BILLINGSLEY	1190	1230132	60 lb bucket of Accu-Tab 3"" calcium hypochlorite	\$4,700.50
						<b>703959 Total</b>	<b>\$4,700.50</b>
703960	11/22/2022	7108	BRIDGEPAY NETWORK SOLUTIONS	11160		Oct 2022 164 credit card transactions @ .10 each	\$16.40
						<b>703960 Total</b>	<b>\$16.40</b>
703961	11/22/2022	110	BURTRONICS BUSINESS SYSTEM	AR96742	1230015	HP CH410X Black toner M452	\$101.28
						<b>703961 Total</b>	<b>\$101.28</b>
703962	11/22/2022	110	BURTRONICS BUSINESS SYSTEM	AR97593	1230160	Prntr srvc agrmt HPM507/EQ#11687 11/13/22-12/12/22	\$50.32
						<b>703962 Total</b>	<b>\$50.32</b>





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703963	11/22/2022	4397	CHEMPAK	119983	1230016	Bathroom supplies for prod dept	\$127.17
						<b>703963 Total</b>	<b>\$127.17</b>
703964	11/22/2022	841	CITY OF SAN BERNARDINO	2023-21000001	1230162	Animal Shelter cost Sept & Oct 2022	\$3,384.00
						<b>703964 Total</b>	<b>\$3,384.00</b>
703965	11/22/2022	203	CLINICAL LABORATORY OF	2201620-LOM01	1230020	Test water at Well sites Sept 2022	\$7,390.25
						<b>703965 Total</b>	<b>\$7,390.25</b>
703966	11/22/2022	7027	COLANTUONO, HIGHSMITH & WHATLEY, PC	53664 53485 53484	1230217  1230021	Legal Rept Srvs for Dist elections thru Oct 22 Legal Rept Srvs for Dist elections thru Sept 2022 HR Legal fees/Steve Jones	\$1,526.50 \$177.50 \$1,439.61
						<b>703966 Total</b>	<b>\$3,143.61</b>
703967	11/22/2022	2309	CONSOLIDATED ELECTRIC DIST-SB	6903-1035533 6903-1035256	1230023	Street light photocells Electrical wire	\$1,033.13 \$387.13
						<b>703967 Total</b>	<b>\$1,420.26</b>
703968	11/22/2022	5762	CORE & MAIN	R835565	1230447	Hydrant for Mt. View & Barton	\$3,310.24
						<b>703968 Total</b>	<b>\$3,310.24</b>
703969	11/22/2022	761	COSTCO MEMBERSHIP	000111796941371 2023	1230471	2023 Membership Renewal	\$180.00
						<b>703969 Total</b>	<b>\$180.00</b>
703970	11/22/2022	236	COSTCO WHOLESALE	478180128	1230119	Kitchen supplies, utensils, & sugar	\$152.83
						<b>703970 Total</b>	<b>\$152.83</b>
703971	11/22/2022	2238	DAVID CARTER	0001258571	1230030	3ka Short shackle for park's dept	\$144.33
						<b>703971 Total</b>	<b>\$144.33</b>
703972	11/22/2022	7244	DONKEYLAND	5419	1230463	Donkey Sterilization program	\$20,400.00
						<b>703972 Total</b>	<b>\$20,400.00</b>
703973	11/22/2022	2179	ENGINEERING RESOURCES OF	58387	1220281	Prev PO#1210298/Design 1MG Reservoir Zone2A	\$3,496.25
						<b>703973 Total</b>	<b>\$3,496.25</b>

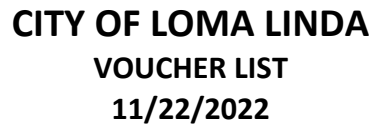




**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

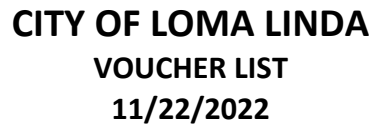
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703974	11/22/2022	7075	FAILSAFE TESTING, LLC	12504	1230469	Annual ground ladder testing 10/27/22	\$2,269.04
						<b>703974 Total</b>	<b>\$2,269.04</b>
703975	11/22/2022	336	FEDEX	7-944-02330	1230037	Courier service 11/20/2022	\$39.34
						<b>703975 Total</b>	<b>\$39.34</b>
703976	11/22/2022	3197	FIRE APPARATUS SOLUTIONS	24495	1230458	Various repairs for 2021 TDA Spartan Tiller	\$9,956.94
				24494	1230464	Various repairs for 2006 Smeal Aerial apparatus	\$22,257.28
						<b>703976 Total</b>	<b>\$32,214.22</b>
703977	11/22/2022	5427	FMB TRUCK OUTFITTERS, INC.	105852	1230442	Light bar & safety lights, & labor for new truck	\$2,696.88
						<b>703977 Total</b>	<b>\$2,696.88</b>
703978	11/22/2022	3400	INFOSEND, INC.	221633A	1230300	09/2022 Utility bill printing and mailing	\$1,914.34
						<b>703978 Total</b>	<b>\$1,914.34</b>
703979	11/22/2022	6255	JENNINGS, MATTHEW	2022-23PropTax	1230473	Property Taxes for Southhills area	\$4,651.40
						<b>703979 Total</b>	<b>\$4,651.40</b>
703980	11/22/2022	503	JON'S FLAGS & POLES	F86905	1230462	Flags for Civic Center	\$617.70
						<b>703980 Total</b>	<b>\$617.70</b>
703981	11/22/2022	2023	JOSEPH E BONADIMAN & ASSOCIATE	5023B	1230267	Land surveying - monument preservation CIP 22-111	\$6,352.50
				5031B	1230332	Mt. View Ave. Pavement Rehab & Striping Plans	\$1,170.00
						<b>703981 Total</b>	<b>\$7,522.50</b>
703982	11/22/2022	6071	KELLERMEYER BERGENSONS SERVICE	INVS007030	1230170	Janitorial Svcs for City bldgs & Cole House Nov	\$7,000.35
						<b>703982 Total</b>	<b>\$7,000.35</b>
703983	11/22/2022	7224	KELLY SERVICES, INC	4202708122	1230363	Temp Svcs - Svcs throug 10/23/22	\$1,200.00
						<b>703983 Total</b>	<b>\$1,200.00</b>
703984	11/22/2022	557	LIFE ASSIST, INC.	1265342	1230116	Emergency Medical Supplies and Equipment	\$89.20
				1266349		Emergency Medical Supplies and Equipment	\$657.32
						<b>703984 Total</b>	<b>\$746.52</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703985	11/22/2022	1933	LILBURN CORPORATION	22-1116	1230244	Planning srvs for Canyon Ranch 10/10/22-11/06/22	\$1,155.00
						<b>703985 Total</b>	<b>\$1,155.00</b>
703986	11/22/2022	2045	LOMA LINDA HEATING & AIR CONDITIONING, INC.	26789	1230055	PPESA Fall qt Maintenance at Station 252	\$75.31
						<b>703986 Total</b>	<b>\$75.31</b>
703987	11/22/2022	1733	LOWE'S COMPANIES, INC.	25801 25802 27043 11-8-22 27861 11-7-22 27837 11-07-22 27341	1230117	Wood boards for new dump truck bed Toilet seat for fleet shop Small tools for production dept Light bulbs for Station 251 Paint roller Asphalt & lumber	\$90.38 \$38.21 \$218.55 \$49.50 \$12.39 \$48.85
						<b>703987 Total</b>	<b>\$457.88</b>
703988	11/22/2022	3855	LYNN A. HIRTZ	262459	1230441	Long reach hedge trimmers (2 each)	\$1,099.03
						<b>703988 Total</b>	<b>\$1,099.03</b>
703989	11/22/2022	1566	MALLORY SAFETY & SUPPLY, LLC	5470223	1230105	Disposable earplugs	\$75.53
						<b>703989 Total</b>	<b>\$75.53</b>
703990	11/22/2022	632	MATICH CORPORATION	102222044	1230265	Contract Pavement Rehab at Birch, Pecan, Cedar etc	\$985,332.25
						<b>703990 Total</b>	<b>\$985,332.25</b>
703991	11/22/2022	667	MUNIMETRIX SYSTEMS CORP	2211-1129	1230061	Maint & upgrades to Clerks Index Prog/Oct 2022	\$39.99
						<b>703991 Total</b>	<b>\$39.99</b>
703992	11/22/2022	1935	NARCISCO VALDOVINOS	001040 001039 001036 001038 001037 001035 001041	1230233 1230230 1230229 1230231 1230239 1230232 1230448	Misc Landscape/Irrigation Repair Barton Rd. Oct 22 Misc Landscape repairs in LMD area Oct 2022 Landscape Maint. LMD Area October 2022 Landscape Maint Contract - Barton Rd Median Oct 22 Landscape Maint Contract-Mission,Heritage Pk Oct. Landscape Maint Contract - So Barton Pkwy Oct 22 Trim Shrubs and clean area at Fire Station 251	\$763.79 \$4,606.47 \$13,488.10 \$3,986.49 \$926.22 \$618.36 \$767.00
						<b>703992 Total</b>	<b>\$25,156.43</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
703993	11/22/2022	7193	O'REILLY AUTO ENTERPRISES, LLC	6160-123690	1230314	motor oil and battery charger for FS251	\$199.31
						<b>703993 Total</b>	<b>\$199.31</b>
703994	11/22/2022	7176	ODP BUSINESS SOLUTIONS, LLC	274408953001		Log book. storage boxes. pens. & calendar	\$94.83
				270451587001		Copy paper	\$62.67
				272863755001	1230134	Binders, highlighters	\$71.49
				272863759001		Binders	\$28.21
				272851269001		Binder clips, tissues, highlighters, duster	\$59.29
						<b>703994 Total</b>	<b>\$316.49</b>
703995	11/22/2022	4401	ORKIN PEST CONTROL	234283150	1230171	Pest Control Srvs at 10466 Richardson St FY 23 Nov	\$53.00
				234282496	1230147	Pest Control contract for Civic Ctr & Library Nov	\$137.00
				234282491	1230146	Pest Control Svc Contract - Corp Yard Nov	\$75.00
				234282779	1230174	Pest Control Services at Senior Center Nov FY 23	\$60.00
						<b>703995 Total</b>	<b>\$325.00</b>
703996	11/22/2022	6153	QUADIENT LEASING USA, INC.	N9660305	1230274	FY 2022-2023 LEASE N18021483 POSTAGE MACHINE	\$520.21
						<b>703996 Total</b>	<b>\$520.21</b>
703997	11/22/2022	6169	R&S OVERHEAD DOORS OF IE, INC.	9329	1230468	Gate repair at station 252	\$572.00
						<b>703997 Total</b>	<b>\$572.00</b>
703998	11/22/2022	266	ROBBINS & HOLDAWAY	00-1006-43851		Legal Srvs- General City Matters Oct 2022	\$1,435.00
				00-1006-01-43852		Legal Srvs- CC Mtg/General Matters Oct 2022	\$1,242.50
				00-1006-02-43853		Legal Services-Community Dev/Oct 2022	\$647.50
				00-1006-03-43854	1230079	Legal Services- Personnel/Oct 2022	\$350.00
				00-1006-11-43858		Legal Services-Claims/Oct 2022	\$2,450.00
				00-7200-43863		Legal Services-Special Counsel/Oct 2022	\$120.00
				00-1006-13-43860		Legal Services-Public Works/Oct 2022	\$577.50
				00-1006-06-43857		Legal Services-Finance/Oct 2022	\$122.50
						<b>703998 Total</b>	<b>\$6,945.00</b>
703999	11/22/2022	5353	ROMO PLANNING GROUP	2022-10	1230250	Interim Planning Services 10/02/22-11/05/22	\$13,032.50
						<b>703999 Total</b>	<b>\$13,032.50</b>





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704000	11/22/2022	5894	RYAN MUNSON	ICEMA22Munson MunsonCAEMSA22		Reimbursement EMT-P Reverification Exp 10/31/2024 Reimbursement for state EMS license renewal <b>704000 Total</b>	\$70.00 \$300.00 <b>\$370.00</b>
704001	11/22/2022	6083	SAGEMONT-RICHARDSON, LLC	3RD QTR 2022 RETURN		3RD QTR 2022 TOT Hotel Incentive Program <b>704001 Total</b>	\$25,794.61 <b>\$25,794.61</b>
704002	11/22/2022	894	SIERRA PACIFIC ELECTRICAL CONTRACTING, INC.	29315	1230372	Replace two street lights knocked down by vehicles <b>704002 Total</b>	\$9,976.00 <b>\$9,976.00</b>
704003	11/22/2022	451	SITEONE LANDSCAPE SUPPLY, LLC	124972814-001 125138956-001	1230083	Small tools for Community Garden Leaf rakes & pruners <b>704003 Total</b>	\$257.50 \$131.24 <b>\$388.74</b>
704004	11/22/2022	5849	ST FRANCIS ELECTRIC, LLC	22035310 22035311	1230281 1230283	Annual Traffic Signal Maint. Contract Oct Misc Traffic Signal Repairs Oct FY 23 <b>704004 Total</b>	\$1,508.00 \$2,210.00 <b>\$3,718.00</b>
704005	11/22/2022	6003	SUEZ WTS SERVICES USA, INC.	901830804 901830805	1230167	Deionized wtr tank - regeneration fees ST251 11/22 Deionized wtr tank & regeneration fees ST252 11/22 <b>704005 Total</b>	\$66.37 \$84.63 <b>\$151.00</b>
704006	11/22/2022	1708	SUN BADGE CO.	410418 409206	1230457 1230460	2 Suntone BC badges and 2 Suntone Cappieces 10 Siltone and 5 Suntone belt buckles <b>704006 Total</b>	\$404.29 \$595.81 <b>\$1,000.10</b>
704007	11/22/2022	5270	SUPERIOR AUTOMOTIVE WAREHOUSE	119777 119979 120011	1230089	D1995 Batteries Wiper blades Light socket <b>704007 Total</b>	\$323.92 \$29.69 \$24.26 <b>\$377.87</b>
704008	11/22/2022	7124	TETRA TECH INC.	51978045	1230213	Plans/specs Mt View Well #5 Rehab Prep CIP22-665 <b>704008 Total</b>	\$2,541.85 <b>\$2,541.85</b>





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704009	11/22/2022	7199	THE LLOYD PEST CONTROL CO, INC.	7906275	1230264	Gopher services for BB Fields 11/2/22	\$150.00
				7907458	1230266	Gopher control services for Civic Center 11/3/22	\$150.00
				7907459		Gopher services for Bryn Mawr Veteran's pk 11/3/22	\$100.00
				7908513	1230264	Gopher services for Elmer Digneo pk 11/4/22	\$100.00
				7913994		Gopher services for BB Field	\$150.00
				7913992		Gopher services for Hulda Crooks pk	\$150.00
						<b>704009 Total</b>	<b>\$800.00</b>
704010	11/22/2022	304	TYLER TECHNOLOGIES, INC.	045-398315	1220349	UtilityBillingImplementation10/24/22-10/26/22	\$3,840.00
						<b>704010 Total</b>	<b>\$3,840.00</b>
704011	11/22/2022	6135	URBAN CROSSROADS, INC.	38725	1220558	Prepare Plans -Traffic Signal at California/Citrus	\$390.00
						<b>704011 Total</b>	<b>\$390.00</b>
704012	11/22/2022	4030	US TRONICS	M-12267OC22	1230168	Satellite phone service Oct 2022	\$167.85
						<b>704012 Total</b>	<b>\$167.85</b>
704013	11/22/2022	1977	VULCAN MATERIALS	73468431	1230137	Cold mix	\$401.80
						<b>704013 Total</b>	<b>\$401.80</b>
704014	11/22/2022	6262	WAXIE SANITARY SUPPLY	81305104	1230461	Diagnostic test & repair of backpack sanitizer	\$181.41
						<b>704014 Total</b>	<b>\$181.41</b>
704015	11/22/2022	4538	WORK BOOT WAREHOUSE	5-1-1029339	1230102	Workboots for D. Gomez	\$216.41
						<b>704015 Total</b>	<b>\$216.41</b>
						<b>Grand Total</b>	<b>\$1,370,969.83</b>





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
415871	11/1/2022	454	MissionSquare	2022110100415871		457 Deferred Comp Contributions-10/08-10/22/2022	\$21,422.07
383898	11/16/2022	454	MissionSquare	2022111600383898		457 Deferred Comp Contributions-10/23-11/5/2022	\$27,257.14
102239715	11/16/2022	771	PERS	1002239715/16/17/18		Retirement Contributions-10/09 through 10/22/2022	\$65,053.73
100224193	11/16/2022	771	PERS	100224193/94		Retirement Contributions PP 10/01-10/31/22	\$914.16
102233365	11/3/2022	771	PERS	1002233365/66/67/68		Retirement Contributions-09/25-10/08/2022	\$65,368.22
Total Wires:							\$180,015.32
Total Checks (Total from previous page):							\$1,370,969.83
Grand Total =							<u>\$1,550,985.15</u>

PAYROLL: 11/10/2022 \$390,153.93

**CLAIMS VOUCHER APPROVAL**

I have reviewed the above listing of payments on check nos. 703930 through 703942 and 703948 through 704015 and wire nos., 415871, 383898, 102239715, 10224193 and 102233365 for a total disbursement of \$1,485,017.26 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 13, 2022 and the City Treasurer is hereby to pay except as noted.

Phillip Dupper, Mayor





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**12/13/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704016	11/22/2022	5673	CR&R	OCT 2022		Refuse payments collected Oct 2022	\$141,791.17
						<b>704016 Total</b>	<b>\$141,791.17</b>
704017	11/22/2022	1965	J.L. LUZADAS	11212022		2022 FSA Reimbursement	\$29.54
						<b>704017 Total</b>	<b>\$29.54</b>
704018	11/22/2022	876	SAN BERNARDINO MUNICIPAL WATER	OCT 2022		SB Sewer payment s collected Oct 2022	\$280,098.03
						<b>704018 Total</b>	<b>\$280,098.03</b>
704019	11/29/2022	1730	AFLAC	November 2022		AFLAC Insurance Premium November 2022	\$1,573.48
						<b>704019 Total</b>	<b>\$1,573.48</b>
704020	11/29/2022	2118	CONFIRE JPA	2023-045	1230478	Tablet command app subscriptions 2022-23	\$2,400.00
						<b>704020 Total</b>	<b>\$2,400.00</b>
704021	11/29/2022	7232	JUAN BARAJAS	10312022	1230466	Sewer manhole repair	\$1,700.00
						<b>704021 Total</b>	<b>\$1,700.00</b>
704022	11/29/2022	7053	MARLIN BUSINESS BANK	20230515 20230515PW	1230121	City wide printer lease agreement November 2022 Wide format PW printer lease agreement Nov 2022	\$2,498.19 \$752.10
						<b>704022 Total</b>	<b>\$3,250.29</b>
704023	11/29/2022	7083	SELF INSURED SERVICES COMPANY	Nov 2022		Dental Insurance Premium Nov 2022	\$5,134.80
						<b>704023 Total</b>	<b>\$5,134.80</b>
704024	11/29/2022	3294	US POSTAL SERVICE	Nov 2022		Postage for meter #47718562	\$1,000.00
						<b>704024 Total</b>	<b>\$1,000.00</b>
704025	11/29/2022	1154	VISION SERVICE PLAN - CA	816558773 2022113940091		Vision Insurance Premium December 2022 Vision-Base Plan December 2022	\$1,329.50 \$122.73
						<b>704025 Total</b>	<b>\$1,452.23</b>

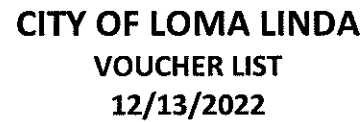




**CITY OF LOMA LINDA**  
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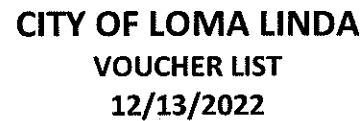
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704026	12/1/2022	5502	FRONTIER COMMUNICATIONS	9097963838 Dec 22 9097997257 Dec 22		Frontier bill 11/22/22-12/21/22 Frontier bill 11/19/22-12/18/22	\$142.52 \$42.75 <b>704026 Total</b> <b>\$185.27</b>
704027	12/1/2022	1245	SO CALIF EDISON	700228347138 Oct 22 700011104827 Oct 22		Edison bill 06/01/22-11/13/22 Edison October 2022	\$1,689.64 \$147.16 <b>704027 Total</b> <b>\$1,836.80</b>
704028	12/7/2022	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	0212906111422 0020150111822	1230131	Cable service for station 252 11/14-12/13/22 Cable service for station 251 11/18-12/17/22	\$84.63 \$109.81 <b>704028 Total</b> <b>\$194.44</b>
704029	12/7/2022	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	0030597111022	1230169	Cable service for city hall 11/10/22 - 12/09/22	\$48.66 <b>704029 Total</b> <b>\$48.66</b>
704030	12/7/2022	5284	CITY EMPLOYEES ASSOCIATES	November 2022 PAEA November 2022 PW		PAEA Nov 2022 Dues PW Nov 2022 Dues	\$209.00 \$483.00 <b>704030 Total</b> <b>\$692.00</b>
704031	12/7/2022	840	CITY OF SAN BERNARDINO	133-132 Oct 2022	1230017	1415 Richardson St 10/04/22-11/03/22	\$4,522.22 <b>704031 Total</b> <b>\$4,522.22</b>
704032	12/7/2022	5502	FRONTIER COMMUNICATIONS	9097991480 Dec 22 9097998149 Dec 22		Senior Center Fire Alarm 11/28/22-12/27/22 Fire Station #1 11/25/22-12/24/22	\$120.65 \$257.10 <b>704032 Total</b> <b>\$377.75</b>
704033	12/7/2022	4896	INTERFACE SECURITY SYSTEMS, LLC	20360373	1230292	Alarm monitoring Sr Center & Heritage Park	\$421.98 <b>704033 Total</b> <b>\$421.98</b>
704034	12/7/2022	3881	SB CO PROFESSIONAL FIREFIGHTER	November 2022		SB Co Prof Firefighters Dues for Nov 2022	\$3,513.30 <b>704034 Total</b> <b>\$3,513.30</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704035	12/7/2022	7083	SELF INSURED SERVICES COMPANY	11868		Life Insurance Premium December 2022	\$662.26
				11868 Life&Disab		Life & Disability Premium Dec 2022	\$3,785.78
						<b>704035 Total</b>	<b>\$4,448.04</b>
704036	12/7/2022	1245	SO CALIF EDISON	600000500568 Oct 22		Edison 10/04/22-11/02/22	\$252.34
				700556225427 Nov 22		Edison 11/01/22-12/01/22	\$55.43
				700228294695 Oct22		Edison 06/01/22-10/31/22	\$16,363.64
				700458638878 Nov 22		Edison 10/27/22-11/28/22	\$1,535.77
				700011104827 Nov 22		Edison 10/31/22-11/30/22	\$147.03
				700237930435 Nov 22		Edison 11/01/22-12/01/22	\$66.26
				700547438439 Nov 22		Edison 11/01/22-12/01/22	\$81.42
				700072821984 Nov 22		Edison 11/01/22-12/01/22	\$219.61
				700242318673 Nov 22		Edison 11/01/22-12/01/22	\$47.23
				700546567358 Nov 22		Edison 10/27/22-11/28/22	\$26.04
				700075919924 Nov 22		Edison 10/28/22-11/29/22	\$61.24
				700452547783 Nov 22		Edison 10/28/22-11/29/22	\$66.79
				700142412616 Nov 22		Edison 10/28/22-11/29/22	\$11.26
				700394531780 Nov 22		Edison bill 10/07/22-11/29/22	\$141.59
				700142439793 Nov 22		Edison 06/01/22-11/29/22	\$168.52
				700570670141 Nov 22		Edison 10/03/22-11/29/22	\$175.55
				700548764612 Nov 22		Edison 10/31/22-11/30/22	\$196.58
				700350988278 Nov 22		Edison 11/01/22-11/30/22	\$6,438.51
						<b>704036 Total</b>	<b>\$26,054.81</b>
704037	12/7/2022	26	VERIZON WIRELESS	9921713150		Verizon cell phone Nov 2022	\$3,274.64
						<b>704037 Total</b>	<b>\$3,274.64</b>
704038	12/13/2022	7253	3LP PROPERTIES LLC	10307		Customer account closed refund overpayment	\$54.02
						<b>704038 Total</b>	<b>\$54.02</b>
704039	12/13/2022	29	AGUA MANSA PROPERTIES, INC.	33018	1230065	Corp yard concrete disposal	\$300.00
						<b>704039 Total</b>	<b>\$300.00</b>
704040	12/13/2022	5758	ALETHEA, INC.	LL112022	1230307	Onsite or remote desk support specialist Nov 2022	\$15,455.00
						<b>704040 Total</b>	<b>\$15,455.00</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704041	12/13/2022	1984	ALLSTAR FIRE EQUIP. CO., INC.	243873	1230008	Red Head 10054 Cylindet adapter for Brute X-pander	\$182.60
						<b>704041 Total</b>	<b>\$182.60</b>
704042	12/13/2022	3833	ATKINSON, ANDESLOH, LOYA, RUUD, & ROMO	665648	1230007	HR Legal fees thru Oct. 31, 2022	\$3,950.63
						<b>704042 Total</b>	<b>\$3,950.63</b>
704043	12/13/2022	6182	ATLAS PLANNING SOLUTION	1452	1230164	Consultant srvs Emergency Operations Plan Oct2022	\$5,500.00
						<b>704043 Total</b>	<b>\$5,500.00</b>
704044	12/13/2022	6161	BHAVIN JINDAL	ReimbJindal12-05-22		LOCC Conf-Sept 7-9 2022 Lodging/Meals	\$596.71
						<b>704044 Total</b>	<b>\$596.71</b>
704045	12/13/2022	2679	CCH, INC.	4805691000	1230477	GOVERNMENTAL GAAP GUIDE 2023 & FREIGHT	\$628.61
						<b>704045 Total</b>	<b>\$628.61</b>
704046	12/13/2022	4397	CHEMPAK	119993 120091	1230016	Gloves, toilet tissue, liner, & antimicrobial clnr Cleaning supplies Parks Dept	\$1,136.13 \$686.50
						<b>704046 Total</b>	<b>\$1,822.63</b>
704047	12/13/2022	25	CINTAS CORPORATION NO 2	5134966244	1230013	First aid supplies for city hall, yd, finance, PW	\$298.28
						<b>704047 Total</b>	<b>\$298.28</b>
704048	12/13/2022	203	CLINICAL LABORATORY OF	2201643-LOM01	1230020	Water sampling	\$5,881.75
						<b>704048 Total</b>	<b>\$5,881.75</b>
704049	12/13/2022	7069	CMRTA	December 2023		CMRTA Membership 2023	\$150.00
						<b>704049 Total</b>	<b>\$150.00</b>
704050	12/13/2022	2309	CONSOLIDATED ELECTRIC DIST-SB	6903-1035065 6903-1035813	1230163	14 light poles and fixtures for Hulda Crooks Park 14 light poles and fixtures for Hulda Crooks Park	\$10,775.00 \$19,395.00
						<b>704050 Total</b>	<b>\$30,170.00</b>
704051	12/13/2022	5762	CORE & MAIN	R970391 R925934	1230026 1230484	Bronze ball valve & galv nipple Copper tube, rep clp, coupling, & no lead stop	\$255.78 \$1,509.28
						<b>704051 Total</b>	<b>\$1,765.06</b>





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704052	12/13/2022	2238	DAVID CARTER	246320 0001259588	1230030	Hulda Crooks charges for lock & labor Padlocks for parks & streets	\$679.00 \$144.33 <b>704052 Total</b> <b>\$823.33</b>
704053	12/13/2022	5157	DENNIS BOLT	DBolt #39360		Distrib op cert renewal	\$60.00 <b>704053 Total</b> <b>\$60.00</b>
704054	12/13/2022	3205	DUTCH TOUCH WINDOW CLEANING	74451	1230470	Glass cleaning of 9/11 memorial at station 251	\$285.00 <b>704054 Total</b> <b>\$285.00</b>
704055	12/13/2022	325	EWING IRRIGATION PRODUCTS	18250851 18265949 16059074	1230034	Parts for repairs at Corp yard Orchard Lopper Credit for Inv #1577878 paid twice	\$83.69 \$70.26 -\$87.00 <b>704055 Total</b> <b>\$66.95</b>
704056	12/13/2022	7100	FACULTY PHYSICIANS AND SURGEONS OF LLUSM	E2200000044 11/07/22	1230057	DOT physical Ed- Aguilar	\$100.00 <b>704056 Total</b> <b>\$100.00</b>
704057	12/13/2022	331	FAIRVIEW FORD SALES, INC.	948256 948862 952359	1230036	Seatbelt latch ST310 Wrong part returned EVAP Purge solenoid	\$91.05 -\$91.05 \$33.38 <b>704057 Total</b> <b>\$33.38</b>
704058	12/13/2022	7256	FIDA GEHA	12112022		Cancellation of room rental 12/11/22	\$15.00 <b>704058 Total</b> <b>\$15.00</b>
704059	12/13/2022	3197	FIRE APPARATUS SOLUTIONS	24686 24692 24685 24684 24688 24691 24687 24689 24690	1230039	2006 Smeal aerial repair unit blown rad hose, L 2021 Spartan Tiller repair headlights with firetec 2006 SMEAL repair failed turn signal switch 2009 Pierce Repair air leak-governor fitting ME252 Repair right rear cab door does not close 1997 HME Pumper repair cab window will not roll up ME252 Various repairs ME252 Road call Airbags purging issue repair ME252 Check engine light, air leak repair	\$572.04 \$1,840.02 \$477.39 \$510.62 \$186.35 \$609.83 \$1,229.45 \$1,455.97 \$3,715.01 <b>704059 Total</b> <b>\$10,596.68</b>

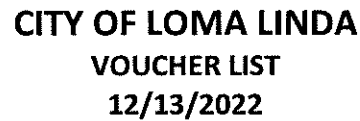




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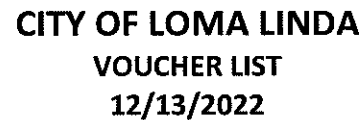
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704060	12/13/2022	5256	FLYERS ENERGY, LLC	22-690587 22-695338 22-692063 22-690590 22-695337	1230041	Fuel delivery 11/09/2022 Fuel delivery 11/22/2022 PW Fuel delivery 11/16/22 PW Fuel delivery 11/22/2022 PW Fuel delivery 11/22/22	\$2,250.50 \$3,434.67 \$1,197.08 \$2,506.96 \$2,908.16 <b>704060 Total</b> <b>\$12,297.37</b>
704061	12/13/2022	2098	FRANK PEREZ, JR	FPerezReimburs 12/22		Reimbursement for hedge trimmer station 252	\$184.51 <b>704061 Total</b> <b>\$184.51</b>
704062	12/13/2022	7257	GREEN RPO SOLUTIONS	22516	1230494	4 n 1 Asphalt Release Agent	\$498.88 <b>704062 Total</b> <b>\$498.88</b>
704063	12/13/2022	402	HACH COMPANY	13350128 13363958	1230150 1230271	Sewer Flow Meter Monitoring Srv December 2022 Chlorine free reagent	\$1,000.00 \$392.07 <b>704063 Total</b> <b>\$1,392.07</b>
704064	12/13/2022	2769	HOUSTON AND HARRIS PCS, INC.	22-24691 22-24699 22-24797	1230493	Video sewer line inspection 24321 Lawton 8/11/22 Video sewer line inspection 24321 Lawton 8/16/22 Video sewer line inspection 11400 Poplar 9/26/22	\$1,821.50 \$1,323.00 \$1,575.75 <b>704064 Total</b> <b>\$4,720.25</b>
704065	12/13/2022	7240	HPS WEST, INC	0001314-IN	1230433	2" flange MJ meters with Allegro 4G AMI Registers	\$3,589.80 <b>704065 Total</b> <b>\$3,589.80</b>
704066	12/13/2022	7258	HSING HUI WANG	10504		Refund closed account/overpaid	\$56.09 <b>704066 Total</b> <b>\$56.09</b>
704067	12/13/2022	3400	INFOSEND, INC.	223563	1230300	Oct 2022 Utility bill printing and mailing	\$1,645.21 <b>704067 Total</b> <b>\$1,645.21</b>
704068	12/13/2022	7032	JOHN ARTHUR MAY	1195	1230027	Moisture sensor replacement Richardson Treat Plant	\$285.00 <b>704068 Total</b> <b>\$285.00</b>





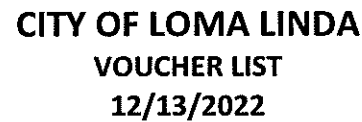
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704069	12/13/2022	2571	K.D. ACOUSTICS	5776	1230487	Repair water damaged ceiling at library	\$546.00
						<b>704069 Total</b>	<b>\$546.00</b>
704070	12/13/2022	6071	KELLERMEYER BERGENSONS SERVICE	INV90000778154 INVS008719	1230278 1230170	Community Room Cleaning for October Janitorial Svcs for City bldgs & Cole House Dec	\$342.00 \$7,000.35
						<b>704070 Total</b>	<b>\$7,342.35</b>
704071	12/13/2022	7224	KELLY SERVICES, INC	4502407022 4602546422 4302412322	1230363	Temp Srvs to Scan Bldg Permits-Wk ending 11/13/22 Temp Srvs to Scan Bldg Permits-Wk ending 11/20/22 Temp Srvs to Scan Bldg Permits-Wk ending 10/30/22	\$1,200.00 \$1,200.00 \$900.00
						<b>704071 Total</b>	<b>\$3,300.00</b>
704072	12/13/2022	1492	KIRK MAYO	110341		Uniform boot allowance K Mayo	\$274.04
						<b>704072 Total</b>	<b>\$274.04</b>
704073	12/13/2022	557	LIFE ASSIST, INC.	1269950 1270653 1272805	1230116	Emergency Medical Supplies and Equipment Emergency Medical Supplies and Equipment Emergency Medical Supplies and Equipment	\$25.55 \$643.05 \$145.17
						<b>704073 Total</b>	<b>\$813.77</b>
704074	12/13/2022	570	LOMA LINDA FIREFIGHTERS ASSN	November 2022		LL Firefighters Ass dues and Donations for Nov2022	\$1,118.00
						<b>704074 Total</b>	<b>\$1,118.00</b>
704075	12/13/2022	2045	LOMA LINDA HEATING & AIR CONDITIONING, INC.	26802 26803 26801 26687 26790 26787	1230275   1230276  1230492	HVAC Maint at MDF Site 11763 Bryn Mawr HVAC Maint at MDF Site 26057 Lawrence St HVAC Maint at MDF Site 11097 Mesquite HVAC Maint for Heritage Park #A November HVAC Maint for Heritage Park #B November HVAC Maint for Corp yard (qtrly maint)	\$76.03 \$76.03 \$76.03 \$77.18 \$154.35 \$477.17
						<b>704075 Total</b>	<b>\$936.79</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704076	12/13/2022	1733	LOWE'S COMPANIES, INC.	27261	1230117	Tape measure & LED tube light bulb 2-pk	\$118.69
				28409		Pallet of concrete	\$219.73
				27406 11-15-22		Wall hook & self-drilling screws	\$24.59
				27260 11-28-22		Concrete mix	\$219.73
				27435		Flat shovel & broom	\$82.93
				28408		Driver bits	\$13.42
				25381		Civic Center Christmas Tree Lights	\$154.90
				27148 11-21-22		Citrus trails park restroom	\$15.62
				27240 11-15-22		Fryer oil for Corp yard Thanksgiving lunch	\$85.46
				27143		Marking paint	\$270.89
				27647 11-30-22		Christmas decorations	\$38.08
				19402		Christmas decorations	\$191.77
						<b>704076 Total</b>	<b>\$1,435.81</b>
704077	12/13/2022	5254	MANSFIELD OIL COMPANY OF GAINESVILLE, INC.	2022 Q2		2022 Q2 Sales Tax Incentive	\$672,795.00
						<b>704077 Total</b>	<b>\$672,795.00</b>
704078	12/13/2022	632	MATICH CORPORATION	112222044-2	1230265	Contract Pavement Rehab at Birch, Pecan, Cedar etc	\$51,859.59
						<b>704078 Total</b>	<b>\$51,859.59</b>
704079	12/13/2022	5918	MATTHEW RYAN	MRyan-EMS renewals	1230483	State Paramedic License Reimbursement Matt Ryan	\$320.00
						<b>704079 Total</b>	<b>\$320.00</b>
704080	12/13/2022	3470	MISSION LANE MAINTENCE CORP	INV-5722	1230421	SCE Contrib. Mission Lane HOA July-Nov	\$831.00
						<b>704080 Total</b>	<b>\$831.00</b>
704081	12/13/2022	1935	NARCISCO VALDOVINOS	001042	1230486	Trim Palms and weed abatement @ Mt View #3	\$450.00
				001043		Trim Palms and weed abatement @ Mt View #5	\$525.00
				001052	1230231	Landscape Maint Contract - Barton Rd Median Nov	\$3,986.49
				001051	1230239	Landscape Maint -Mission, Heritage Pk Nov 2022	\$926.22
				001050	1230229	Landscape Maint. LMD Area Contract B Nov	\$13,488.10
				001049	1230232	Landscape Maint Contract - So Barton Pkwy Nov	\$618.36
				001053	1230230	Misc Landscape repairs in LMD area Nov	\$4,438.95
				001054	1230233	Misc Irrigation/Planting Barton Rd Median Nov 2022	\$8,959.80
						<b>704081 Total</b>	<b>\$33,392.92</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704082	12/13/2022	3651	NEXTECH SYSTEMS	INV1560	1230324	LED retrofit kits for 5 street lights	\$2,525.39
						<b>704082 Total</b>	<b>\$2,525.39</b>
704083	12/13/2022	6059	NICHOLAS MARZULLO	12042	1230449	Labor for electrical vault plate & junction boxes	\$360.00
				12043	1230488	Remove and reinstall gate at Heritage Park	\$600.00
						<b>704083 Total</b>	<b>\$960.00</b>
704084	12/13/2022	7193	O'REILLY AUTO ENTERPRISES, LLC	6160-125958	1230314	Fuel pump sealant for 1950 Mack	\$15.07
						<b>704084 Total</b>	<b>\$15.07</b>
704085	12/13/2022	7176	ODP BUSINESS SOLUTIONS, LLC	275342067001	1230134	Account credit	-\$0.27
				277339056001		Deskpad calendar, pens, cope paper, & hot cups	\$110.71
				279112463001		Mouse, stapler, storage box	\$54.51
				279312305001		Label maker tape, coffee	\$91.88
						<b>704085 Total</b>	<b>\$256.83</b>
704086	12/13/2022	4401	ORKIN PEST CONTROL	237822242	1230339	Pest control Svc Station 251 11/16/2022	\$149.00
				235599907	1230174	Pest Control Services at Senior Center DEC 2023	\$60.00
						<b>704086 Total</b>	<b>\$209.00</b>
704087	12/13/2022	4401	ORKIN PEST CONTROL	234283637	1230176	Pest control Svc Station 252 11/15/2022	\$117.00
				234283817	1230173	Pest Control Services at 25964 Mission Rd Nov 2023	\$138.00
				235600601	1230147	Pest Control contract for Civic Ctr & Library Dec.	\$137.00
						<b>704087 Total</b>	<b>\$392.00</b>
704088	12/13/2022	7163	OSCAR AGUIRRE	4840	1230455	4.5 yards concrete to finish art sculpture base	\$1,088.00
						<b>704088 Total</b>	<b>\$1,088.00</b>
704089	12/13/2022	726	PARKHOUSE TIRE, INC.	2010827318	1230480	Tires for ME252	\$3,561.58
						<b>704089 Total</b>	<b>\$3,561.58</b>
704090	12/13/2022	3380	PASCO	95971	1230341	Update door entry system to Library to soft entry	\$1,893.23
						<b>704090 Total</b>	<b>\$1,893.23</b>
704091	12/13/2022	4094	PAUL LEMAY	2762	1230400	Stucco & column cap for block wall Heritage Park	\$2,685.00
				2754	1230396	Repair Community Rm walls due to mold remediation	\$7,970.00
				2761	1230453	Painting, patching, & primer service at City Hall	\$2,160.00
						<b>704091 Total</b>	<b>\$12,815.00</b>

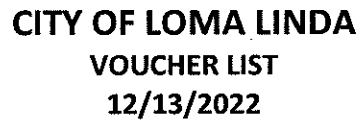




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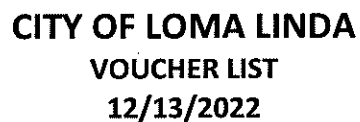
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704092	12/13/2022	4413	PHIL DUPPER	ReimbDupper11-16-22		League of Calif Cities May13-14 2022 Transp costs	\$527.33
						<b>704092 Total</b>	<b>\$527.33</b>
704093	12/13/2022	1592	PHOENIX GROUP INFORMATION SYST	102022903	1230294	Parking Permit Management 10/2022	\$1,665.03
				1020221143	1230293	Administrative citation collection 10/2022	\$132.85
				102022143	1230295	Delinquent parking ticket recovery program 10/2022	\$1,590.14
						<b>704093 Total</b>	<b>\$3,388.02</b>
704094	12/13/2022	7131	PPT HOLDINGS, I, LLC	PUSA10090081425	1230467	Managed Svcs Of City Svcs/Ntwrk Dvcs 12/01/22-11/30/23	\$53,684.00
				PUSA10090080948	1230454	3PAR HPE NAS Support 11/15/22-3/10/23	\$929.20
						<b>704094 Total</b>	<b>\$54,613.20</b>
704095	12/13/2022	5772	QUINN COMPANY	E7228001	1220354	Generator for Civic Center	\$67,252.85
						<b>704095 Total</b>	<b>\$67,252.85</b>
704096	12/13/2022	7252	RHODELIA JANE GUMANGAN	10306		Closed account refund overpayment	\$215.95
						<b>704096 Total</b>	<b>\$215.95</b>
704097	12/13/2022	814	RIVERSIDE CONSTRUCTION CO, INC.	09142022		Refund hydrant meter deposit	\$600.00
						<b>704097 Total</b>	<b>\$600.00</b>
704098	12/13/2022	266	ROBBINS & HOLDAWAY	00-1006-05-43856	1230079	Legal Services - Code Enforcement Oct 2022	\$122.50
						<b>704098 Total</b>	<b>\$122.50</b>
704099	12/13/2022	7228	RUVICO, INC	41441	1230485	Jettted 8" sewer main @ 24715 Lawton Ave	\$400.00
						<b>704099 Total</b>	<b>\$400.00</b>
704100	12/13/2022	7248	SANCON TECHNOLOGIES, INC.	28056	1230456	Sewer line repair South end of Lawton	\$19,257.00
						<b>704100 Total</b>	<b>\$19,257.00</b>
704101	12/13/2022	957	SIGTRONICS CORP	152406	1230474	Labor & parts to repair 9 headsets	\$1,560.85
						<b>704101 Total</b>	<b>\$1,560.85</b>





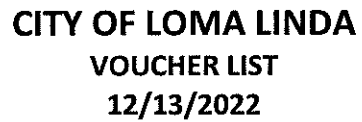
VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704102	12/13/2022	451	SITEONE LANDSCAPE SUPPLY, LLC	125545118-001	1230083	Replacement parts for MV-3	\$65.99
				125511555-001		Walking track Hulda Crooks	\$987.86
				12554226-001		Nozzle for Leonard Bailey Park	\$24.01
				125512939-001		Rain Bird coupling	\$8.89
				125525561-001		Supplies for walking track at Hulda Crooks	\$263.72
				125569310-001		Couplings for Hulda Crooks pk walking proj	\$65.26
				125539626-001		Rain bird emitter, spray kit, dripline, & sockets	\$67.93
						<b>704102 Total</b>	<b>\$1,483.66</b>
704103	12/13/2022	865	SN BERNARDINO CO SHERIFF DEPT	22124	1230144	Sheriff Services Contract- November 2022	\$534,844.00
						<b>704103 Total</b>	<b>\$534,844.00</b>
704104	12/13/2022	1356	STAPLES BUSINESS ADVANTAGE	3522995354	1230111	Paper for business license renewals	\$43.05
				3522995355		Paper for business license renewals	\$39.24
				3523489990		Calendars, break room supplies, post its,	\$275.15
				3523489989		(1)ProjFoldersBox10.(1)SpaceHeaterIS.(1)3RingBindr	\$116.97
						<b>704104 Total</b>	<b>\$474.41</b>
704105	12/13/2022	5270	SUPERIOR AUTOMOTIVE WAREHOUSE	120251	1230089	Brake/tail light, tire shine	\$10.93
				120840		Tire inflator welding hammer	\$76.19
				120839		Floor degreaser	\$39.01
				120951		Core deposit credit	-\$19.58
				120495		Credit from wrong parts	-\$163.64
				120581		Fuel pump	-\$237.83
				120926		Battery replacement	\$329.29
				120950		Credit for battery	-\$164.65
				120906		Power steering pump & transmission fluid	\$148.74
				120593		Brake system sensor	\$133.10
				120363		Blower motor	\$163.64
				120436		Air filter, Oil filter, Oil	\$128.30
				120364		Fuel pump	\$237.83
				120591		New battery for 2020 Ford F550	\$149.91
						<b>704105 Total</b>	<b>\$831.24</b>





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704106	12/13/2022	7251	SYAM KUNAM	10305		EXP#000001	\$593.36
						704106 Total	\$593.36
704107	12/13/2022	237	THE COUNSELING TEAM, INC.	84340	1230141	Behavioral health and wellness srcv Nov 2022	\$600.00
						704107 Total	\$600.00
704108	12/13/2022	7199	THE LLOYD PEST CONTROL CO, INC.	7918571	1230264	Gopher services for Bailey park 11/15/22	\$100.00
				7919722	1230266	Gopher control services for Civic Center 11/16/22	\$150.00
				7919723	1230264	Gopher services for Bryn Mawr Veterans Pk 11/16/22	\$100.00
				7928389		Gopher services for Bailey Park 11/25/22	\$100.00
				7927395		Gopher services for Hulda Crooks 11/23/22	\$150.00
				7926977		Gopher services for Elmer Digneo park 11/23/22	\$100.00
				7935661		Gopher services for BB Fields 12/2/22	\$150.00
						704108 Total	\$850.00
704109	12/13/2022	4459	THE TOLL ROADS VIOLATIONS DEPT	1505927	1230476	Toll Road Services 10/16/22-11/15/22	\$21.58
						704109 Total	\$21.58
704110	12/13/2022	1854	UNDERGROUND SERVICE ALERT OF	1120220145	1230094	Dig Alert new ticket charges & maint fee	\$134.25
				22-2301732		CA State fee for regulatory cost	\$35.90
						704110 Total	\$170.15
704111	12/13/2022	1414	UNION PACIFIC RAILROAD COMPANY	323145806	1230490	Annual Lease for berm and sound barrier wall	\$2,600.00
						704111 Total	\$2,600.00
704112	12/13/2022	6171	UPTOWN AUTO SPA	UTAS060604	1230096	Car Washes Oct 2022	\$72.00
				UTAS060605		PW Car Wash Charges from 10/1/22-10/31/22	\$56.00
						704112 Total	\$128.00
704113	12/13/2022	7255	VANDERBERG, DWAYNE	10309		Customer account closed refund overpayment	\$7.54
						704113 Total	\$7.54
704114	12/13/2022	1977	VULCAN MATERIALS	73490014	1230137	A/C Mt View hydrant	\$187.49
				73475903		Aggregate & asphalt	\$100.01
						704114 Total	\$287.50





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
704115	12/13/2022	5500	WEST COAST ARBORISTS, INC.	1-8573	1230459	Assessment/removal of Ash Tree @ 11467 Richmond	\$2,952.00
						<b>704115 Total</b>	<b>\$2,952.00</b>
704116	12/13/2022	7216	WEST COAST COMMERCIAL AIR GOLDEN STATE COMPRESSORS	2084	1230481	Repair for air compressor at station 251	\$526.42
						<b>704116 Total</b>	<b>\$526.42</b>
704117	12/13/2022	7024	WHITE CAP	50020173273	1230465	Rain coats for new parks employees	\$323.98
						<b>704117 Total</b>	<b>\$323.98</b>
704118	12/13/2022	7254	WHOLE CARE PROPERTIES LLC	10308		Customer account closed refund overpayment	\$93.05
						<b>704118 Total</b>	<b>\$93.05</b>
704119	12/13/2022	1917	WILBUR E & JUNE PURVIS	10398 10678 10321	1230113	Chainsaw bar 8 Chains sharpened 9 Chain sharpened	\$50.00 \$96.00 \$108.00
						<b>704119 Total</b>	<b>\$254.00</b>
704120	12/13/2022	1919	WILLDAN	002-27637 002-26586	1230100 1230496	Building dept. services October 2022 IT Administrative Services May 2022	\$8,985.78 \$3,272.50
						<b>704120 Total</b>	<b>\$12,258.28</b>
704121	12/13/2022	4353	WITTMAN ENTERPRISES, LLC	2210069	1230305	Medical billing services Oct 2022	\$381.75
						<b>704121 Total</b>	<b>\$381.75</b>
704122	12/13/2022	1930	ZUMAR INDUSTRIES, INC.	98201	1230412	Road delineators and the adhesive pads	\$895.00
						<b>704122 Total</b>	<b>\$895.00</b>
						<b>Grand Total</b>	<b>\$2,094,599.25</b>





CITY OF LOMA LINDA  
VOUCHER LIST  
12/13/2022

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
501826	11/30/2022	454	MissionSquare	2022113000501826		457 Deferred Comp Contributions-11/6-11/19/2022	\$20,842.06
102246804	11/23/2022	771	PERS	1002246804/05/06/07		Retirement Contributions-10/23-11/05/2022	\$64,878.77
102233363	11/9/2022	773	PERS	1002233363		Health Insurance Premium-November 2022	\$73,457.35
Total Wires:							\$159,178.18
Total Checks (Total from previous page):							\$2,094,599.25
Grand Total =							<u>\$2,253,777.43</u>

PAYROLL: 11/23/2022 \$368,194.83

PAYROLL: 12/08/2022 \$367,542.61

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 704016 through 704122 and wire nos., 501826, 102246804 and 102233363 for a total disbursement of \$2,253,777.43 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 13, 2022 and the City Treasurer is hereby to pay except as noted.

Phillip Dupper, Mayor



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 3**





# City of Loma Linda Official Report

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

CITY COUNCIL AGENDA: December 13, 2022  
TO: City Council  
SUBJECT: Minutes of October 25 and November 8, 2022

Approved/Continued/Denied By City Council Date _____
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## **RECOMMENDATION**

It is recommended that the City Council approve the minutes as submitted.





# City of Loma Linda

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## City Council Minutes

### Regular Meeting of October 25, 2022

A regular meeting of the City Council was called to order by Mayor Dupper at 7:08 pm Tuesday, October 25, 2022.

Councilmen Present: Mayor Phill Dupper  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: Mayor pro tempore Ron Dailey

Others Present: City Manager T. Jarb Thaipejr  
City Attorney Diane Robbins

The Pledge of Allegiance and invocation were led by Councilman Lenart.

#### **Items To Be Added Or Deleted**

No items were added or deleted.

#### **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

Dick Wiley, resident, expressed concern with the current state of California, politically; the threat of communism; the current elections; and the direction the country is heading based on the country's leaders.

#### **Scheduled and Related Items**

#### **CC-2022-85 – Public Hearing – Process to transition to district-based elections [City Manager/National Demographics Corporation]:**

- a. Conduct a fourth public hearing to seek public input on the composition of the draft district maps and sequence of elections under Elections Code Section 10010
- b. **Council Bill #O-2022-07** (Introduce on first reading, set second reading for November 8, 2022) to adopt Section 1.20.040, By-District Elections, of Chapter 1.20, General Municipal Elections, of the Loma Linda Municipal Code, establishing City Council election boundaries and sequencing elections within those boundaries to change the City's electoral system from at-large to by-district with respect to electing members of the City Council

Dr. Justin Levitt, National Demographics Corporation (NDC), presented the item into evidence, explaining this is the fourth public hearing of the By District election process with the focus being on the draft maps. He noted that 12 draft maps were submitted for review and presented to City Council at the last meeting. All 12 maps are on the website and will remain on the website. He reviewed the criteria requirements for map eligibility. He pointed out that that 6 of the 12 maps were eliminated for consideration because they did not meet the eligibility requirements. He explained that City Council, at their previous meeting, selected three focused Maps (110, 111, and 112) to discuss further. He noted that the City did not receive any new maps prior to the City Council meeting. In regards to the sequence of elections, he noted that the Council has full power to determine the sequence of elections for the district



map as long as they keep the same number of seats as current for the election years. He went on to say that this would go into effect at the next election year in 2024. He noted that the district maps are reviewed after the completion of every census for any necessary changes. He concluded stating that should City Council choose a map, they would determine the sequence of elections and introduce the first reading of the Ordinance.

Discussion ensued on the three focus maps (110-112), the map boundaries, and the pros and cons of each map.

Councilman Rigsby stated that Map 111 was the only map that had boundaries dividing the University. With the matter of recusal for City Council, he preferred that the University is divided into two district boundaries and to have two representatives from the University. He added that Map 111 also splits the future growth area into two districts (east and west of California), so that the population growth won't accrue more in just one district at the 2030 Census review.

Councilman Jindal believed the population ratio of Map 111 did a better job than Map 110.

The public hearing was opened.

Dick Wiley, resident, agreed that the University should be divided into two districts. He was concerned how streets are the boundary lines with each side of the street belonging to different districts.

Councilman Rigsby commented that the same occurs with the census boundaries.

Ovi Popescu, resident, commented on some of the census data provided with each map. He noted that voter registration wise Map 111 was better divided, but that population wise Map 110 was better. He stated that the boundary lines on Map 111 appeared gerrymander; whereas, the boundaries for Map 110 were clear and contiguous. He preferred Map 110.

John Lenart also agreed with earlier comments that the University should be split into two districts as provided in Map 111 and would like to see two representatives from the University.

Mayor Dupper noted that being an "at-large" elected council, the Council views matters of the City as a whole. He does not believe the viewpoint will change initially; however, he is concerned after 2 or 3 Council generations that there may be more of competition and mindset of "my" district that may occur; however, he hoped, for the sake of the entire city, the Council will maintain.

The public hearing was closed.

**Motion by Lenart, seconded by Rigsby to adopt District Map 111 as proposed with the Sequence of Election for Districts 1, 4 and 5 to be 2024 and for Districts 2 and 3 to be 2026; the City Clerk called roll and was approved unanimously. Dailey absent.**

**Motion by Rigsby, seconded by Lenart to introduce Council Bill #O-2022-07 on first reading and set second reading to November 8, 2022, to add Section 1.20.040 establishing City Council election district boundaries and sequencing elections within those boundaries to change the City's electoral system from At-Large to By-District with respect to electing members of the City Council; the City Clerk called roll and was approved unanimously. Dailey absent.**



**CC-2022-86 - Consent Calendar**

**Motion by Lenart, seconded by Rigsby to approve the Consent Calendar items as presented; the City Clerk called roll and was approved unanimously. Dailey absent.**

The demands registers dated:

- October 25, 2022, with commercial demands totaling \$2,125,540.15 and payroll demands dated October 13, 2022, in the amount of \$405,242.48; and

Awarded contract to South Coast Lighting & Design, for solar street lighting demonstration on Starr Street in the amount of \$19,964.76;

Awarded contract to Automated Water Treatment for purchase and installation of a replacement chlorinator at Richardson Well No. 6 in the amount of \$39,547.37;

Awarded contract to Inland Water Works Supply Co. for purchase of a 12" high capacity water valve at Mt. View Well No. 5 in the amount of \$39,599.20;

Approved appropriation of \$22,000 from Sewer Utility Fund Balance and awarded contract to Sancon Technologies, Inc. for a sewer line repair between the south end of Lawton Avenue and Lawton Avenue intersection with Campus Street in the amount of \$19,257.20;

Approved appropriation of \$5,000 from General Fund and authorize the purchase of 2022 Prowler C4XM All-Terrain Vehicle and Code 3 package and accessories in a not-to-exceed amount of \$55,000;

Approved appropriation of \$12,000 from General Fund-Fund Balance to extend the temporary employee services to scan public documents for the implementation of the document management system;

Adopted Council Bill #R-2022-39 adopting a five-year Capital Project Needs Analysis (CPNA) for Fiscal Year 2023/2024 to 2027/2028

**RESOLUTION NO. 3151**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS FOR FISCAL YEARS 2023/2024 THROUGH 2027/2028**

Reappropriated Community Development Block Grant (CDBG) revenue and expenditures to Fiscal Year 2022-23 due to unspent Community Development Block Grant (CDBG) funds awarded in Fiscal Year 2020-21; and

Accepted the State of California SB 1383 Organic Waste Recycling Grant funding award of \$33,700.00 and appropriated the revenue and expenditure accounts for the educational outreach and compliance projects.

**Old Business** - None

**New Business** - None



### **Reports of Councilmen**

Councilman Jindal reported that he attended the Solid Waste Advisory Task force (SWAT) meeting and that the Master Picklers held an event at the Community Garden where they pickled vegetables. He noted there were about 30 attendees. He thanked staff for their support of the event.

Councilman Lenart inquired about the cell phone tower located by the dog park. He stated that Frontier was installing lines in front of his home and was told by Frontier that their services would be functional approximately 4-5 months after installation.

Discussion ensued pertaining to the Loma Linda Connected Community program. Kyle MacGavin spoke briefly on the City's fiber optic system program.

Councilman Rigsby stated that he had been informed of trash service issues by some Loma Linda residents, but understood the matter had been resolved by CR&R. He commended CR&R for working with the residents.

### **Reports Of Officers**

City Manager Thaipejr informed City Council that there is a scheduled concert at the Orange Show in San Bernardino in the upcoming weekend.

The meeting adjourned at 8:24 pm.

Approved at the meeting of December 13, 2022.

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City Clerk





## City of Loma Linda

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### City Council Minutes

### Regular Meeting of November 8, 2022

A regular meeting of the City Council was called to order by Mayor Dupper at 7:05 pm Tuesday, November 8, 2022.

Councilmen Present: Mayor Phill Dupper  
Mayor pro tempore Ron Dailey  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: None

Others Present: City Manager T. Jarb Thaipejr  
City Attorney Diane Robbins (Via Zoom)

The Pledge of Allegiance and invocation were led by Councilman Lenart.

#### **Items To Be Added Or Deleted**

No items were added or deleted.

#### **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

Bernadine Irwin congratulated Mayor Dupper and Mayor pro tempore Dailey for their Council win.

On behalf of Senator Ochoa Bogh, Melissa Boyd invited City Council and staff to attend a Christmas Open House on December 2, 2022, at Senator Ochoa Bogh's office in Redlands.

Dr. Heather Javaherian returned from a state conference where she viewed a documentary on homelessness in California called *Lead Me Home*. She stated that it was heartbreaking and wanted to know what she can do or can be done to support people who are homeless before it becomes a crisis in this community.

Councilman Dailey suggested participating on a City committee.

#### **Scheduled and Related Items**

##### **CC-2022-87** – Proclamation – Nurse Practitioner Week

Mayor Dupper read and the proclamation for Nurse Practitioner Week. Representatives were unable to attend the meeting; City staff will forward the executed proclamation.

##### **CC-2022-88** – Proclamation – Family Court Awareness Month

Mayor Dupper read the proclamation for Family Court Awareness Month. Representatives were unable to attend the meeting; City staff will forward the executed proclamation.



**CC-2022-89** – Proclamation – Friendship City with Municipality of Puntarenas

Mayor Dupper read and presented the proclamation for Friendship City with Municipality of Puntarenas. He presented Municipality of Puntarenas a key to the City and memorabilia gifts.

Representative from Municipality of Puntarenas, via Zoom, stated that they were excited and happy to establish the Friendship relationship with the City with Loma Linda. Community Development Director Matarrita accepted the Proclamation on behalf of the Municipality of Puntarenas.

**CC-2022-90 - Consent Calendar**

Councilman Jindal pulled Agenda Item No. 10 with questions on the population mitigation. Tom Ingalls explained that the removal of the donkeys from the City is ongoing. He noted that part of the contract with Donkeyland Rescue is the castration of the male donkeys to mitigate and maintain a healthy population, minimize danger to themselves and to the residential community.

Bernadine Irwin stated she has had 30 years of experience with donkeys, noting their importance in the southhills for fire abatement. She is acquainted with Donkeyland Rescue; she commended them for their services and commitment to the donkeys.

**Motion by Rigsby, seconded by Jindal to approve the Consent Calendar items as presented; the City Clerk called roll and the Consent Calendar items were approved unanimously.**

The demands registers dated:

- November 8, 2022, with commercial demands totaling \$661,975.38 and payroll demands dated October 27, 2022, in the amount of \$382,302.38;

Approved the Minutes of September 13 and October 11, 2022, as presented;

Awarded contract to Park Place Technology for a one-year agreement to provide managed services for the city servers and network devices;

Adopted Council Bill #R-2022-40 adopting property tax exchange related to LAFCO Application No. 3259:

**RESOLUTION NO. 3162**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, DETERMINING THE AMOUNT OF PROPERTY TAX REVENUES TO BE EXCHANGED BETWEEN AND AMONG THE CITY OF LOMA LINDA, SAN BERNARDINO COUNTY, THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ZONE FP-5, AND COUNTY SERVICE AREA 70, AND OTHER AFFECTED AGENCIES RESULTING FROM THE JURISDICTIONAL CHANGE DESCRIBED BY LAFCO 3259

Awarded a 3-year to upgrade the City's Permit Management Software to Tyler Technologies, Inc., and approve Supplemental Appropriation of \$71,200 in the Special Facilities Fund, \$23,700 from Special Projects Construction Fund;

Awarded contract to Ruiz Concrete & Paving, Inc. for sidewalk installation at various locations in the amount of \$93,330.50 (CIP 22-110);

Accepted as complete and authorized recordation of the Notice of Completion for Pavement



Rehabilitation on Birch Ave., Pecan Wy, Tamarack St., Cedar Wy., Murphy St. Welebir St., Loma Linda Dr., Cielo Ln., Mandarin Ct., Nicks Ave., Orange Crest Way, Huron St., Cypress St., Almond Ct., Carrol Ct., Allen Way in the amount of \$1,037,191.84, Contractor: Matich Corporation (CIP 22-111);

Authorized services to mitigate wild donkey population, amount not to exceed \$36,200; Services rendered by Donkeyland Rescue.

### **Old Business**

**CC-2022-91 - Council Bill #O-2022-06** (Second Reading and roll call vote) Amending and adopting the Building Code Ordinance comprised of the following Codes

- a. 2022 California Building Code, Volumes 1 and 2, based on the 2021 International Building Code
- b. 2022 California Existing Building Code, based on the 2021 International Existing Building Code
- c. 2022 California Historical Code
- d. 2022 California Energy Code
- e. 2022 Administrative Code
- f. 2022 California Referenced Standards Code
- g. 2022 California Residential Code, based on the 2021 International Residential Code
- h. 2022 California Green Building Standards Code
- i. 2022 California Mechanical Code, based on the 2021 Uniform Mechanical Code
- j. 2022 California Electrical Code, based on the 2020 National Electrical Code
- k. 2022 California Plumbing Code, based on the 2021 Uniform Plumbing Code
- l. 2021 International Property Maintenance Code
- m. 1997 Uniform Code for Abatement of Dangerous Buildings

City Manager Thaipejr indicated there were no changes since the first reading.

**Motion by Rigsby, seconded by Dailey and unanimously carried to adopt of Council Bill #O-2022-06 waiving the reading of Ordinance in its entirety and direct City Clerk to read by title only.**

### **ORDINANCE NO. 774**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, STATE OF CALIFORNIA, AMENDING CHAPTERS 15.04, 15.08, 15.60 AND 15.62 OF THE CITY OF LOMA LINDA MUNICIPAL CODE PERTAINING TO BUILDINGS AND CONSTRUCTION BY ADOPTING THE 2022 CALIFORNIA BUILDING CODE INCLUDING THE 2022 CALIFORNIA BUILDING CODE VOLUMES 1 & 2, 2022 CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA HISTORICAL CODE, 2022 ENERGY CODE, 2022 ADMINISTRATIVE CODE, 2022 CALIFORNIA REFERENCED STANDARD CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS.

**CC-2022-92 - California Fire Code Ordinance Adoptions**

- a. **Council Bill #O-2022-04** - (Second Reading and roll call vote) – Adopting 2022 California Fire Code Ordinance based on the 2021 International Fire Code
- b. **Council Bill #O-2022-05** (Second Reading and roll call vote) – Adopting the 2021 International Wildland-Urban Interface Code Ordinance



City Manager Thaipejr indicated there were no changes since the first reading.

**Motion by Lenart, seconded by Jindal and unanimously carried to adopt of Council Bill #O-2022-04 waiving the reading of the Ordinance in its entirety and direct City Clerk to read by title only.**

**ORDINANCE NO. 772**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA ADOPTING AND AMENDING THE 2022 EDITION OF THE CALIFORNIA FIRE CODE, ADOPTING AND AMENDING THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE AND REPEALING CHAPTER 15.28 OF THE MUNICIPAL CODE.

**Motion by Lenart, seconded by Jindal and unanimously carried to adopt of Council Bill #O-2022-05 waiving the reading of the Ordinance in its entirety and direct City Clerk to read by title only.**

**ORDINANCE NO. 773**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA ADOPTING AND AMENDING THE 2021 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE.

**CC-2022-93 - Council Bill #O-2022-07** – (Second Reading and roll call vote) – Adopting Section 1.20.040 By-District Elections, of Chapter 1.20, General Municipal Elections, of the Loma Linda Municipal Code, establishing City Council election boundaries and sequencing elections within those boundaries to change the City’s electoral system from at-large to by-district with respect to electing members of the City Council

City Manager Thaipejr indicated there were no changes since the first reading.

**Motion by Rigsby, seconded by Jindal and unanimously carried to adopt Council Bill #O-2022-07 waiving the reading of the Ordinance in its entirety and direct City Clerk to read by title only.**

**ORDINANCE NO. 775**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADDING SECTION 1.20.040 TO CHAPTER 1.20 OF TITLE 1 OF THE LOMA LINDA MUNICIPAL CODE ESTABLISHING CITY COUNCIL ELECTION DISTRICT BOUNDARIES AND SEQUENCING ELECTIONS WITHIN THOSE BOUNDARIES TO CHANGE THE CITY'S ELECTORAL SYSTEM FROM AT-LARGE TO BY-DISTRICT WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL.

**CC-2022-94** - Request by property owner to remove a city tree from 11467 Richmond Rd.- Arborist Inspection Report

City Manager Thaipejr presented the report into evidence stating that the Arborist conducted an inspection and recommended to remove the tree because it is a high risk due to root plate failure.

In response to an inquiry of replacing the tree, City Manager Thaipejr stated that the City would replace the tree. He also noted that City staff maintains and inspect tree city wide. They work with arborist if they see a tree is questionable.



**Motion by Jindal, seconded by Rigsby to direct staff to remove the subject street tree located at 11467 Richmond Rd. as mitigated by the Level 2 Tree Risk Assessment report by West Coast Arborist; the City Clerk called roll and was approved unanimously.**

### **New Business**

**CC-2022-95** - Member Appointments to the following:

- a. Budget Committee
- b. Parks, Recreation and Beautification Committee
- c. Personnel Board
- d. Planning Commission
- e. Traffic Advisory Committee
- f. Trails Development Committee

Mayor Dupper stated that he, the City Manager and City Clerk met to review the member applications. In order to make the boards and committees more workable, it was recommended reducing the number of committee members to five to the Budget Committee, Parks Recreation and Beautification Committee, and Trails Development Committee. He noted that they did not receive an appropriate number of applications for the Personnel Board and one seat for the Trails Development Committee. The recommendation would be to repost vacancy notices.

Mayor Dupper read into evidence an email from Dick Wiley, who was participating via Zoom, where Mr. Wiley recommended that any perspective member should attend three meetings prior to appointment to verify whether the individual would be a suitable member. Members absent to three consecutive meetings without good reason should be removed as a member.

Kurt Swigart, member of the Parks Recreation and Beautification Committee, supported the suggestion to be involved in the member selection process to confirm that the new member would be a good fit. He said they have had members attend a few meetings and then stop. He agreed to remove members if they miss three consecutive meetings. He stated that they recently removed a member because of absence.

Bernadine Irwin stated that she had not received the agendas for the Parks Committee, so hasn't attended.

Mayor pro tempore Dailey did not support the suggestion of having perspective members attend three meetings prior to appointment. He noted that it is already difficult to fill member seats. However, he supports having committee chairs being involved with the selection process.

Mayor Dupper expressed concerned to members who get involved, who may not have the dedication as other members and may not get along with the long term committee members and then they face challenges with the groups. He wanted to be protective to the members who have dedicated their time and interested to the good of the community. He pointed out these individuals will represent the City. He noted that they have experienced behaviors from members who have not been the best representatives of the city. He said the Council has to be conscientious of their decision.

**Motion by Rigsby to appoint all five members who applied to the Budget Committee;**

Member of the Budget Committee stated that they need to understand governmental accounting to be on the Budget Committee.

Councilman Rigsby stated that the Budget Committee is an advisory committee and a volunteer position that requires dedication. He noted City Council can exercise discretion to remove a member, if necessary. With the experience from the existing members, he doesn't see any harm with a new member who may not



have related experienced. It would be a balance.

Following discussion, Councilman Rigsby withdrew his motion.

**Motion by Jindal to approve the member applications submitted for the Budget Committee, Traffic Advisory Committee and Trails Development Committee.**

Discussion ensued pertaining to the membership size. Mayor Dupper suggested taking action on the Committee membership size and then the appointments. If the recommendation is to reduce the membership size to five for the Trails Development Committee, there is no not to report a vacancy. There are five members who applied.

Councilman Jindal withdrew his motion.

**Motion by Jindal, seconded by Lenart to reduce the membership size to five members for the Trails Development Committee and reappoint the five (5) member applicants to the Committee; to maintain the membership to five (5) of the Traffic Advisory Committee and reappoint the five (5) member applicants to Committee; the City Clerk called roll and was approved unanimously.**

The City Council advised staff to repost the vacancies for the Personnel Board to obtain an appropriate number of applications.

**Motion by Jindal, seconded by Dailey, to reduce the membership of the Budget Committee and the Parks Recreation and Beautification Committee to five (5) members; the City Clerk called roll and was approved unanimously.**

**Motion by Jindal, to forward the member applications to the chairmen of the Budget, Parks Recreation and Beautification Committees and Planning Commission for review and recommendation to the City Council.**

John Nichols stated that it has been an honor to have served on the Planning Commission the last 14 years. Through the years, they have had a diverse group of members. He is proud of the dedication and professionalism from the Planning Commission. He stated that it would be odd to be in a position of appointment to evaluate others for appointment. He stated that the current members are happy to serve another term. He hopes the Planning Commission has served the council well. He supports staff's recommendation. He would rather the City Council make the decision.

The motion failed due to lack of second.

**Motion by Rigsby, seconded by Dailey, to reappoint the five members to the Planning Commission as recommended; the City Clerk called roll and was approved unanimously.**

**Motion by Jindal, seconded by Dailey, to forward the member applications to the Chairman of the Budget Committee and City Manager to review and return a recommendation to the City Council.**

Discussion ensued.

Councilman Jindal amended his motion.

**Motion by Jindal, seconded by Dailey to reappoint the four (4) existing members to**



**the Budget Committee and forward for review the new member application to the Chairman and City Manager to seek input and comments to the City Council;**

Councilman Lenart stated that he doesn't mind allowing the Committees review the applications, but he expressed concern that committees will select individuals with the same viewpoints and not allow for diversity.

**The City Clerk called roll and was approved by a vote of 4 ayes and 1 no.**

Mayor pro tempore Dailey verified with the Chairman of the Parks Committee the opportunity to review the application.

**Motion by Dailey, seconded by Rigsby to forward for review the member applications to the Chairman of the Parks Recreation and Beautification Committee and City Manager to seek input and comments to the City Council; the City Clerk called roll and was approved unanimously.**

### **Reports of Councilmen**

Mayor Dupper stated that he was reappointed to the statewide Board of the League of California Cities and serving on the Public Safety Policy Committee.

Councilman Jindal was made aware of the Inland Empire Resource Conservation District (IERCD) offered to help Loma Linda with development of parks and trees.

### **Reports Of Officers**

The meeting adjourned at 8:45 pm.

Approved at the meeting of December 13, 2022.

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City Clerk



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 4**





# City of Loma Linda Official Report

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

Approved/Continued/Denied

By City Council

Date \_\_\_\_\_

CITY COUNCIL AGENDA: December 13, 2022

TO: City Council

FROM: Sonia Fabela, Finance Director/City Treasurer *SF*

VIA: T. Jarb Thaipejr, City Manager

SUBJECT: October and November 2022 Treasurer's Report

## **RECOMMENDATION**

It is recommended that the City Council receive the report for filing.



**CITY OF LOMA LINDA**  
**COMPOSITION OF CASH**  
**October 2022**

**DEMAND DEPOSIT ACCOUNTS**

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$ 2,191,306.96
Outstanding Checks as of month-end	<u>(988,310.51)</u>
<b>CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 1,202,996.45</b>
<b>BANK OF AMERICA - PAYROLL</b>	<b>\$ 3,830.89</b>
HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT	266,305.40
Outstanding Checks as of month-end	<u>(197.94)</u>
<b>HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 266,107.46</b>
SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT	186,339.55
Outstanding Checks as of month-end	<u>(105.00)</u>
<b>SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 186,234.55</b>

<b>DEMAND DEPOSIT ACCOUNTS - TOTAL</b>	<b>\$ <u>1,659,169.35</u></b>
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**INVESTMENTS**

**YIELD**

LOCAL AGENCY INVESTMENT FUND (LAIF)			
CITY	1.772%	\$ 47,564,365.24	
CITY - Former RDA Bond Proceeds	1.772%	1,190,852.87	
CITY -Total			48,755,218.11
SUCCESSOR RDA	1.772%		190,854.23
HOUSING AUTHORITY	1.772%		1,063,298.33

<b>INVESTMENTS TOTALS</b>	<b>\$ <u>50,009,370.67</u></b>
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**OTHER CASH**

IMPREST ACCOUNT	\$ 500.00
CASH ON HAND	<u>1,350.00</u>

<b>OTHER CASH TOTAL</b>	<b>\$ <u>1,850.00</u></b>
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<b>CASH AND INVESTMENTS - GRAND TOTAL</b>	<b>51,670,390.02</b>
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PREVIOUS MONTH	<u>52,664,426.53</u>
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CHANGE +/-(-)	<u>\$ (994,036.51)</u>
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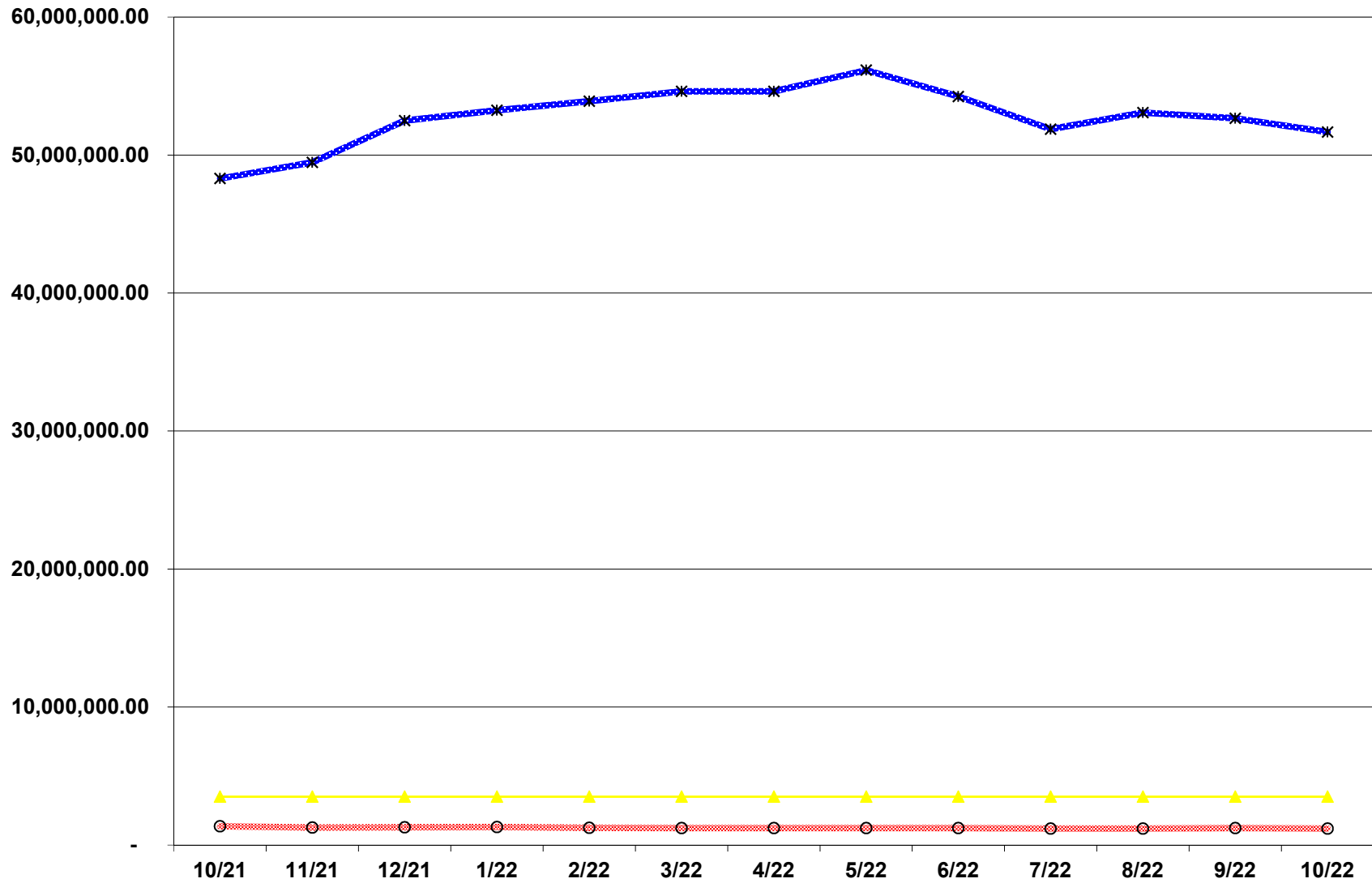
All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations. City and Agency funds are pooled.



Treasurer



CITY OF LOMA LINDA  
MONTHLY TREASURER'S REPORT 10/21-10/22



CITY, SUCCESSOR RDA & HA - TOTAL CASH AVAILABLE      CITY - FORMER RDA BOND PROCEEDS      BASELINE



**CITY OF LOMA LINDA**  
**COMPOSITION OF CASH**  
**November 2022**

**DEMAND DEPOSIT ACCOUNTS**

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$ 2,353,121.39
Outstanding Checks as of month-end	<u>(166,890.88)</u>
<b>CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 2,186,230.51</b>
<b>BANK OF AMERICA - PAYROLL</b>	<b>\$ 3,255.22</b>
HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT	300,056.72
Outstanding Checks as of month-end	<u>(33,187.67)</u>
<b>HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 266,869.05</b>
SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT	15,309.55
Outstanding Checks as of month-end	<u>(925.00)</u>
<b>SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$ 14,384.55</b>

<b>DEMAND DEPOSIT ACCOUNTS - TOTAL</b>	<b>\$ <u>2,470,739.33</u></b>
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**INVESTMENTS**

**YIELD**

LOCAL AGENCY INVESTMENT FUND (LAIF)			
CITY	2.007%	\$ 47,565,535.24	
CITY - Former RDA Bond Proceeds	2.007%	1,189,682.87	
CITY -Total			48,755,218.11
SUCCESSOR RDA	2.007%		160,854.23
HOUSING AUTHORITY	2.007%		1,063,298.33

<b>INVESTMENTS TOTALS</b>	<b>\$ <u>49,979,370.67</u></b>
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**OTHER CASH**

IMPREST ACCOUNT	\$ 500.00
CASH ON HAND	<u>1,350.00</u>

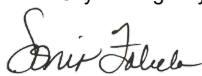
<b>OTHER CASH TOTAL</b>	<b>\$ <u>1,850.00</u></b>
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<b>CASH AND INVESTMENTS - GRAND TOTAL</b>	<b>52,451,960.00</b>
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PREVIOUS MONTH	<u>51,670,390.02</u>
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CHANGE +/-(-)	<u>\$ 781,569.98</u>
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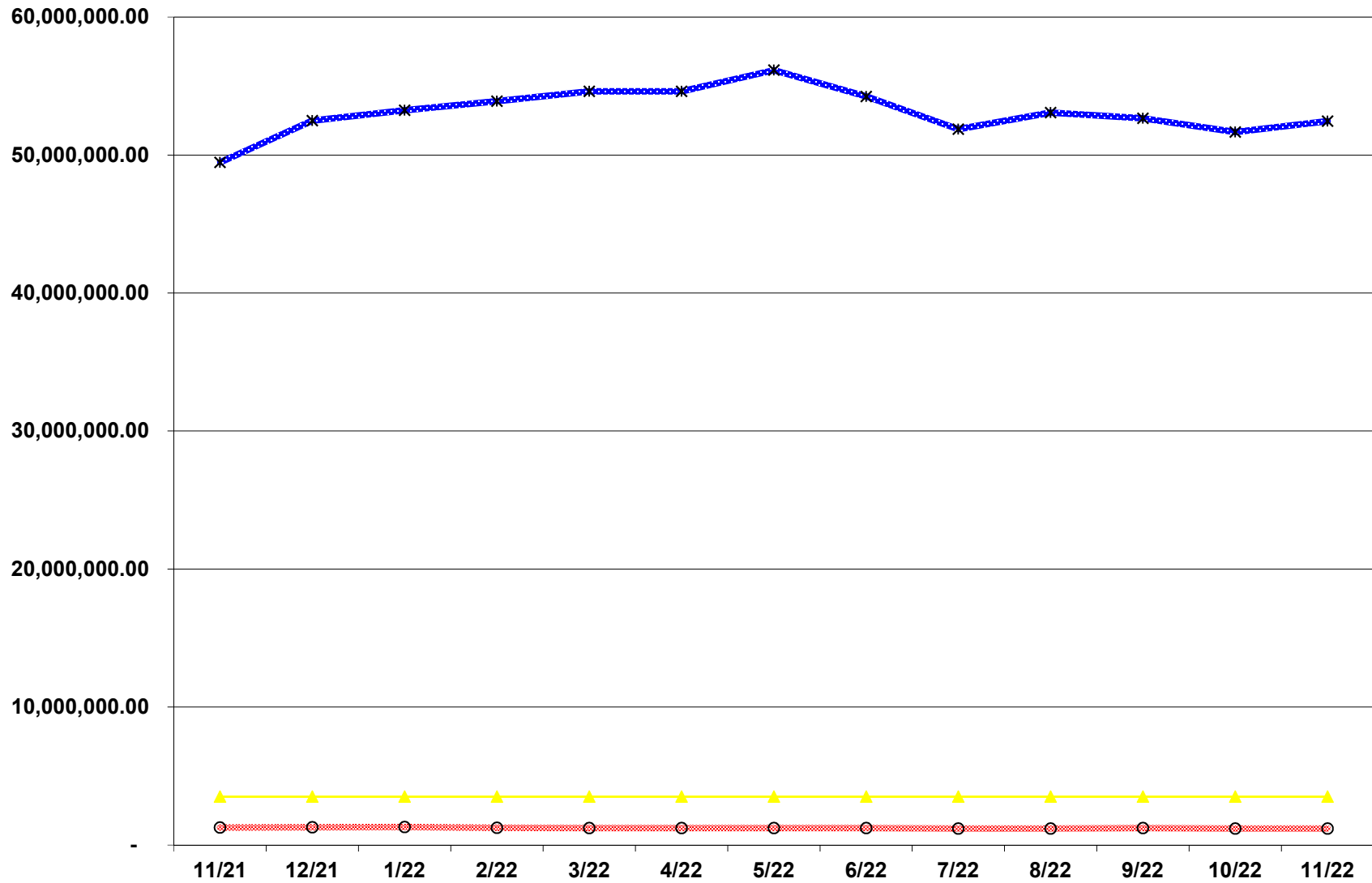
All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations. City and Agency funds are pooled.



Treasurer



CITY OF LOMA LINDA  
MONTHLY TREASURER'S REPORT 11/21-11/22



CITY, SUCCESSOR RDA & HA - TOTAL CASH AVAILABLE      CITY - FORMER RDA BOND PROCEEDS      BASELINE



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 5**





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

FROM: Dan Harker, Fire Chief *DH*

SUBJECT: October 2022 Fire Department Activity Report

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## Operations Division:

The Fire Department's Operations Division responded to 454 incidents in October 2022. Of the 454 incidents, 48 calls were given in Mutual/Automatic Aid. The alarm types are broken down as follows:

Fire & Rescue	Month		YTD	
Medical Aid (MA)	278	61.2%	2692	57.9%
Traffic Collision (TC)	23	5.1%	108	2.3%
<b>MA + TC</b>	<b>301</b>	<b>66.3%</b>	<b>2800</b>	<b>60.3%</b>
Hazardous Conditions	3	0.7%	22	0.5%
Hazardous Material	2	0.4%	9	0.2%
Public Assistance	20	4.4%	246	5.3%
Rescue	2	0.4%	17	0.4%
Structure Fire	3	0.7%	47	1.0%
Cooking	0	0.0%	2	0.0%
Vegetation Fire	0	0.0%	26	0.6%
Vehicle Fire	0	0.0%	6	0.1%
Refuse Fire	7	1.5%	46	1.0%
<b>All Fires</b>	<b>10</b>	<b>2.2%</b>	<b>136</b>	<b>2.9%</b>
Good Intent/Dispatched & Cancelled Enroute	57	12.6%	721	15.5%
Fire Alarm Activation*	11	2.4%	166	3.6%

\*Note: Includes accidental activation, burnt food, system malfunction, malicious, etc.





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

FROM: Dan Harker, Fire Chief *DH*

SUBJECT: November 2022 Fire Department Activity Report

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## Operations Division:

The Fire Department's Operations Division responded to 477 incidents in November 2022. Of the 477 incidents, 38 calls were given in Mutual/Automatic Aid. The alarm types are broken down as follows:

Fire & Rescue	Month		YTD	
Medical Aid (MA)	296	62.1%	2988	58.2%
Traffic Collision (TC)	15	3.1%	123	2.4%
<b>MA + TC</b>	<b>311</b>	<b>65.2%</b>	<b>3111</b>	<b>60.6%</b>
Hazardous Conditions	2	0.4%	24	0.5%
Hazardous Material	1	0.2%	10	0.2%
Public Assistance	28	5.9%	274	5.3%
Rescue	3	0.6%	20	0.4%
Structure Fire	2	0.4%	49	1.0%
Cooking	0	0.0%	2	0.0%
Vegetation Fire	2	0.4%	28	0.5%
Vehicle Fire	1	0.2%	7	0.1%
Refuse Fire	3	0.6%	49	1.0%
<b>All Fires</b>	<b>8</b>	<b>1.7%</b>	<b>135</b>	<b>2.6%</b>
Good Intent/Dispatched & Cancelled Enroute	64	13.4%	785	15.3%
Fire Alarm Activation*	17	3.6%	183	3.6%

\*Note: Includes accidental activation, burnt food, system malfunction, malicious, etc.



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 6**





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

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

SUBJECT: Appropriate \$293,200 from Water Utility Operations Fund Balance then Award a Contract for Mountain View Well No. 5 Rehabilitation.

## **RECOMMENDATION:**

It is recommended that the City Council appropriate \$293,200 from Water Utility Operations Fund Balance into Account No. 4657010-51300, then award contracts for \$380,002.00 to Best Drilling and Pump, Inc., of Colton, CA for rehabilitation work, and \$55,182.00 to Tetra Tech, Inc. of Irvine, CA for inspection and project management services, finally authorize a contingency allocation of \$38,000.00.

## **BACKGROUND:**

In June, 2022, City Council awarded a contract to prepare plans and specification for Mountain View Well No. 5 rehabilitation. Based on the analysis performed, this well produces 2938 gpm of water, unfortunately, the water exceeds acceptable arsenic levels. A more extensive investigation indicates the majority of the water, 1988 gpm, as well as the arsenic is produced in the lowest level of the well. It is anticipated that by sealing off the lowest level, the well will still produce nearly 1000 gpm of useable water. The specifications include the temporary blocking and testing of various levels of water before a permanent seal is installed at various levels.

## **ANALYSIS:**

Staff has solicited competitive bids based on the approved plans and specifications. Two (2) contractors responded with proposals, Best Drilling and Pump, Inc. at \$380,002.00 and General Pump Company at \$648,600, see attached bid results. It is not unusual for a project to change quantities or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Therefore, staff recommends an allocation of  $\pm 10\%$  of the construction amount (\$38,000.00) for a contingency allocation.

## **ENVIRONMENTAL IMPACT:**

No environmental impact.

## **FINANCIAL IMPACT:**

\$180,000 was budgeted in Account No. 4657010-51300 for this fiscal year. A Supplemental Appropriation from the Water Enterprise Fund Balance of \$293,200 into the same expenditure account will provide the funding needed to complete the well rehabilitation.



# City of Loma Linda

## Mountain View Well #5 Rehabilitation

CIP No. 22-665

Bid Opening: November 15, 2022

				Engineer Estimate		Best Drilling & Pump Inc.		General Pump Co.	
ITEM				UNIT		UNIT		UNIT	
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL
1	Mobilization and site cleanup	L.S.	1	10,000.00	10,000.00	20,000.00	20,000.00	98,000.00	98,000.00
2	R & R Motor and Pump	L.S.	1	10,000.00	10,000.00	16,000.00	16,000.00	35,000.00	35,000.00
3	Video Survey	EA.	2	1,400.00	2,800.00	1,500.00	3,000.00	1,450.00	2,900.00
4	Develop & Clean Upper & Middle Intervals of Well	Hours	30	670.00	20,100.00	689.00	20,670.00	750.00	22,500.00
5	Chemical Trreatment, Phosphoric Acid	Gal.	1,200	60.00	72,000.00	93.41	112,092.00	60.83	73,000.00
6	Chemical Trreatment, NW-310 Bio Dispersant	Gal.	500	120.00	60,000.00	120.00	60,000.00	178.00	89,000.00
7	Temp. Inflatable Packer, 1200 to 1270 feet bgs	L.S.	1	15,000.00	15,000.00	15,500.00	15,500.00	82,000.00	82,000.00
8	Test Pump and appurtenances for Packer #1	L.S.	1	15,000.00	15,000.00	15,500.00	15,500.00	89,000.00	89,000.00
9	Pumping Well Development for Upper and Middle screened intervals	Hours	30	250.00	7,500.00	500.00	15,000.00	220.00	6,600.00
10	8 Hour Pump Test #1	L.S.	1	3,000.00	3,000.00	4,000.00	4,000.00	2,800.00	2,800.00
11	Temp. Inflatable Packer, 1020 to 1070 feet bgs	L.S.	1	15,000.00	15,000.00	15,500.00	15,500.00	30,500.00	30,500.00
12	Test Pump and appurtenances for Packer #2	L.S.	1	15,000.00	15,000.00	15,500.00	15,500.00	30,000.00	30,000.00
13	8 Hour Pump Test #2	L.S.	1	3,000.00	3,000.00	4,000.00	4,000.00	2,800.00	2,800.00
14	Seal Bottom of Well with 10.3 Sack Sand Cement	L.F.	360	80.00	28,800.00	84.00	30,240.00	80.56	29,000.00
15	Reinstall Well Pump & Motor	L.S.	1	15,000.00	15,000.00	16,000.00	16,000.00	43,500.00	43,500.00
16	Offsite Disposal	Ton	10	400.00	4,000.00	500.00	5,000.00	450.00	4,500.00
17	Well Disinfection	L.S.	1	5,000.00	5,000.00	12,000.00	12,000.00	7,500.00	7,500.00
		<b>TOTAL</b>			<b>301,200.00</b>		<b>380,002.00</b>		<b>648,600.00</b>



## AGREEMENT

THIS AGREEMENT, made and entered into this 13th day of December, 2022, by and between THE CITY OF LOMA LINDA, A MUNICIPAL CORPORATION, hereinafter called City, and Best Drilling and Pump, Inc., hereinafter called CONTRACTOR.

WITNESSETH, that the parties hereto do mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said City, said Contractor agrees with said City to perform and complete in a workmanlike manner all work required under the Project Specifications entitled:

### **REHABILITATION OF MOUNTAIN VIEW WELL NO. 5, 1755 COOLEY AVENUE SAN BERNARDINIO, CA 92408 (CIP 22-665)**

In accordance with the Specifications and Drawings therefor, to furnish at his own expense all labor, materials, equipment, tools, and services necessary therefor, except such materials, equipment, and services as may be stipulated in said Specifications to be furnished by said City, and to do everything required by this Agreement and the said Specifications and Drawings.

ARTICLE II: For furnishing all said labor, materials, equipment, tools, and services, furnishing and removing all plant, temporary structures, tools, and equipment, and doing everything required by this Agreement and the said Specifications and Drawings; also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise during the prosecution of the work until its acceptance by said City, and for all risks of every description connected with the work; also for all expenses resulting from the suspension or discontinuance of work, except as in the said Specifications are expressly stipulated to be borne by said City; and for completing the work in accordance with the requirements of said Specifications and Drawings, said City will pay and said Contractor shall receive, in full compensation therefor, the price(s) named in the Bidding Schedule.

ARTICLE III: The City hereby employs said Contractor to perform the work according to the terms of this Agreement for the above mentioned price(s), and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the said Specifications; and the said parties for themselves, their heirs, executors, administrators, successors, and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV: The Notice Inviting Bids, Instructions to Bidders, Proposal, Certificate of Non Discrimination by Contractors, Noncollusion Affidavits, Specifications, Drawings, and all addenda issued by the City with respect to the foregoing prior to the opening of bids, are hereby incorporated in and made part of this Agreement.



IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

THE CITY OF LOMA LINDA, CALIFORNIA  
(CITY)

BY: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_ SEAL  
City Clerk

\_\_\_\_\_  
Contractor

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

ATTEST:

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 7**





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

FROM: *[Signature]* T. Jarb Thaipejr, City Manager/Public Works Director

SUBJECT: Appropriate \$160,700 from Measure I Fund Balance then Award a Contract for Pavement Rehabilitation on Mountain View Avenue, Sun Avenue, Rosewood Drive and Spade Drive.

## **RECOMMENDATION:**

It is recommended that the City Council appropriate \$160,700 from Measure I Fund Balance into Account No. 1265340-58500, then award contracts for \$527,780.78 to Vance Corporation of Beaumont, CA for rehabilitation work, \$15,000.00 to Joseph E. Bonadiman & Associates, Inc. of San Bernardino, CA for survey monument preservation services, and finally authorize a contingency allocation of \$52,800.00.

## **BACKGROUND:**

This project is included in the approved Capital Improvement Program listed in the annual budget. Generally, this is pavement rehabilitation on portions of Mountain View Avenue, Sun Avenue, Rosewood Drive and Spade Drive and will extend the useful pavement life 7-10 years.

## **ANALYSIS:**

Seven (7) bids were received and publicly opened on November 22, 2022. Bids ranged from a low of \$527,780.78 to a high of \$828,835.35 (see attached bid summary). The low bidder Vance Corporation of Beaumont, CA, has been checked for references and found to be satisfactory. This contractor has performed satisfactorily on similar projects for the City. It is not unusual for a project to change the quantities of work or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Additionally, this is a very favorable bid, therefore, staff recommends an allocation of  $\pm 10\%$  of the construction amount (\$52,800.00) for a contingency allocation.

## **ENVIRONMENTAL IMPACT:**

No environmental impact.

## **FINANCIAL IMPACT:**

Appropriate \$160,700 into Account No. 1265340-58500 then funding is available in Account Nos. 1265340-58500 (Measure I- \$351,200) and 3452400-58500 (Bond Proceeds-\$244,400).



**Pavement Rehabilitation at Mt. View Ave, Rosewood, Sun and Spade Drive.**

**Bid Opening on 11/22/2022**

ITEM	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Vance Corp.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$40,000.00	\$40,000.00	\$40,500.00	\$40,500.00
2	Traffic Control	L.S.	1	\$20,000.00	\$20,000.00	\$13,000.00	\$13,000.00
3	Colding Milling 0.1' Thick	S.Y.	7,907	\$1.80	\$14,232.60	\$2.40	\$18,976.80
4	ARHM Pavement	TON	3,000	\$125.00	\$375,000.00	\$116.00	\$348,000.00
5	R&R Traffic signal loops	EA.	76	\$290.00	\$22,040.00	\$400.00	\$30,400.00
6	Adjust MH to grade	EA.	29	\$550.00	\$15,950.00	\$510.00	\$14,790.00
7	Adjust water valve to grade	EA.	46	\$150.00	\$6,900.00	\$65.00	\$2,990.00
8	R&R Pavement	S.F.	5,859	\$10.00	\$58,590.00	\$5.50	\$32,224.50
9	12" cross walk	L.F.	1,235	\$3.00	\$3,705.00	\$4.20	\$5,187.00
10	Detail 38, 8" white line	L.F.	1,120	\$1.00	\$1,120.00	\$0.68	\$761.60
11	Detail 12, 4" white lane line	L.F.	1,010	\$0.50	\$505.00	\$0.58	\$585.80
12	Detail 22, 4" Double yellow, C.L.	L.F.	4,323	\$1.00	\$4,323.00	\$1.00	\$4,323.00
13	Detail 32, 2-way LT lane	L.F.	3,696	\$1.00	\$3,696.00	\$1.73	\$6,394.08
14	Detail 9, Lane line	L.F.	8,650	\$1.00	\$8,650.00	\$0.58	\$5,017.00
15	Detail A24D, "SIGNAL AHEAD"	EA.	8	\$200.00	\$1,600.00	\$290.00	\$2,320.00
16	Detail A24C, "40"	EA.	12	\$80.00	\$960.00	\$5.25	\$63.00
17	Type IV , Arrow LT and RT	EA.	22	\$50.00	\$1,100.00	\$84.00	\$1,848.00
18	Detail A24D, "STOP" and bar	EA.	2	\$500.00	\$1,000.00	\$200.00	\$400.00
	<b>Total</b>				<b>\$579,371.60</b>		<b>\$527,780.78</b>



ITEM	DESCRIPTION	UNIT	QUANTITY	Hardy & Harper, Inc.		Onyx Paving Co. Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$14,823.00	\$14,823.00	\$27,840.87	\$27,840.87
2	Traffic Control	L.S.	1	\$33,000.00	\$33,000.00	\$48,000.00	\$48,000.00
3	Colding Milling 0.1' Thick	S.Y.	7,907	\$3.00	\$23,721.00	\$3.53	\$27,911.71
4	ARHM Pavement	TON	3,000	\$120.00	\$360,000.00	\$127.00	\$381,000.00
5	R&R Traffic signal loops	EA.	76	\$340.00	\$25,840.00	\$350.00	\$26,600.00
6	Adjust MH to grade	EA.	29	\$670.00	\$19,430.00	\$600.00	\$17,400.00
7	Adjust water valve to grade	EA.	46	\$85.00	\$3,910.00	\$100.00	\$4,600.00
8	R&R Pavement	S.F.	5,859	\$8.40	\$49,215.60	\$8.50	\$49,801.50
9	12" cross walk	L.F.	1,235	\$4.20	\$5,187.00	\$4.50	\$5,557.50
10	Detail 38, 8" white line	L.F.	1,120	\$1.50	\$1,680.00	\$0.72	\$806.40
11	Detail 12, 4" white lane line	L.F.	1,010	\$0.80	\$808.00	\$0.69	\$696.90
12	Detail 22, 4" Double yellow, C.L.	L.F.	4,323	\$1.40	\$6,052.20	\$1.00	\$4,323.00
13	Detail 32, 2-way LT lane	L.F.	3,696	\$1.70	\$6,283.20	\$1.72	\$6,357.12
14	Detail 9, Lane line	L.F.	8,650	\$0.60	\$5,190.00	\$0.58	\$5,017.00
15	Detail A24D, "SIGNAL AHEAD"	EA.	8	\$350.00	\$2,800.00	\$321.00	\$2,568.00
16	Detail A24C, "40"	EA.	12	\$140.00	\$1,680.00	\$7.00	\$84.00
17	Type IV , Arrow LT and RT	EA.	22	\$90.00	\$1,980.00	\$88.00	\$1,936.00
18	Detail A24D, "STOP" and bar	EA.	2	\$200.00	\$400.00	\$250.00	\$500.00
	<b>Total</b>				<b>\$562,000.00</b>		<b>\$611,000.00</b>



ITEM	DESCRIPTION	UNIT	QUANTITY	Matich Corp		All American Asphalt	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$60,400.62	\$60,400.62	\$42,000.00	\$42,000.00
2	Traffic Control	L.S.	1	\$31,000.00	\$31,000.00	\$52,000.00	\$52,000.00
3	Colding Milling 0.1' Thick	S.Y.	7,907	\$2.94	\$23,246.58	\$3.90	\$30,837.30
4	ARHM Pavement	TON	3,000	\$126.00	\$378,000.00	\$122.00	\$366,000.00
5	R&R Traffic signal loops	EA.	76	\$345.00	\$26,220.00	\$342.00	\$25,992.00
6	Adjust MH to grade	EA.	29	\$510.00	\$14,790.00	\$678.00	\$19,662.00
7	Adjust water valve to grade	EA.	46	\$103.00	\$4,738.00	\$532.00	\$24,472.00
8	R&R Pavement	S.F.	5,859	\$8.40	\$49,215.60	\$8.80	\$51,559.20
9	12" cross walk	L.F.	1,235	\$4.20	\$5,187.00	\$3.40	\$4,199.00
10	Detail 38, 8" white line	L.F.	1,120	\$0.69	\$772.80	\$0.80	\$896.00
11	Detail 12, 4" white lane line	L.F.	1,010	\$0.58	\$585.80	\$0.75	\$757.50
12	Detail 22, 4" Double yellow, C.L.	L.F.	4,323	\$1.00	\$4,323.00	\$1.00	\$4,323.00
13	Detail 32, 2-way LT lane	L.F.	3,696	\$1.75	\$6,468.00	\$0.85	\$3,141.60
14	Detail 9, Lane line	L.F.	8,650	\$0.58	\$5,017.00	\$0.70	\$6,055.00
15	Detail A24D, "SIGNAL AHEAD"	EA.	8	\$290.00	\$2,320.00	\$385.00	\$3,080.00
16	Detail A24C, "40"	EA.	12	\$5.30	\$63.60	\$100.00	\$1,200.00
17	Type IV , Arrow LT and RT	EA.	22	\$85.00	\$1,870.00	\$100.00	\$2,200.00
18	Detail A24D, "STOP" and bar	EA.	2	\$200.00	\$400.00	\$326.00	\$652.00
	<b>Total</b>				<b>\$614,618.00</b>		<b>\$639,026.60</b>



ITEM	DESCRIPTION	UNIT	QUANTITY	Wheeler Paving, Inc.		LCR Earthwork & Eng., Corp.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$22,750.00	\$22,750.00	\$35,000.00	\$35,000.00
2	Traffic Control	L.S.	1	\$24,000.00	\$24,000.00	\$40,000.00	\$40,000.00
3	Colding Milling 0.1' Thick	S.Y.	7,907	\$4.75	\$37,558.25	\$9.45	\$74,721.15
4	ARHM Pavement	TON	3,000	\$178.55	\$535,650.00	\$155.00	\$465,000.00
5	R&R Traffic signal loops	EA.	76	\$634.20	\$48,199.20	\$500.00	\$38,000.00
6	Adjust MH to grade	EA.	29	\$1,150.00	\$33,350.00	\$1,100.00	\$31,900.00
7	Adjust water valve to grade	EA.	46	\$35.45	\$1,630.70	\$400.00	\$18,400.00
8	R&R Pavement	S.F.	5,859	\$13.35	\$78,217.65	\$7.50	\$43,942.50
9	12" cross walk	L.F.	1,235	\$4.60	\$5,681.00	\$2.45	\$3,025.75
10	Detail 38, 8" white line	L.F.	1,120	\$0.75	\$840.00	\$2.45	\$2,744.00
11	Detail 12, 4" white lane line	L.F.	1,010	\$0.65	\$656.50	\$2.30	\$2,323.00
12	Detail 22, 4" Double yellow, C.L.	L.F.	4,323	\$1.10	\$4,755.30	\$1.95	\$8,429.85
13	Detail 32, 2-way LT lane	L.F.	3,696	\$1.90	\$7,022.40	\$2.10	\$7,761.60
14	Detail 9, Lane line	L.F.	8,650	\$0.65	\$5,622.50	\$1.75	\$15,137.50
15	Detail A24D, "SIGNAL AHEAD"	EA.	8	\$316.25	\$2,530.00	\$2,100.00	\$16,800.00
16	Detail A24C, "40"	EA.	12	\$5.75	\$69.00	\$1,500.00	\$18,000.00
17	Type IV , Arrow LT and RT	EA.	22	\$92.00	\$2,024.00	\$175.00	\$3,850.00
18	Detail A24D, "STOP" and bar	EA.	2	\$218.50	\$437.00	\$1,900.00	\$3,800.00
	<b>Total</b>				<b>\$810,993.50</b>		<b>\$828,835.35</b>



## **AGREEMENT**

THIS AGREEMENT, made and entered into this 13th day of December, 2022, by and between THE CITY OF LOMA LINDA, A MUNICIPAL CORPORATION, hereinafter called City, and Vance Corporation, hereinafter called CONTRACTOR.

WITNESSETH, that the parties hereto do mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said City, said Contractor agrees with said City to perform and complete in a workmanlike manner all work required under the Project Specifications entitled:

### **PAVEMENT REHABILITATION AT MT. VIEW AVENUE, ROSEWOOD DRIVE, SUN AVENUE AND SPADE DRIVE (CIP 22-108)**

In accordance with the Specifications and Drawings therefor, to furnish at his own expense all labor, materials, equipment, tools, and services necessary therefor, except such materials, equipment, and services as may be stipulated in said Specifications to be furnished by said City, and to do everything required by this Agreement and the said Specifications and Drawings.

ARTICLE II: For furnishing all said labor, materials, equipment, tools, and services, furnishing and removing all plant, temporary structures, tools, and equipment, and doing everything required by this Agreement and the said Specifications and Drawings; also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise during the prosecution of the work until its acceptance by said City, and for all risks of every description connected with the work; also for all expenses resulting from the suspension or discontinuance of work, except as in the said Specifications are expressly stipulated to be borne by said City; and for completing the work in accordance with the requirements of said Specifications and Drawings, said City will pay and said Contractor shall receive, in full compensation therefor, the price(s) named in the Bidding Schedule.

ARTICLE III: The City hereby employs said Contractor to perform the work according to the terms of this Agreement for the above mentioned price(s), and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the said Specifications; and the said parties for themselves, their heirs, executors, administrators, successors, and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV: The Notice Inviting Bids, Instructions to Bidders, proposal, Certificate of Non Discrimination by Contractors, Noncollusion Affidavits, Specifications, Drawings, and all addenda issued by the City with respect to the foregoing prior to the opening of bids, are hereby incorporated in and made part of this Agreement.



IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

THE CITY OF LOMA LINDA, CALIFORNIA  
(CITY)

BY: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_ SEAL  
City Clerk

\_\_\_\_\_  
Contractor

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

ATTEST:

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 8**





# City of Loma Linda Official Report

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

CITY COUNCIL AGENDA December 13, 2022

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

TO: City Council

FROM: T. Jarb Thaipejr, City Manager

SUBJECT: Approve a Supplemental Appropriation of \$10,000 from General Fund Balance to General Government, Legal Services Account and Approve a Payment to Shenkman & Hughes, PC, in an amount of \$30,000 pertaining to the Modification to the City's Electoral System Process

## **RECOMMENDATION**

It is recommended that the City Council approve an appropriation in the amount of \$10,000.00 from General Fund – Fund balance into 0011940-51840, General Government Legal Services, that would go towards attorney fees pertaining to the modification to the City's electoral system process to district-based elections.

## **BACKGROUND**

On May 31, 2022, the City of Loma Linda received a letter via certified mail from attorney Kevin I. Shenkman of Shenkman & Hughes on behalf of his client, the Southwest Voter Registration Education Project. The letter contained unsubstantiated allegations that the City's at-large electoral system violated the California Voting Rights Act ("CVRA"). The letter threatened the City with litigation if the City declined to adopt a district-based electoral system. The City did not admit any guilt or wrongdoing by taking advantage of the "safe harbor" provisions of Elections Code section 10010. Rather, it attempted to preserve the City's resources and protect against potentially costly litigation. On November 8, 2022, the City adopted its Ordinance changing its electoral system to district-based elections.

Shenkman & Hughes submitted a reimbursement request of \$30,000 for their work product leading to the initial notice to the City of Loma Linda. Elections Code section 10010(f)(3) caps the amount of any reimbursement request to \$30,000.

## **ANALYSIS**

Colantuono, Highsmith & Whatley, PC, (CHW) provided legal services to the City during the hearing process; however, the City did not expend the entire amount allocated for their services. Therefore, the cost savings from CHW and the approval of the \$10,000 appropriation would complete the reimbursement request payment to Shenkman & Hughes.

## **FINANCIAL IMPACT**

Appropriate \$10,000 from General Fund balance into expenditure account 0011940-51840 – Legal Fees - \$10,000



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 9**





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

VIA: Dan Harker, Fire Chief/Acting City Manager

FROM: *Brian W. Bolger*  
Brian Bolger, Facilities Coordinator

SUBJECT: Award a contract in an amount of \$22,500.00 to K.D. Acoustics of San Bernardino, CA for the replacement of acoustic tiles within the Civic Center and approve a contingency amount of \$2,300.00

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## RECOMMENDATION:

It is recommended that the City Council award a contract in an amount of \$22,500.00 to K.D. Acoustics of San Bernardino, CA for the replacement of acoustic tiles within the Civic Center and approve a contingency amount of \$2,300.00 ( $\pm 10\%$ ).

## BACKGROUND:

City staff is constantly monitoring infrastructure for safety concerns and signs of aging. Staff completed a survey of the Civic Center and this project is a result. Funding was budgeted for continued upkeep and maintenance of public facilities. Replacing acoustic tiles in the Civic Center is included on the list.

## ANALYSIS:

Staff developed a scope of work and solicited competitive bids, only (1) bid was received (see attached). The bidder, to K.D. Acoustics of San Bernardino, CA, has been checked for references and licenses. It is not unusual for a construction project to experience the need to add or reduce the quantities of work items or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Therefore, Staff recommends an allocation of \$2,300 for such circumstances.

## FINANCIAL IMPACT:

This project was included in the 2022/23 Budget in account 0013400-51310. The amount of the job was estimated to be about \$20,000 at the time of budgeting. However, with recent inflation costs, the bid came in at \$22,500. There will be funds in the expenditure account to cover the difference.



## INFORMAL BID RESULTS

DATE: 11/9/2022

PROJECT NAME/DESCRIPTION: Demo old Acoustic tile & Install 2'X2'X3/4" Cirrus Tile #584 by Armstrong, Haul of old tile & dispose of it legally

ACCOUNT NO. 001-3400-51310

Budgeted Amount: \$20,000

VENDOR NAME	BID AMOUNT
K.D. Acoustics 114 E. Airport Drive, Suite III San Bernardino, CA 92408 951-682-6123	\$22,458.00
Accurate Acoustics, INC. 24735 Redlands Blvd, Loma Linda, CA 92354 909 478-3422 Left message 7-6-2022	Not Interested
M.A. Acoustics 3380 La Sierra Ave Riverside, CA 92503 909-771-6833	Not Interested

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

- REQUIRES CITY COUNCIL APPROVAL: ☒ Yes ☐ No CITY COUNCIL MEETING DATE: \_



## **SERVICES AGREEMENT**

THIS AGREEMENT is made and entered into this 13th day of December, 2022 by and between THE CITY OF LOMA LINDA, a Municipal Corporation (hereinafter referred to as "CITY") and Michel Angela Petersen of Bellingham Washington, a corporation/a partnership/a sole proprietor, (hereinafter referred to as "CONTRACTOR").

### **REPLACE ACOUSTIC TILES WITHIN LOMA LINDA CIVIC CENTER**

#### **A. RECITALS**

1. City has heretofore requested of CONTRACTOR the performance of services with respect to fabricate and install a ceramic tile mural at the City Library (PROJECT" hereinafter);
2. CONTRACTOR has now submitted its proposal for the performance of such services;
3. CITY desires to retain CONTRACTOR to perform the services necessary to render advice and assistance to CITY relating to the PROJECT;
4. CONTRACTOR represents that it is qualified to perform such services and is willing to perform such services as hereinafter defined.

NOW, THEREFORE, IT IS AGREED by and between CITY and CONTRACTOR as follows:

#### **B. AGREEMENT**

1. Definitions: The following definitions shall apply to the following terms, except where the context of this Agreement otherwise requires:
  - a. PROJECT: The preparation of all of the necessary documents, and reports with respect to the Scope of Services described herein and hereto, and made a part hereof;
  - b. SCOPE OF SERVICES: Such services as are necessary to be performed by CONTRACTOR in order to complete the WORK as set forth herein in Exhibit A attached hereto and incorporated herein by reference;
2. CONTRACTOR agrees as follows:
  - a. CONTRACTOR shall forthwith undertake and complete the PROJECT in accordance herein specified and applicable with Federal, State and CITY statutes, regulations, ordinances and guidelines, all to the reasonable satisfaction of the CITY.
  - b. CONTRACTOR shall at CONTRACTOR'S sole cost and expense, secure and hire such other persons as may, in the opinion of CONTRACTOR, be necessary to comply with the terms of this Agreement. In the event any such other persons are retained by CONTRACTOR, CONTRACTOR hereby warrants that such other persons shall be fully qualified to perform services required hereunder.
  - c. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, secure the required issuance of a City Business License as a condition precedent to being engaged as a CONTRACTOR within the CITY.



3. CITY agrees as follows:

a. To pay to CONTRACTOR a maximum sum of that amount set forth in Bid Schedule relating to Compensation/Payment. This sum shall cover the cost of all direct and indirect costs or fees, including the work of employees and consultants of CONTRACTOR. Payment to CONTRACTOR, by CITY, shall be made in accordance with the provisions of Bid Schedule.

b. Optional Services: Payments for additional services requested, in writing, by CITY, and not included in the Scope of Services, shall be paid on a compensation basis in accordance with the compensation rates set forth in Bid Schedule. Charges for additional services shall be invoiced on a monthly basis and shall be paid by CITY within 30 days after said invoices are received by CITY.

4. CITY agrees to provide to CONTRACTOR:

a. Information and assistance in the Scope of Services, hereto;

b. Copies of information, if available, which CONTRACTOR considers necessary in order to complete the Project;

c. Such information as is generally available from CITY files applicable to the Project;

d. Assistance, if necessary, in obtaining information from other governmental agencies and/or private parties. However, it shall be CONTRACTOR'S responsibility to make all initial contact with respect to the gathering of such information.

5. Ownership of Documents: All documents, data, studies, photographs and reports prepared by CONTRACTOR pursuant to this Agreement shall be considered the property of the CITY and, upon payment for services performed by CONTRACTOR, such documents and other identified materials shall be delivered to CITY by CONTRACTOR. CONTRACTOR may, however, make and retain such copies of said documents and materials as CONTRACTOR may desire.

6. Termination: This Agreement may be terminated by CITY upon the giving of written "Notice of Termination" to CONTRACTOR at least ten (10) days prior to the date of termination specified in said Notice. In the event this Agreement is so terminated, CONTRACTOR shall be compensated at CONTRACTOR'S applicable hourly rates as set forth in Bid Schedule, on a pro rata basis with respect to the percentage of the PROJECT completed as of the date of termination. CONTRACTOR shall provide to CITY any and all documents, studies, photographs and reports, whether in draft or final form, prepared by CONTRACTOR as of the date of termination. CONTRACTOR may not terminate this Agreement except for cause.

7. Notices and Designated Representatives: Any and all notices, demands, invoices and written communications between the parties hereto shall be addressed as set forth in the Paragraph 7. The below-named individuals, furthermore, shall be those persons primarily responsible for the performance by the parties under this Agreement:

8. Definition of Contract Period: The Contract shall be in force from October 11, 2022 until June 30, 2023. Payments for the items in the Bidding Schedule shall be prorated for the portion of the year during which the work is performed.



CITY: CITY OF LOMA LINDA  
Name: T. JARB THAIPEJR, P.E.  
Title: PUBLIC WORKS DIRECTOR/CITY ENGINEER  
Address: 25541 BARTON ROAD, LOMA LINDA, CA 92354

CONTRACTOR: K.D. ACOUSTICS  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 114 E. AIRPORT DRIVE, SUITE 111  
SAN BERNARDINO, CA 92408

Any such notices, demands, invoices or written communications, by mail, shall be deemed to have been received by the addressee forth-eight (48) hours after deposit thereof in the United States Mail, postage prepaid, and property addressed as set forth above.

9. Insurance: CONTRACTOR shall neither commence work under this Agreement until it has obtained all insurance required hereunder in a company or companies acceptable to CITY nor shall CONTRACTOR allow any employee to commence work on the PROJECT until all insurance required has been obtained. CONTRACTOR shall take out and maintain at all times during the term of this Agreement the following policies of insurance:
- a. Workers' Compensation Insurance: Before beginning work, CONTRACTOR shall furnish to CITY a Certificate of Insurance as proof that it has taken out full Workers' Compensation Insurance for all persons whom it may employ directly or through subcontractors in carrying out the work specified herein, in accordance with the laws of the State of California.
- b. General Insurance Requirements: All insurance required by express provision of this Agreement shall be carried only in responsible insurance companies licensed to do business in the State of California and policies required under Paragraph 8b shall name, as additional insured, CITY, its elected officials, officers, employees, and agents. All policies shall contain language, to the extent obtainable, to the effect that (1) the insurer, insured and all subcontractors waive the right of subrogation against CITY and CITY'S elected officials, officers, employees, and agents; (2) the policies are primary and noncontributing with any insurance that may be carried by CITY; and (3) they cannot be canceled or materially changed except after thirty (30) days' written notice by the insurer to CITY by certified mail. CONTRACTOR shall furnish CITY with copies of all such policies promptly upon receipt of them, or certificate evidencing the insurance. CONTRACTOR may effect for its own account insurance not required under this Agreement.
10. Indemnification: CONTRACTOR shall defend, indemnify and save harmless CITY, its elected and appointed officials, officers, agents and employees from all liability from loss, damage, or injury to persons or property, including the payment by CONTRACTOR of any and all legal costs and reasonable attorneys' fees, in any manner to the extent arising out of any negligent or intentional or willful acts or omissions of CONTRACTOR in the performance of this Agreement, including, but not limited to, all consequential damages to the maximum extent permitted by law.
11. Assignment: No assignment of this Agreement or of any part or obligation of performance hereunder shall be made, either in whole or in part, by CONTRACTOR without the prior written consent of CITY.
12. Independent Contractor: The parties hereto agree that CONTRACTOR and its employees, officers,



and agents are independent contractors under this Agreement and shall not be construed for any purpose to be employees of CITY.

13. Compliance With Laws: CONTRACTOR shall comply with all applicable laws in performing its obligations under this Agreement.
14. Confidentiality: Information and materials obtained by the CONTRACTOR from CITY during the performance of this Agreement shall be treated as strictly confidential and shall not be used by the CONTRACTOR for any purpose other than the performance of this Agreement.
15. Discrimination: The CONTRACTOR agrees that no person shall be excluded from employment in the performance of this Agreement on grounds of race, creed, color, sex, age, marital status, or place of national origin. In this connection, the CONTRACTOR agrees to comply with all County, State and Federal laws relating to equal employment opportunity rights.
16. Government Law: This Agreement shall be governed by and construed in accordance with the laws of the State of California.
17. Attorneys' Fees: In the event any legal proceeding is instituted to enforce any term or provision of this Agreement, the prevailing party in said legal proceeding shall be entitled to recover reasonable attorneys' fees and costs from the opposing party in an amount determined by the Court to be reasonable.
18. Entire Agreement: This Agreement supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that no representation by any party, which is not embodied herein, nor any other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement shall be effective only as it is in writing, signed by all parties.



IN WITNESS WHEREOF, the parties hereto execute this Agreement as of the day and year first set forth above.

CONTRACTOR:

CITY:

City of Loma Linda, A Municipal Corporation

By: \_\_\_\_\_  
*Typed/Printed Name:*

By: \_\_\_\_\_  
*Typed/Printed Name:*

Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Lynette Arreola, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Diane Robbins, City Attorney



**K.D. Acoustics****Proposal # E-3613**

Acoustical Ceiling and Wall Systems  
 114 E. Airport Drive, Suite 111  
 San Bernardino, Ca. 92408

Phone: 951-682-6123  
 Fax: 951-682-6127  
 License #756879  
 DIR Reg.#1000001644

<p>To:</p> <p>City of Loma Linda          Dept. of Public Works          25541 Barton Road          Loma Linda, CA. 92354          Attn: Brian Bolger</p>	<p>Date: February 2, 2022          Revised: 7/5/2022</p> <p>Project:</p> <p>City of Loma Linda - Civic Center          25541 Barton Frontage Road          Loma Linda, CA. 92354</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

K.D. Acoustics will Demo old tile, including covering desks and moving furniture cleaning up and vacuuming in section as we go.

K.D. Acoustics will Install a 2'x2'x3/4" Cirrus Tile #584 by Armstrong to cover the area that is removed each day so, there is no open area when we leave.

We will haul of old tile and dispose of it legally. All for the sum of \$22,458.00.

If, this needs to be done on night shifts or weekends Add \$1,022.00.

Thank you,  
 Keith J. Ashton

This price is only good for 30 days from date of proposal.

All of the above work to be completed in a substantial and workmanlike manner according to standard industry practices and manufacturers recommendations.

Terms: Payments due net 30 days covering labor and materials incorporated into the work during the previous month. 1.5% per month charged on past due balances.

**Installation:** All work to be performed during regular working hours in one continuous operation, unless otherwise specified.

**Conditions:** As listed on the reverse side of Proposal and Contract.

**Respectfully Submitted By:** Keith J. Ashton, General Partner

We are authorizing you to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I/We agree to pay the amount in the said proposal, and according to the terms thereof, I/We have read the conditions on the reverse side of Proposal and Contract and agree to same.

**Accepted By (Name and Title):**

**Date:**



## CONDITIONS OF PROPOSAL AND CONTRACT

1. This proposal and contract subject to change after 30 days from date. All agreements are contingent on strikes, accidents, fire or causes not under our control.
2. Changes in the plans and specifications involving alterations to the contract price will be accepted upon written orders executed by the parties involved.
3. Any work performed by other parties will be accepted with written estimates and approved by this company prior to the work being completed.
4. It shall be agreed that material delivered to project belongs to the purchaser, therefore he will be responsible for same. After completion of project, this contractor will be responsible for picking up any excess materials and any trash left of project.
5. The purchaser will furnish the contractor with adequate lighting, heat, electricity, and free use of elevators, hoists and reasonably clean area to install materials unless specifically indicated in the above written agreement.
6. This contractor agrees to install materials to existing and/or new structural supports; the integrity is the responsibility of the purchaser.
7. This contractor will install all work in a proper and timely manner as long as the purchaser supplies us with a clean, free and uninterrupted possession of areas required for installation.
8. This contractor will install materials according to plans and specifications and agreements as stipulated within this contract. Any deviation required by existing codes will be the responsibility of the purchaser.
9. IN repairs of existing project, any items not indicated on plans and specifications or herein agreed to which are in violation of local codes are the responsibility of purchaser.
10. This contractor will furnish required state licenses and necessary city license as needed by local areas. Any other requirements by authorities such as permits, approvals, etc. will be furnished by purchaser. Insurance certificates will be furnished as normally carried by contractor. Any special conditions will be furnished as requested by purchaser with any additionally incurred cost being born by purchaser.
11. This contractor requires prompt action on submittals and will expect to receive approvals within 15 days of submittal.
12. In the event legal action is instituted for the enforcement of any term of condition of this proposal and contract, the prevailing party shall be entitled to an award of reasonable attorneys fees, in addition to costs and expenses incurred in the prosecution of said action.



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 10**





# City of Loma Linda Official Report

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

COUNCIL AGENDA: December 13, 2022

TO: City Council

VIA: Dan Harker, Fire Chief/Acting City Manager

FROM: Russ Handy, Utilities Superintendent

SUBJECT: Approve the Notice of Completion for Sewer Line Repair between the South End of Lawton Avenue and Lawton Avenue Intersection with Campus Street.

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the City Council accept this project as substantially complete and authorize the City Clerk to file the Notice of Completion.

## **BACKGROUND**

On October 25, 2022, City Council awarded the contract to Sancon Technologies, Inc. of Huntington Beach, CA for an amount of \$19,257.20 with an approved contingency of \$2,000. The final project cost was \$19,257.00. The contractor performed professionally and completed the work satisfactorily.

Attached is the Notice of Completion for the subject project. Upon City Council authorization, the City Clerk will submit the Notice of Completion for recordation. The one (1) year warranty provided by the contractor will commence from the date of recordation.

## **FINANCIAL IMPACT**

A Supplemental Appropriation of \$22,000 was approved by Council on October 25, 2022. The appropriation was added to 4053500-51300, the Sewer Enterprise, Repairs and Maintenance account.



LYNETTE ARREOLA  
RECORDING REQUESTED BY:

AND

WHEN RECORDED MAIL TO:

LYNETTE ARREOLA  
CITY CLERK  
CITY OF LOMA LINDA  
25541 BARTON ROAD  
LOMA LINDA CA 92354

APN# n/a

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
EXEMPT FROM FILING FEES, GOVERNMENT CODE SECTION 6103

**NOTICE OF COMPLETION**

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described:
2. The FULL NAME of the OWNER is City of Loma Linda
3. The FULL ADDRESS of the OWNER is 25541 Barton Road, Loma Linda, CA 92354
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.

(If other than fee, strike "in fee" and insert, for example "purchaser under contract of purchase" or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

Names

Addresses

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Names

Addresses

7. A work of improvement on the property hereinafter described was COMPLETED November 29, 2022
8. The work of improvement completed is described as follows: Sewer Line Repair between the South End of Lawton Avenue and Lawton Avenue Intersection with Campus Street.
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is Sancon Technologies, 5841 Engineer, Dr., Huntington Beach, CA 92649
10. The street address of said property is: Sewer Line Repair between the South End of Lawton Avenue and Lawton Avenue Intersection with Campus Street.
11. The property on which said work of improvement was completed is in the City of Loma Linda  
County of San Bernardino, State of California, and is described as follows: Sewer Line Repair between the South End of Lawton Avenue and Lawton Avenue Intersection with Campus Street.



Signature of Owner or Agent Owner \_\_\_\_\_ Date: \_\_\_\_\_  
Lynette Arreola, City Clerk

Verification of INDIVIDUAL owner \_\_\_\_\_: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

\_\_\_\_\_  
Date and Place (Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the \_\_\_\_\_ City Clerk of the aforesaid interest or "PRESIDENT, PARTNER, MANAGER, AGENT, ETC."

in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

\_\_\_\_\_  
Date and Place (Signature of person signing on behalf of owner)  
Lynette Arreola, City Clerk



# **CITY COUNCIL AGENDA PACKET**

## **AGENDA ITEM NO 11**





# City of Loma Linda Official Report

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

CITY COUNCIL AGENDA: December 13, 2022  
TO: City Council  
FROM: Lynette Arreola, City Clerk *LA*  
SUBJECT: City Council Calendar Year 2023 Meeting Schedule

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## RECOMMENDATION

It is recommended that the City Council adopt a meeting schedule for the 2023 calendar year as follows:

January 10	July 11
February 14	August 8
March 14	September 12
April 11	October 10
May 9	November 14
June 13	December 12

## BACKGROUND

In past years the City Council modified its meeting schedule to address reduced staffing, holidays and school breaks, to accommodate and facilitate workloads and vacation scheduling for City Council members and Staff. While retaining the meeting schedule of the second and fourth Tuesdays of each month so that two meetings could be held if needed, the effort is for items to be calendared for only one meeting per month.

The recommendation for 2023 is to schedule the meetings on the second Tuesday as indicated above; reserving the fourth Tuesday each month should business necessitate a second meeting.

The meetings of the Successor Agency to the Redevelopment Agency and Loma Linda Housing Authority would continue to follow the City Council meeting schedule.





**CITY OF LOMA LINDA**  
**LOMA LINDA HOUSING AUTHORITY AGENDA**  
**REGULAR MEETING OF DECEMBER 13, 2022**  
**7:00 p.m. or as soon thereafter as possible**

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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](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the Housing Authority Board 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](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item 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 Housing Authority 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 Housing Authority at this time; however, the Housing Authority Board 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. Call To Order**

**B. Roll Call**

**C. Closed Session**

**D. Items To Be Added Or Deleted**

**E. Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)



**F.**     **Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest

**G.**     **Scheduled Items**

**H.**     **Consent Calendar**

1.       Demands Registers
2.       Minutes – October 25 and November 8, 2022

**I.**     **New Business**

**J.**     **Chair and Member Reports**

**K.**     **Reports of Officers**

**L.**     **Adjournment**

**POSTING**

I, Lynette Arreola, City Clerk, do hereby certify and declare that on the 8<sup>TH</sup> day of December, 2022, 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



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Lynette Arreola, City Clerk  
City of Loma Linda, California



# **HOUSING AUTHORITY AGENDA PACKET**

## **AGENDA ITEM NO 1**





# Loma Linda Housing Authority Official Report

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Phill Dupper, Chairman  
Ronald Dailey, Vice Chairman  
Rhodes Rigsby, Member  
John Lenart, Member  
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: December 13, 2022

TO: Housing Authority Board

SUBJECT: Demands Registers

Approved/Continued/Denied By Housing Authority Board Date _____
-----------------------------------------------------------------------

## **RECOMMENDATION**

It is recommended that the Housing Authority Board approve the attached list of demands for payment.





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**HOUSING AUTHORITY**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
2697	11/17/2022	3628	U.S. BANK CORPORATE PYMNT SYS	102422KMacgavinHA		Computer & accessories; DIN rail power supply	\$1.13
						<b>2697 Total</b>	<b>\$1.13</b>
2698	11/22/2022	110	BURTRONICS BUSINESS SYSTEM	AR97593HA	1230160	HA Prntr srvc agrmt HPM507/EQ#11687 11/13-12/12/22	\$0.23
						<b>2698 Total</b>	<b>\$0.23</b>
2699	11/22/2022	266	ROBBINS & HOLDAWAY	00-1006-47-43862HA 00-7300-43864HA	1230079	Legal Services-Housing Authority/Oct 2022 Legal Services-Housing Authority/Oct 2022	\$105.00 \$120.00
						<b>2699 Total</b>	<b>\$225.00</b>
2700	11/22/2022	5443	SBC TAX COLLECTOR	2022-23 PropTaxBills	1230472	Property Taxes for 24 Housing Authority Loans	\$36,693.34
						<b>2700 Total</b>	<b>\$36,693.34</b>
						<b>Grand Total</b>	<b>\$36,919.70</b>





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**HOUSING AUTHORITY**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
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**CLAIMS VOUCHER APPROVAL**

I have reviewed the above listing of payments on check nos. 2697 through 2700 for a total disbursement of \$36,919.70 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Sonia Fabela, Finance Director

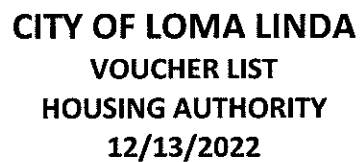
Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 13, 2022 and the City Treasurer is hereby directed to pay except as noted

Phillip Dupper, Mayor





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
2701	11/29/2022	7053	MARLIN BUSINESS BANK	20230515HA	1230121	HA printers lease agreement November 2022	\$16.70
						2701 Total	\$16.70
2702	11/29/2022	5443	SBC TAX COLLECTOR	2022-23PropTax-HA	1230472	Property Taxes for Housing Authority Loans	\$33,170.97
						2702 Total	\$33,170.97
2703	12/7/2022	6052	UNIVERSITY HOMES, INC.	1341577Dec	1230095	HOA for HA loans - December payment	\$244.44
						2703 Total	\$244.44
2704	12/13/2022	7131	PPT HOLDINGS, I, LLC	PUSA10090080948HA	1230454	HA 3PAR HPE NAS Support 11/15/22-3/10/23	\$6.10
						2704 Total	\$6.10
						Grand Total	\$33,438.21





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**HOUSING AUTHORITY**  
**12/13/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
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**CLAIMS VOUCHER APPROVAL**

I have reviewed the above listing of payments on check nos. 2701 through 2704 for a total disbursement of \$33,438.21 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 13, 2022 and the City Treasurer is hereby directed to pay except as noted

Phillip Dupper, Mayor





# Loma Linda Housing Authority Official Report

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Phill Dupper, Chairman  
Ronald Dailey, Vice Chairman  
Rhodes Rigsby, Member  
John Lenart, Member  
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: December 13, 2022

TO: Housing Authority Board

SUBJECT: Approval of Housing Authority Board Minutes

Approved/Continued/Denied  
By Housing Authority Board  
Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the Housing Authority Board approve the minutes.



# **HOUSING AUTHORITY AGENDA PACKET**

## **AGENDA ITEM NO 2**





## City of Loma Linda

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### Housing Authority Minutes Regular Meeting of October 25, 2022

A regular meeting of the Housing Authority was called to order by Chairman Dupper at 8:24p.m. Tuesday, October 25, 2022.

Councilmen Present: Chairman Phill Dupper  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: Vice Chairman Ron Dailey

Others Present: Executive Director T. Jarb Thaipejr  
City Attorney Diane Robbins

No items were added or deleted and no public comments were offered upon invitation of the Chairman.

#### **HA-2022-14 – Consent Calendar**

**Motion by Jindal, seconded by Lenart to approve the Housing Authority Consent Calendar items as presented; the City Clerk called roll and motion was approved unanimously. Dailey absent.**

The demands register dated:

- October 25, 2022, with commercial demands totaling \$3,890.29

**Old Business** - None

**New Business** - None

**Reports of Councilmen** – None

**Reports of Officers** - None

The meeting adjourned at 8:25 p.m.

Approved at the meeting of December 13, 2022.

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City Clerk





# City of Loma Linda

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## Housing Authority Minutes

### Regular Meeting of November 8, 2022

A regular meeting of the Housing Authority was called to order by Chairman Dupper at 8:45p.m. Tuesday, November 8, 2022.

Councilmen Present: Chairman Phill Dupper  
Vice Chairman Ron Dailey  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: None

Others Present: Executive Director T. Jarb Thaipejr  
City Attorney Diane Robbins

No items were added or deleted and no public comments were offered upon invitation of the Chairman.

#### **HA-2022-15 – Consent Calendar**

City Clerk Arreola noted a correction to the minutes of October 11, 2022, whereby the maker of the motion for the Consent Calendar should be Councilman Dailey.

**Motion by Dailey, seconded by Jindal to approve the Housing Authority Consent Calendar items with the amendment to the October 11, 2022 minutes as noted; the City Clerk called roll and motion was approved unanimously.**

The demands register dated:

- November 8, 2022, with commercial demands totaling \$1,366.52

Approved the minutes of September 13, and October 11, 2022, as amended.

**Old Business** - None

**New Business** - None

**Reports of Councilmen** – None

**Reports of Officers** - None

The meeting adjourned at 8:46 p.m.

Approved at the meeting of December 13, 2022.

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City Clerk





**CITY OF LOMA LINDA**  
**CITY COUNCIL AS SUCCESSOR AGENCY**  
**TO THE LOMA LINDA REDEVELOPMENT AGENCY AGENDA**  
**REGULAR MEETING OF DECEMBER 13, 2022**  
**7:00 p.m. or as soon thereafter as possible**

In acting in the limited capacity of Successor Agency as provided in California Health and Safety Code §§ 34173 and 34176, the City Council expressly determines, recognizes, reaffirms, and ratifies the statutory limitation on the City and the City Council's liability with regards to the responsibilities of the former Loma Linda Redevelopment Agency under AB 1X26. Nothing herein shall be construed as an action, commitment, obligation, or debt of the City itself, or a commitment of any resources, funds, or assets of the City to fund the City's limited capacity as the Successor Agency to the Loma Linda Redevelopment Agency. Obligations of the Successor Agency shall be funded solely by those funds or resources provided for that purpose pursuant to AB 1X26 and related statutes.

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](http://www.lomalinda-ca.gov).

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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. **Call To Order**
- B. **Roll Call**
- C. **Closed Session**
- D. **Items To Be Added Or Deleted**
- E. **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

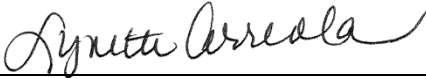


- F. Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest
- G. Scheduled Items**
- H. Consent Calendar**
1. Demands Register
  2. Minutes of October 25 and November 8, 2022
  3. Recognized Obligation Payment Schedule and Administrative Budget for the period of July 1, 2023 through June 30, 2024 [Finance]
    - a. Council Bill #R-2022-41 - Approving the Administrative Budget
    - b. Council Bill #R-2022-42 - Adopting the Recognized Obligation Payment Schedule (ROPS) 2023-2024
- I. Adjournment**

**POSTING**

I, Lynette Arreola, City Clerk, do hereby certify and declare that on the 8<sup>TH</sup> day of December, 2022, 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



# **SUCCESSOR AGENCY AGENDA PACKET**

## **AGENDA ITEM NO 1**





# City of Loma Linda Official Report

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

SUCCESSOR AGENCY AGENDA: Decemger 13, 2022

TO: City Council

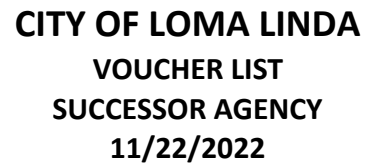
SUBJECT: Demands Register

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the City Council approve the attached list of demands for payment.





VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
1542	11/22/2022	266	ROBBINS & HOLDAWAY	00-1007-43850SA	1230079	Legal Services-Successor Agency/Oct 2022	\$105.00
1542 Total							\$105.00
1543	11/22/2022	2180	TKE ENGINEERING, INC.	2022-5059	1230364	Consulting Services- ROPS 2020-21 PPA	\$925.00
1543 Total							\$925.00
Grand Total							\$1,030.00





**CITY OF LOMA LINDA**  
**VOUCHER LIST**  
**SUCCESSOR AGENCY**  
**11/22/2022**

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
---------	------	--------	-------------	---------	------	---------------------	--------

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 1542 through 1543 for a total disbursement of \$1030.00 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 13, 2022 and the City Treasurer is hereby directed to pay except as noted.

Phillip Dupper, Mayor



# **SUCCESSOR AGENCY AGENDA PACKET**

## **AGENDA ITEM NO 2**





# City of Loma Linda Official Report

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

SUCCESSOR AGENCY AGENDA: December 13, 2022

TO: City Council

SUBJECT: Approval of Minutes

Approved/Continued/Denied  
By Successor Agency  
Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the City Council approve the minutes submitted.





# City of Loma Linda

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## Successor Agency Minutes

### Regular Meeting of October 25, 2022

A regular meeting of the City Council acting in the capacity of Successor Agency to the former Redevelopment Agency was called to order by Mayor Dupper at 8:25 p.m. Tuesday, October 25, 2022.

Councilmen Present: Mayor Phill Dupper  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: Mayor pro tempore Ron Dailey

Others Present: City Manager T. Jarb Thaipejr  
City Attorney Diane Robbins

No items were added or deleted and no public comments were offered upon invitation of the Mayor.

#### **SA-2022-14 – Consent Calendar**

**Motion by Rigsby, seconded by Lenart to approve the Consent Calendar as presented; the City Clerk called roll and motion carried unanimously. Dailey absent.**

The demands register dated

- October 25, 2022 with commercial demands totaling \$105.00

**Old Business** - None

**New Business** - None

**Reports of Councilmen** – None

**Reports of Officers** - None

The meeting adjourned at 8:26 p.m.

Approved at the meeting of December 13, 2022

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City Clerk





# City of Loma Linda

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## Successor Agency Minutes

### Regular Meeting of November 8, 2022

A regular meeting of the City Council acting in the capacity of Successor Agency to the former Redevelopment Agency was called to order by Mayor Dupper at 8:46 p.m. Tuesday, November 8, 2022.

Councilmen Present: Mayor Phill Dupper  
Mayor pro tempore Ron Dailey  
Bhavin Jindal  
John Lenart  
Rhodes Rigsby

Councilman Absent: None

Others Present: City Manager T. Jarb Thaipejr  
City Attorney Diane Robbins

No items were added or deleted and no public comments were offered upon invitation of the Mayor.

#### **SA-2022-15 – Consent Calendar**

**Motion by Rigsby, seconded by Lenart to approve the Consent Calendar as presented;  
the City Clerk called roll and motion carried unanimously.**

Approved the minutes of September 13, and October 11, 2022, as submitted.

**Old Business** - None

**New Business** - None

**Reports of Councilmen** – None

**Reports of Officers** - None

The meeting adjourned at 8:47 p.m.

Approved at the meeting of December 13, 2022.

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City Clerk



# **SUCCESSOR AGENCY AGENDA PACKET**

## **AGENDA ITEM NO 3**





# City of Loma Linda Official Report

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

SUCCESSOR AGENCY AGENDA: December 13, 2022

TO: Loma Linda Successor Agency Board

FROM: T. Jarb Thaipejr, City Manager

SUBJECT: Council Bill #R-2022-41 - Approval of the Successor Agency Administrative Budget for the period of July 1, 2023 through June 30, 2024

Council Bill #R-2022-42 - Approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2023 through June 30, 2024

Approved/Continued/Denied  
By Successor Agency Board  
Date \_\_\_\_\_

## **RECOMMENDATION**

It is recommended that the City Council, as the Successor Agency to the Redevelopment Agency, adopt City Council Bill #R-2022-41 approving the Successor Agency's administrative budget and City Council Bill #R-2022-42 approving the ROPS for the period of July 1, 2023 through June 30, 2024.

## **BACKGROUND**

Pursuant to Health and Safety Code ("HSC") § 34172 (a) (1), the Loma Linda Redevelopment Agency was dissolved on February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of Loma Linda previously elected to serve in the capacity of the Successor Agency. Per HSC § 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law. Consistent with HSC § 34179 (j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the "CWOB") was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino.

## **ANALYSIS**

Per HSC § 34177 (o) (1), the Successor Agency is required to prepare a ROPS before each twelve-month fiscal year period. Pursuant to HSC § 34180 (g), CWOB approval is required for the establishment of each ROPS. Pursuant to HSC § 34177 (o) (1), a CWOB-approved ROPS 23-24 A & B for the period of July 2023 through June 2024 must be submitted to the State Department of Finance (the "DOF") and to the County Auditor-Controller (the "CAC") not later than February 1, 2023 (the "Submission Deadline"). The CWOB is scheduled to consider approval of the Successor Agency's ROPS 23-24 A & B on January 12, 2023. The Successor Agency's approval of the establishment of ROPS 23-24 A & B will ensure that ROPS 23-24 A & B is filed by the Submission Deadline.



## **ENVIRONMENTAL**

Pursuant to § 15060 (c) of the California Environmental Quality Act (the “CEQA”) Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein are administrative in nature and will not result in a direct or indirect physical change in the environment and the actions described herein are not a “Project”, as defined within § 15378 of the CEQA Guidelines.

## **FISCAL IMPACT**

Pursuant to HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations. The Successor Agency’s and the CWOB’s approval of the ROPS 23-24 A & B will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations. ROPS 23-24 A & B will be submitted to DOF and the CAC by the Submission Deadline.

### **Attachments:**

1. Resolution Proposed Resolution No. R-2022-41  
Exhibit A, Administrative Budget
2. Proposed Resolution No. R-2022-42  
Exhibit A, 2023-2024 ROPS



RESOLUTION NO. R-2022-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LOMA LINDA ACTING AS SUCCESSOR AGENCY TO THE  
LOMA LINDA REDEVELOPMENT AGENCY APPROVING AN  
ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1,  
2023 THROUGH JUNE 30, 2024

**WHEREAS**, the Loma Linda Redevelopment Agency (“Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* (“CRL”), and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

**WHEREAS**, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (“Dissolution Act”); and

**WHEREAS**, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby (“Supreme Court Decision”); and

**WHEREAS**, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

**WHEREAS**, by a resolution considered and approved by the City Council at an open public meeting the City determined to become and serve as the “successor agency” to the dissolved Agency under the Dissolution Act’ and

**WHEREAS**, as of and on and after February 1, 2012, the City serves as the “Successor Agency” and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency’s affairs, all subject to the review and approval by a seven-member Oversight Board formed thereunder; and

**WHEREAS**, Health and Safety Code Section 34177(j) provides that the Successor Agency may prepare a proposed administrative budget (“Successor Agency Administrative Budget”) and submit it to the Oversight Board for the Oversight Board’s approval; and

**WHEREAS**, by this Resolution, the City Council, serving as and on behalf of the Successor Agency, approves the Administrative Budget attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL SERVING AS THE SUCCESSOR AGENCY:**

Section 1. The foregoing recitals are incorporated into this resolution by this reference, and constitute a material part hereof.



Section 2. The Administrative Budget for July 1, 2023 through June 30, 2024 is hereby approved, together with such augmentation, modification, additions or revisions as the City Manager and/or the Finance Director or their authorized designees may make thereto from time to time.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this 13th day of December 2022, by the following vote:

**CITY OF LOMA LINDA SERVING AS  
SUCCESSOR AGENCY**

---

Phill Dupper, Mayor

**ATTEST:**

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City Clerk on behalf of Successor Agency

**CERTIFICATION:**

I, Lynette Arreola, Secretary for the Successor Agency to the Loma Linda Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2022-41 was duly adopted by the Board of Directors for the Successor Agency to the Loma Linda Redevelopment Agency, at a meeting thereof held on the 13th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Lynette Arreola, Secretary for the  
Successor Agency



EXHIBIT A

ADMINISTRATIVE BUDGET FY: 2023 - 2024			SUCCESSOR AGENCY NAME: Loma Linda					COMMENTS/NOTES ON VARIANCES:		
REVENUE										
Complete all four columns for Revenue and Expenses throughout form.			Requested FY 2021-22	Actual FY 2021-22	= Variance	Requested FY 2022-23	Requested FY 2023-24		= Variance	
RPTTF to Successor Agency <sup>1</sup>			\$ 220,000	\$ 220,000	\$ -	\$ 195,000	\$ 175,000		\$ (20,000)	
Entity General Fund to Cover RPTTF Shortfall (If applicable)			-		-				INPUT EXPLANATIONS AS APPLICABLE	
Total Administrative Budget			\$ 220,000	\$ 220,000	\$ -	\$ 195,000	\$ 175,000	\$ (20,000)		
EXPENSES <sup>1</sup>										
ADMINISTRATIVE COSTS		% Allocated	Requested FY 2021-22	Actual FY 2021-22	= Variance	Requested FY 2022-23	Requested FY 2023-24	= Variance		
STAFF:	Description									
City Manager	Staffing	11%	\$ 21,000	\$ 23,000	\$ (2,000)	\$ 21,000	\$ 20,000	\$ (1,000)		
City Clerk	Staffing	4%	7,000	9,000	(2,000)	7,000	5,000	\$ (2,000)		
Community Dev.	Staffing	25%	48,000	50,000	(2,000)	48,000	40,000	\$ (8,000)		
Finance	Staffing	35%	68,000	70,000	(2,000)	68,000	66,900	\$ (1,100)		
Gen. Operations	Staffing	12%	20,900	23,820	(2,920)	20,900	15,000	\$ (5,900)		
Public Works (Facilities)	Staffing	3%	6,000	6,000	-			\$ -		
Public Works (Maintenance)	Staffing	9%	19,000	19,000	-			\$ -		
Sub-Total Personnel Costs			\$ 189,900	\$ 200,820	\$ (10,920)	\$ 164,900	\$ 146,900	\$ (18,000)		
Other/Indirect:	Other - Specify Purpose	% Allocated								
Office Operating	Office Expenses	0%	\$ 100	\$ 8	\$ 92	\$ 100	\$ 100	\$ -		
Contract Srvs (Consultant)	RDA Wind-Down Services	65%	15,000	12,488	2,512	15,000	14,000	\$ (1,000)		
City Attorney/Special Counsel	General and Special Council Services	16%	10,000	3,064	6,936	10,000	9,000	\$ (1,000)		
Audit Srvs.	SA Audit Services	19%	5,000	3,620	1,380	5,000	5,000	\$ -		
Total Expenses - should equal "RPTTF to Successor Agency" <sup>1</sup>			\$ 220,000	\$ 220,000	\$ -	\$ 195,000	\$ 175,000	\$ (20,000)		
<sup>1</sup> Itemized "Expenses" should only reflect the portion paid by RPTTF, <i>not</i> General Fund or other funds										
BUDGET METHODOLOGY (Specify: Cost Allocation Plan, Time Study, etc.):				Cost Allocation Plan			Methodology Implementation Date:			



SUCCESSOR AGENCY		
STEP	ADMINISTRATIVE COST ALLOWANCE CALCULATION	Disbursement
"A"	Actual RPTTF Distributed Prior Fiscal Year	\$ 4,719,424
"B"	Less Prior FY Admin Cost Allowance (Enter as a negative amount)	(149,238)
"C"	Less Prior FY City/County Loan Repayment (Enter as a negative amount)	(1,639,148)
	<b>Adjusted RPTTF Distribution for Prior Fiscal Year</b>	<b>\$ 2,931,038</b>
<b>Limit Test:</b>		
	3% of Adjusted RPTTF	\$ 87,931
	50% of Adjusted RPTTF	\$ 1,465,519
	Minimum RPTTF	\$ 250,000
<b>CURRENT YEAR ROPS ADMIN COST ALLOWABLE AMOUNT:</b>		
	If 50% is less than \$250,000, use 50%	
	If 3% is greater than \$250,000, use 3%	
	If 50% is greater than \$250K <b>AND</b> 3% is less than \$250K, use \$250K	\$ 250,000
<b>Note:</b>		
Blue highlighted cells require manual input; other cells have formulas to determine ACA		

**Administrative Cost is governed by Health and Safety Code Sections 34171 (3) and (4):**

(3) Commencing July 1, 2016, and for each fiscal year thereafter, the administrative cost allowance shall be up to 3 percent of the actual property tax distributed to the successor agency by the county auditor-controller in the preceding fiscal year for payment of approved enforceable obligations, reduced by the successor agency's administrative cost allowance and loan repayments made to the city, county, or city and county that created the redevelopment agency that it succeeded pursuant to subdivision (b) of Section 34191.4 during the preceding fiscal year. However, the administrative cost allowance shall not be less than two hundred fifty thousand dollars (\$250,000) in any fiscal year, unless this amount is reduced by the oversight board or by agreement between the successor agency and the department.

(4) Notwithstanding paragraph (3), commencing July 1, 2016, a successor agency's annual administrative costs shall not exceed 50 percent of the total Redevelopment Property Tax Trust Fund distributed to pay enforceable obligations in the preceding fiscal year, which latter amount shall be reduced by the successor agency's administrative cost allowance and loan repayments made to the city, county, or city and county that created the redevelopment agency that it succeeded pursuant to subdivision (b) of Section 34191.4 during the preceding fiscal year. This limitation applies to administrative costs whether paid within the administrative cost allowance or not, but does not apply to administrative costs paid from bond proceeds or grant funds, or, in the case of a successor agency that is a designated local authority, from sources other than property tax.



## **RESOLUTION NO. 2022-42**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 23-24 A & B FOR THE PERIOD OF JULY 2023 THROUGH JUNE 2024 AND APPROVING CERTAIN RELATED ACTIONS**

**WHEREAS**, pursuant to Health and Safety Code (the “HSC”) § 34172 (a) (1), the Loma Linda Redevelopment Agency was dissolved on February 1, 2012; and

**WHEREAS**, consistent with the provisions of the HSC, the City Council of the City of Loma Linda previously elected to serve in the capacity of the Successor Agency to the Loma Linda Redevelopment Agency (the “Successor Agency”); and

**WHEREAS**, pursuant to HSC § 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the former redevelopment agency through June 30, 2018, at which time it was dissolved by operation of law; and

**WHEREAS**, consistent with HSC § 34179 (j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino; and

**WHEREAS**, per HSC § 34177 (o) (1), the Successor Agency is required to prepare a Recognized Obligation Payment Schedule (the “ROPS”) before each twelve-month fiscal year period; and

**WHEREAS**, pursuant to HSC § 34180 (g), CWOB approval is required for the establishment of each ROPS; and

**WHEREAS**, pursuant to HSC § 34177 (o) (1), a CWOB-approved ROPS 22-23 A and B for the period of July 2023 through June 2024 must be submitted to the State Department of Finance (the “DOF”) and to the County Auditor-Controller not later than February 1, 2023 (the “Submission Deadline”); and

**WHEREAS**, pursuant to HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations; and

**WHEREAS**, the approval of the establishment of ROPS 23-24 A and B will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations; and

**WHEREAS**, it is proposed that the Successor Agency approve the establishment of the Successor Agency’s ROPS 23-24 A and B, which is attached hereto as Exhibit “A”; and

**WHEREAS**, the CWOB is scheduled to consider approval of the Successor Agency’s ROPS 23-24 A and B on January 12, 2023; and

**WHEREAS**, once approved by the CWOB, ROPS 23-24 A and B will be submitted to the DOF and to the County Auditor-Controller by the Submission Deadline: and



**WHEREAS**, pursuant to § 15060 (c) of the California Environmental Quality Act (the “CEQA”) Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein are administrative in nature and will not result in a direct or indirect physical change in the environment and the actions described herein are not a “Project”, as defined within § 15378 of the CEQA Guidelines; and

**WHEREAS**, all the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Successor Agency to the Loma Linda Redevelopment Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Successor Agency’s ROPS 23-24 A and B, which is attached hereto as Exhibit “A”, is approved, inclusive of each enforceable obligation.
- Section 3.** The amount requested for enforceable obligation No. 27, the Successor Agency’s Administrative Cost Allocation, is consistent with the provisions of HSC § 34171 (b) and is thus considered fair and reasonable.
- Section 4.** The City Manager, in his capacity as the Executive Director of the Successor Agency, or designee, is authorized to: i) post that ROPS 23-24 A and B on the City’s website, ii) transmit the ROPS 23-24 A and B to the DOF, the State Controller’s Office and the County Auditor-Controller for their review within the timeframe and in the manner prescribed by the HSC; and iii) make ministerial revisions to ROPS 23-24 A and B, which may include, but are not limited to restating the information included within ROPS 23-24 A and B in any format that may be requested by the DOF, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement ROPS 23-24 A and B on behalf of the Successor Agency, including authorizing and causing such payments.
- Section 5.** Pursuant to § 15060 (c) of the CEQA Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein are administrative in nature and will not result in a direct or indirect physical change in the environment and the actions described herein are not a “Project”, as defined within § 15378 of the CEQA Guidelines.
- Section 6.** This Resolution shall take effect upon the date of its adoption.



**PASSED, APPROVED AND ADOPTED** this 13th day of December 2022.

---

Phill Dupper, Chair

ATTEST

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Lynette Arreola, Secretary for the  
Successor Agency



**CERTIFICATION:**

I, Lynette Arreola, Secretary for the Successor Agency to the Loma Linda Redevelopment Agency, do hereby certify that the foregoing Resolution No. 2022-42 was duly adopted by the Board of Directors for the Successor Agency to the Loma Linda Redevelopment Agency, at a meeting thereof held on the 13th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Lynette Arreola, Secretary for the  
Successor Agency



**EXHIBIT “A”**

**SUCCESSOR AGENCY TO THE  
LOMA LINDA REDEVELOPMENT AGENCY  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 23-24 A and B  
(JULY 2023 THROUGH JUNE 2024)**

**(See Attachment)**



**Recognized Obligation Payment Schedule (ROPS 23-24) - Summary**  
**Filed for the July 1, 2023 through June 30, 2024 Period**

**Successor Agency:** Loma Linda

**County:** San Bernardino

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>23-24A Total (July - December)</b>	<b>23-24B Total (January - June)</b>	<b>ROPS 23-24 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 1,207,156</b>	<b>\$ -</b>	<b>\$ 1,207,156</b>
B Bond Proceeds	-	-	-
C Reserve Balance	1,200,864	-	1,200,864
D Other Funds	6,292	-	6,292
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 2,441,934</b>	<b>\$ 2,456,365</b>	<b>\$ 4,898,299</b>
F RPTTF	2,369,090	2,368,865	4,737,955
G Administrative RPTTF	72,844	87,500	160,344
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 3,649,090</b>	<b>\$ 2,456,365</b>	<b>\$ 6,105,455</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date



**Loma Linda**  
**Recognized Obligation Payment Schedule (ROPS 23-24) - ROPS Detail**  
**July 1, 2023 through June 30, 2024**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 23-24 Total	ROPS 23-24A (Jul - Dec)					23-24A Total	ROPS 23-24B (Jan - Jun)					23-24B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$29,845,662		\$6,105,455	\$-	\$1,200,864	\$6,292	\$2,369,090	\$72,844	\$3,649,090	\$-	\$-	\$-	\$2,368,865	\$87,500	\$2,456,365
6	Professional Services	Fees	07/13/2021	06/30/2022	TKE Engineerring, Inc. (Development Services Division)	Continuing Disclosure annual reports	Merged	35,000	N	\$20,000	-	-	-	10,000	-	\$10,000	-	-	-	10,000	-	\$10,000
15	Loans from the City of Loma Linda	Reentered Agreements	05/29/1979	12/31/2027	City of Loma Linda	Loans for Redevelopment Activities (Cash Principal & Accrued Interest)	Merged	4,961,765	N	\$1,639,148	-	-	-	819,574	-	\$819,574	-	-	-	819,574	-	\$819,574
27	Adminstrative Cost Allocation	Admin Costs	02/01/2012	06/30/2031	Employees, various consultants	Funding for the Successor Agency's Administrative Cost Allocation per HSC Section 34171 (b)	Merged	1,225,000	N	\$175,000	-	8,364	6,292	-	72,844	\$87,500	-	-	-	-	87,500	\$87,500
47	Tax Allocation Refunding Bonds, Series 2016A	Refunding Bonds	11/10/2016	08/01/2030	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TABs for debt service savings	Merged	3,665,400	N	\$593,500	-	227,500	-	301,300	-	\$528,800	-	-	-	64,700	-	\$64,700
48	Tax Allocation Refunding Bonds, Series 2016A Reserve	Reserves	11/10/2016	08/01/2030	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TABs for debt service savings	Merged	235,000	N	\$235,000	-	-	-	-	-	\$-	-	-	-	235,000	-	\$235,000
49	Tax Allocation Refunding Bonds Series 2016B	Refunding Bonds	11/10/2016	08/01/2030	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TABs for debt service savings	Merged	18,698,197	N	\$2,443,307	-	965,000	-	1,233,716	-	\$2,198,716	-	-	-	244,591	-	\$244,591
50	Tax Allocation Refunding Bonds Series 2016B Reserve	Reserves	11/10/2016	08/01/2030	U.S. Bank (Trustee)	Refunding of 2003, 2005 and 2008 TABs for debt service savings	Merged	992,500	N	\$992,500	-	-	-	-	-	\$-	-	-	-	992,500	-	\$992,500
51	Contractual	Fees	12/01/	08/01/2030	U.S. Bank	Bond Trustee	Merged	32,800	N	\$7,000	-	-	-	4,500	-	\$4,500	-	-	-	2,500	-	\$2,500



[illegible]



**Loma Linda**  
**Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances**  
**July 1, 2020 through June 30, 2021**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	<b>Beginning Available Cash Balance (Actual 07/01/20)</b> RPTTF amount should exclude "A" period distribution amount.			1,117,500	31,009	1,242,109	The amount shown in Cell B-1 is interest earned from DS payments held by the trustee bank until distributed to bond holders. For Cells E-1 and F-1, amounts are the amounts authorized to be spent from reserves and other funds for bond debt service in 2020-21 ROPS.
2	<b>Revenue/Income (Actual 06/30/21)</b> RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller				6,292	3,843,581	The amount shown in Cell B-2 is interest earned from DS payments held by the trustee bank until distributed to bond holders. The amount shown in Cell F-2 is interest earned on RPTTF held by the Successor Agency until such funds were needed for payment on an enforceable obligation. Cell G-2 is the actual amount of RPTTF received.
3	<b>Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)</b>			1,117,500	31,009	3,959,826	From PPA for ROPS 20-21 as filed by Loma Linda 10/3/2022: Cell E-3 is the DSR from ROPS 19-20 for use during ROPS 20-21 and Cell F-3 is the amount of other funds that



Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
							DOF directed the Successor Agency to use for EO No. 47 in its letter of 3-17-2020. approving ROPS 20-21.
4	Retention of Available Cash Balance (Actual 06/30/21) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					1,117,500	The amount shown in Cell G-4, (\$1,117,500) is the DSR for ROPS 21-22, which has been expended.
5	ROPS 20-21 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 20-21 PPA form submitted to the CAC		No entry required			8,364	The \$8,364 shown in Cell G-9 is unused RPTTF from the ROPS 20-21 PPA, which is to be used during ROPS 23-24 (see EO # 27).
6	Ending Actual Available Cash Balance (06/30/21) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$6,292	\$-	The \$6,292 is interest earnings from RPTTF (see note in H-2), which is to be used during ROPS 23-24 (see EO # 27).



**Loma Linda**  
**Recognized Obligation Payment Schedule (ROPS 23-24) - Notes**  
**July 1, 2023 through June 30, 2024**

Item #	Notes/Comments
6	EO # 6 is for the estimated budget for continuing disclosure requirements.
15	EO # 15 is for the City loan. The estimated past due balance on the City loan was fully retired in 2017-18B. As such, only the semi-annual payment amount of \$819,574 is due (i.e., \$1,639,148 annually). The Total Debt Outstanding for the City loan shown for Item #15 is the estimated balance as of 6/30/20223. By way of background: The terms of the City/Agency Loan are as specified in the Settlement Agreement by and between the City, the Successor Agency, the State Department of Finance and the State Controller's Office. Copies of the Settlement Agreement were previously provided to the Department. Amounts that were shown as due in ROPS 2017-18 and prior ROPS included the amounts that are provided for in the Settlement Agreement as the Past Due Balance of \$5,759,804, plus the \$819,574 regular semi-annual payments, less the amounts that were estimated to have already been paid in prior ROPS
27	EO # 27 is for the Successor Agency's administrative cost allocation. Per the HSC, the Successor Agency is eligible for an administrative cost allocation of \$250,000. However, the Successor Agency began reducing its administrative cost allocation request during ROPS 20-21 (reduced to \$240,000). For ROPS 21-22, the Successor Agency further reduced its administrative cost allocation by an additional \$20,000 and requested and was authorized to receive an administrative cost allocation of \$220,000. For ROPS 22-23, the Successor Agency has further reduced its administrative cost allocation request by an additional \$25,000, resulting in a ROPS 22-23 administrative cost allocation request of \$195,000. For ROPS 23-24, the Successor Agency is reducing its administrative cost allocation by \$20,000 resulting in a current request of \$175,000.
47	EO # 47 is the debt service due on the 2016A refunding TABs. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the "B" cycle of the immediately preceding ROPS and the balance payable from the "A" cycle of the current ROPS.
48	EO # 48 is the reserve requirement per the 2016A TABs Indenture. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the "B" cycle of the immediately preceding ROPS and the balance payable from the "A" cycle of the current ROPS. The amount shown is the amount required to be reserved from ROPS 23-24B for use during ROPS 24-25A.
49	EO # 49 is the Debt service due on the 2016B refunding TABs. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the "B" cycle of the immediately preceding ROPS and the balance payable from the "A" cycle of the current ROPS.
50	EO # 50 is the reserve requirement per the 2016B TABs Indenture. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the "B" cycle of the immediately preceding ROPS and the balance payable from the "A" cycle of the current ROPS. The amount shown is the amount required to be reserved from ROPS 23-24B for use during ROPS 24-25A.
51	EO # 51 is for the trustee fees as required by the 2016A and B Refunding TABs. Amounts are generally due to the Trustee in August of each year.