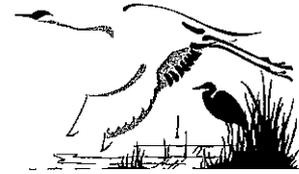


TOM DODSON & ASSOCIATES
2150 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92405
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July 1, 2009

RECEIVED
JUL 02 2009

LAFCO
San Bernardino County

Ms. Kathleen Rollings-McDonald
Executive Officer
Local Agency Formation Commission
215 North D Street, Suite 204
San Bernardino, CA 92415-0490

Dear Kathy:

LAFCO SC#344 consists of a proposal by the City of Loma Linda (City) to extend water and sewer service to a site of about 8.9+/- acres, generally located at the northeast corner of Orange Avenue and New Jersey Street, within the City of Loma Linda's eastern sphere of influence. The area proposed to receive water and sewer service through an out-of-area service agreement is proposed to be developed with a Spanish Seventh Day Adventist Church. If the Commission approves LAFCO SC#344, the project site can move forward with its development through the County. In order to serve the site water service, a lateral connection will be extended from the existing 12-inch water main in New Jersey Street. Sewer service to the site will be provided through construction of an 8-inch sewer main in Orange Avenue, from the existing 8-inch sewer main located at the intersection of New Jersey Street and Orange Avenue, approximately 300 feet to the west.

The County of San Bernardino prepared an Initial Study and adopted a Mitigated Negative Declaration for this project. The extension of water and sewer service by the City is required for the construction and occupancy of the church on the proposed site. Based on the surrounding level of development from New Jersey to the site, as determined by a site visit, no significant potential to induce growth will result from the proposed sewer extension to the development site.

As indicated, the County prepared an Initial Study which concluded that implementation of the proposed church project would not result in significant adverse environmental impacts to the environment and identified several mitigation measures that must be implemented. The County's Notice of Determination was filed in November 2006. Therefore, I am recommending that the Commission consider the adopted Mitigated Negative Declaration as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO SC#344.

Based on a review of LAFCO SC#344 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the County's Mitigated Negative Declaration as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process was carried out in 2006, and based on a field review and review of the environmental issues in the County's document, no substantial changes in circumstances have occurred since its adoption that would require additional environmental documentation. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO SC#344, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the County's Initial Study and Mitigated Negative Declaration and found them adequate for the extension of water and sewer service decision.
2. The Commission needs to indicate that it has considered the Mitigated Negative Declaration and environmental effects, as outlined in the Initial Study, prior to reaching a decision on the project and finds the information substantiating the Mitigated Negative Declaration adequate for approval of the extension of water and sewer service decision.
3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. The mitigation measures required for this project will remain the responsibility of the County to implement.
4. File a Notice of Determination with the County Clerk of the Board as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,



Tom Dodson

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	0292-163-09
APPLICANT:	LOMA LINDA SPANISH SEVENTH DAY ADVENTIST CHURCH
COMMUNITY:	LOMA LINDA
LOCATION:	NORTHEAST CORNER OF ORANGE AVENUE & NEW JERSEY STREET
PROJECT NO:	P2005000152
STAFF:	KEVIN WHITE
REP(S):	ROJAS, MIGUEL
PROPOSAL:	A CONDITIONAL USE PERMIT FOR A WORSHIP CENTER ON 8.9 ACRES

USGS Quad: REDLANDS

T, R, Section: T 1S R 3W Sec. 29 SW ¼
Thomas Bros. 647 – G1

Planning Area: Loma Linda
OLUD: EL/3M-RM
Overlays: FP-1

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Kevin White, Planner III

Phone No: (909) 387-4115

Fax No: (909) 387-3249

E-mail: Kwhite@lusd.sbcounty.gov

Project Sponsor: LOMA LINDA SPANISH SEVENTH DAY ADVENTIST CHURCH
26092 Reynolds Street
Loma Linda, CA 92354

PROJECT DESCRIPTION:

A conditional use permit to establish a worship center consisting of a 14,323 SF Sanctuary, a 6,227 SF Chapel, 12,610 SF of classrooms and a 29,350 SF Gymnasium on 8.9 Acres. The project will be developed in three phases. Phase one will allow the construction of a 29,350 SF gymnasium/multipurpose building which will be utilized as a sanctuary during the initial phase, and a 300X180 foot soccer field . Phase two will add the sancutary/youth chapel and classrooms totaling 36,820 SF, and omit the use of the multipurpose room as a sancutary. The third and final phase will add missionary housing comprising of 5, 1,430 SF units. The buildings will encompass approximately 22.6% of the site, which is less than the 60 % allowed in the district. Landscaping/open space will cover 48.6% of the site which is greater than the minimum 12% required. This project is located at the northeast corner of New Jersey Street and Orange Avenue in the City of Loma Linda Sphere Planning Area and Third Supervisorial District. The current zoning designation for this project is RM (Multiple Residential) APN: 0292-163-09. P200500152

09/04/2007

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is relatively flat at 1,190 feet above sea level (ASL), and is currently an orange grove. All tanks, wind mills, and agriculture related structures or items shall be removed. The site is bordered by improved roads to the south and the west.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Citrus Grove	Multiple Residential (RM)
North	Citrus Grove	Multiple Residential (RM)
South	Residence/Citrus Grove	Multiple Residential (RM)
East	Apartments	City of Redlands
West	Citrus Grove	City of Loma Linda

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Federal: None; State of California: Regional Water Quality Control Board; County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works. County Fire and Local: City of Loma Linda.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

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

Signature (prepared by): Kevin White, Senior Associate Planner

9/6/07

Date September 6, 2007

Signature: John P. McGuckian, AICP Principal Planner

9/6/07

Date September 6, 2007

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development of the site.
- I b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no trees, rock outcroppings, or historic buildings on the project site.
- I c) The proposed project will not result in a significant change to the character of the site as the project currently exists. The project will incorporate landscaping and provide screening walls.
- I d) The proposed project is located in the vicinity of existing apartments to the east, single family residences, and other religious facilities. The project could propose a new source of substantial light or glare that could adversely affect the residential properties. A mitigation measure shall be implemented to protect surrounding properties from any resultant glare.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

- I-1 Exterior lighting Exterior lighting shall be kept to the minimum required for safety. The applicant shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:
 - 1) Show the type, height, and location of all outdoor lights.
 - 2) No onsite lighting or glare from such lighting shall create any safety hazards for traffic on New Jersey Street & Orange Street, or negatively affect the residential properties located on either street.
 - 3) Lighting shall be hooded, shielded, or directional in nature so that it does not extend beyond the property boundary.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check if project is located in the Important Farmlands Overlay):

- II a) The subject property is designated by the state Department of Conservation as Prime Farmland on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. However, this area has been planned for non agricultural uses. Prime Farmland is considered to be land with the best combination of physical and chemical characteristics able to sustain long term production of agricultural crops. Implementation of the project will entail the loss of soils that are associated with the Prime Farmland designation. However, the County of San Bernardino General Plan contemplated the loss of designated farmland in its 1989 Draft EIR. In it, the County found that the loss of designated farmland would occur, especially in the project area. The County of San Bernardino General Plan made overrides for the significant unmitigable impact associated with loss of farmland. Because of this finding associated with the General Plan, the proposed project's impact to designated farmland is considered less than significant.
- II b) The subject property is not designated for any agricultural land use, as the property is within the Multiple Residential EL-3M-RM (Land Use District. In addition, this property is not under any Williamson Act land conservation contract.

09/04/2007

- II c) The proposed project will develop 8.9 acres of former orange grove land located within the East Loma Linda Planning Area, which anticipates a gradual transition from agricultural uses to more intensive land uses. As mentioned above, The County of San Bernardino General Plan made overrides for the significant unmitigable impact associated with loss of farmland.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

III a,b) The proposed project is within the South Coast Air Basin (Basin) that includes Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties. The project will not conflict with or obstruct implementation of the applicable air quality plan, because the proposed use does not exceed the thresholds established for air quality concerns as established by the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District. The proposed institutional buildings and the associated traffic increase of approximately 212 Saturday Afternoon peak hour trips and 31 weekday evening peak hour trips are less than significant and will not contribute in any substantial way to the degradation of local region air quality.

III c) The proposed project will not result in a cumulatively significant contribution to the diesel emissions in the region. The concentration of diesel particulates at the project site is expected to be below the established risk threshold, which is 150 lbs/day based on the size of development which is less than 9 acres. Implementation of mitigations will reduce this level further. The proposed project will result in less than significant cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard cumulatively.

09/04/2007

- III d) Those residents and other(s) in the project environs that may be sick and are susceptible to the effects of poor air quality are "sensitive receptors." Sensitive receptors are more susceptible to respiratory distress brought on by breathing polluted air. As indicated above, implementation of the proposed project will result in only temporary air quality impacts, which with proper mitigation will not exceed the thresholds set by the SCAQMD.
- III e) During construction, the various diesel-powered vehicles and equipment in use on the site would create odors. In addition, the application of architectural coatings and installation of asphalt may generate odors. However, these odors are temporary and not likely to be noticeably beyond project boundaries. These odors and those odors caused by the operation of the proposed project with the above described mitigations will be in compliance with the SCAQMD's standards. A less than significant impact will occur as a result of objectionable odors produced by both the projects construction and operation phases.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

- III-1 AQ-Dust Control Plan. *The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:*
- *Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities*
 - *Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.*
 - *Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.*
 - *Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.*
 - *All trucks hauling dirt away from the site shall be covered*
 - *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.*
 - *Storage piles that are to be left in place for more than three working days shall either be: Sprayed with a non-toxic soil binder, covered with plastic or re-vegetated.*

[[Mitigation Measure III -1]

09/04/2007

III-2) Coating Restriction Plan (CRP). The developer shall submit a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines to County Planning and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. These CRP measures shall be implemented to the satisfaction of County Building and Safety. The developer shall implement the following CRP restrictions on construction activities to ensure compliance with SCAQMD rules, these shall include, but not be limited to, the following:

- Architectural coatings with Reactive Organic Gases (ROG) content greater than 100 g/l not be used.
- High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day.
 - The combined volume of architectural coatings and asphalt paving applied daily during construction will be reduced, so that the combined total does not exceed the significance threshold for combined ROG, during construction, which is 75 lbs./day.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

- IV a) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project site has no such biological resources currently identified on the site.

09/04/2007

- IV b) This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the project site has no such biological resources, riparian habitat or sensitive natural community identified on site.
- IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.
- IV d) This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review):

- V a) This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources that have been identified in the vicinity of the project.
- V b) This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources that have been identified in the vicinity of the project. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources that have been identified in the vicinity of the project. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burials grounds that have been identified in the vicinity of the project. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SUBSTANTIATION (Check if project is located in the Geologic Hazards Overlay District):

- VI a,b) The proposed project lies in a region where numerous faults are capable of generating moderate to large earthquakes. The San Andreas Fault is to north of the proposed project site and the San Jacinto Fault is southeasterly of the proposed project site. The proposed project site is not in an Alquist Priolo Special Studies Zone; thus the project site is not within 500 feet of major active faults, nor is the proposed project site within 200 to 300 feet of a well defined by minor faults. In addition, adherence to the California Building Code (CBC) will reduce ground-shaking impacts to a less than significant impact.

Since there is a potential for erosion, dust or the loss of topsoil during construction, the project will implement erosion and siltation control features pursuant to NPDES and adhere to the following mitigation measures listed below, pursuant to standard SCAQMD rules 402 and 403, which will reduce any potential impacts for erosion during the construction of the proposed project.

The subject property is currently vacant and relatively flat. Because the development will require the movement of earth during site preparation and construction of the proposed project and associated improvements, the proposed project will implement erosion and siltation control features pursuant to the National Pollutant Discharge Elimination System (NPDES) as well as all applicable Local, State and Federal regulations. Adherence to these standards will ensure that there are no project impacts, relative to on-site earth moving.

- VI c) The proposed project site is not within an area of concern for slope stability, major landslides or in an area that would become unstable as a result of the project, and potentially result in on or off site lateral spreading, subsidence, liquefaction or collapse as the site is not located within the County's Geologic Hazard Overlay District. Furthermore the project will be conditioned to submit a soils report to ensure no such problems occur.
- VI d) The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) The project will be served by sewer from the City of Loma Linda.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

VII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the only hazardous materials anticipated to be used are petroleum products for construction equipment. Any use or activity that might use other hazardous materials will be subject to further discretionary permitting. Such permit would require its own environmental review to address potential effects, and would be subject to review by the Hazardous Materials Division of the San Bernardino County Fire Department.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no such hazards are anticipated to be located on the project site.
- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is not within the vicinity of an airport, nor is it within an airport land use plan.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from both New Jersey Street and Orange Avenue.
- VII h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

09/04/2007

- j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

- VIII a) The operational phase of the project will include waste discharges of storm water. The runoff is expected to be similar to that of the existing surrounding development, and include fertilizer residuals from landscaping and petroleum based elements found with car and truck traffic. Implementation of mitigation measures should minimize impacts to water quality to a less than significant level.
- VIII b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by the City of Loma Linda that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project. A contract is required to be reviewed and approved by LAFCO before a will-serve or other contractual relationships can be finalized.
- VIII c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan.
- VII d) The Morrey Arroyo Earth Channel transverses the northeast corner of the site. The project will not substantially alter this or any other existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, because the project does proposes to keep this portion of the site as open space.
- VIII e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows.
- VIII f) The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been required.
- VIII g,h) The project will place structures within a 100-year flood hazard area as the project site is within the FP-1 overlay. The Morrey Arroyo earth channel transverses the site, and the Zanja and San Timeteo Creeks are nearby. The Public Works Department has reviewed the proposed project and will require that all building pads will be elevated 1 foot above the known flood elevation.
- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.

09/04/2007

VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below.

- VIII 1 SWPPP. Implementation of a Storm Water Pollution Prevention Plan (SWPPP) that identifies measures to reduce sedimentation and erosion during construction shall be completed prior to the grading of the project site.
- VIII-2 NPDES. The developer shall demonstrate compliance with the National Pollution Discharge Elimination System (NPDES) requirements and prepare a Water Quality Management Plan (WQMP) which identifies Best Management Practices (BMPs) that will be implemented to control predictable pollutant runoff.
- VIII-3 Pad Elevation. All building pads shall be elevated 1 foot above the known Flood Elevation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- IX a) The project will not physically divide an established community. The proposed project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area.
- IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation and land use modifying Overlay District regulations.
- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located within the Mineral Resource Zone Overlay):

X a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.

X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

- XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because the project is an institutional use located in an area with similar uses.
- XI b) The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XI c) The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, because the project is located in an area with several similar uses that, such as other worship centers and apartments that are not intrusive.

09/04/2007

- XI-d) The project could generate a temporary increase in noise through the construction phase of the project. Mitigation measures have been added to reduce these impacts to a less than significant level.
- XI e) The project is not located within an airport land use plan area and the project is not within 2 miles of a public/public use airport.
- XI f) The project is not within the vicinity of a private airstrip.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below.

- XI-1 Construction Impacts. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer's specifications
 - All construction activities shall be limited to weekdays and Saturday between 7 a.m. and 7 p.m. No construction, other than interior finish work shall be conducted any time on Sundays.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XII. POPULATION AND HOUSING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XII a) The proposed use will not directly induce substantial population growth in the area, because it does not propose new homes or businesses that would attract a substantial number of people. The Church is designed for the residents of the Loma Linda/Redlands Community.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because only one housing unit will be removed as a result of this proposal.
- XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any existing housing or existing residents.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact

Less than Significant with Mitigation Incorp.

Less than Significant

No Impact

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?

Police Protection?

Schools?

Parks?

Other Public Facilities?

SUBSTANTIATION

XIII a) The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because the project will not generate any new residential units and the impacts generated by the employees of this project will be minimal.
- XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment because the type of project proposed will not result in an increased demand for recreational facilities.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XV a) A Traffic Study dated June 19, 2006, was submitted for this project and reviewed by the County Traffic Division. The report concluded that the project will generate 212 Saturday Afternoon peak hour trips and 31 weekday evening peak hour trips. The study analyzed four intersections, California Street at Orange Street, New Jersey Street at Orange Street, New Jersey Street at Citrus Ave, and New Jersey Street at Barton Road. The traffic study concluded that the intersection of Barton Road at New Jersey Street would require street improvements to bring it to an acceptable level of service by the year 2030. This intersection will require a traffic signal in the future at a cost of \$250,000. The project fair share toward the cost of this signal will be \$4,000. Therefore a total amount of \$4,000 shall be deposited to the Department of Public Works.
- XV b))The project will cumulatively exceed, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will be lower in 2030 than the existing LOS, as required by the County General Plan. As analyzed in the traffic study, one intersection (New Jersey Street at Barton Road) was found to be operating at an unacceptable LOS, and will require

a fair share contribution to mitigate the impacts the project will cumulatively cause.

- XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road, and an additional access road is proposed with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) The project will not result in inadequate emergency access, because the proposed use has physical access.
- XV f) The project will not result in inadequate parking capacity, because the project meets the parking standards established by the County Development Code.
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the project will not generate enough employee traffic to warrant bus turnouts. The project will be conditioned to require bicycle racks.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are:

- XV-1 Traffic Mitigation. *A fair share contribution shall be paid by the applicant/developer. The fair share contribution amount of \$4,000 for the signalization and improvements shall be deposited to the Public Works Department prior to the issuance of a building permit.*

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XVI a) The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, because the project will connect to sewer provided by the City of Loma Linda. Implementation of the proposed project will not result in any direct discharges that would exceed wastewater treatment requirements. Under section 402 of the Clean Water Act, RWQCB issues NPDES permits to regulate waste discharge into waters of the U.S. Waters.
- XVI b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use.
- XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that either there is sufficient capacity in the

09/04/2007

existing storm water system to absorb any additional stormwater drainage caused by the project or has required facilities to be constructed as a part of this project.

- XVI d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the City of Loma Linda has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments. .
- XVI e) The proposed project will not have a significant impact on a wastewater treatment provider as the City of Loma Linda has indicated it has the ability to serve the project.
- XVI f) The proposed project is served by the San Timeteo landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs in the San Timeteo landfill
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVII a) The proposed project represents the logical extension of planned uses. Development of the proposed project will not significantly degrade the quality of the environment. No native habitat or wildlife exists on or inhabits the subject property. In particular, project implementation will not substantially reduce the habitat of fish or wildlife species instigate a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, nor reduce the number or restrict the range of a rare or endangered plant or animal. In addition, no structures having historic integrity or culturally significant features are located on-site; therefore, development of the proposed project site will not eliminate important examples of major periods of California history or prehistory.

- XVII b) All potential cumulative considerable impacts associated with the proposed project are related to Air Quality and Transportation/Traffic. The proposed project in conjunction with other planned developments within the cumulative study area, would contribute to the existing non-attainment status. Therefore, the proposed project will not assist in reaching attainment of air quality standards.. The proposed project will result in less than significant cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard cumulatively
- XVII c) The construction and operation of the proposed project do not have the potential to generate significant environmental effects which could cause adverse effects on humans, either directly (e.g., traffic and circulation, etc.) or indirectly (e.g., contribute to deficiencies in public services and/or facilities). However, as mentioned above, all impacts associated with traffic will be mitigated so that impacts are less than significant. Although during the construction phase noise and air emissions may constitute a nuisance, they will be short-term in nature and mitigated with the standard conditions set by City, State and Federal law. Adherence to the proposed mitigation measures, discussed above, and the conditions of the City, State and Federal law will reduce all environmental impacts to less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

XVIII. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

- I-1 *Exterior lighting* Exterior lighting shall be kept to the minimum required for safety. The applicant shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:
- 1) Show the type, height, and location of all outdoor lights.
 - 2) No onsite lighting or glare from such lighting shall create any safety hazards for traffic on New Jersey Street & Orange Street, or negatively affect the residential properties located on either street.
 - 3) Lighting shall be hooded, shielded, or directional in nature so that it does not extend beyond the property boundary.
- III-1 *AQ-Dust Control Plan.* The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:
- Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
 - All trucks hauling dirt away from the site shall be covered
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either be: Sprayed with a non-toxic soil binder, covered with plastic or re-vegetated.
- [[Mitigation Measure III -1]

- III-2 Painting Restrictions. *The developer shall submit to County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. These CRP measures shall be implemented to the satisfaction of County Building and Safety. The developer shall implement the following CRP restrictions on construction activities to ensure compliance with SCAQMD rules, these shall include, but not be limited to, the following:*
- *Architectural coatings with Reactive Organic Gases (ROG) content greater than 100 g/l will not be used.*
 - *High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.*
 - *Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day.*
 - *The combined volume of architectural coatings and asphalt paving applied daily during construction will be reduced, so that the combined total does not exceed the significance threshold for combined ROG, during construction, which is 75 lbs./day.*
- [Mitigation Measure III b-2]
- VIII-1 SWPPP. *Implementation of a Storm Water Pollution Prevention Plan (SWPPP) that identifies measures to reduce sedimentation and erosion during construction shall be completed prior to the grading of the project site.*
- VIII-2 NPDES. *The developer shall demonstrate compliance with the National Pollution Discharge Elimination System (NPDES) requirements and prepare a Water Quality Management Plan (WQMP) which identifies Best Management Practices (BMPs) that will be implemented to control predictable pollutant runoff.*
- VIII-3 Pad Elevation. *All building pads shall be elevated 1 foot above the known Flood Elevation.*
- XI-1 Construction Impacts. *The following measures shall be adhered to during the construction phase of the project:*
- *All construction equipment shall be muffled in accordance with manufacturer's specifications*
 - *All construction activities shall be limited to weekdays and Saturday between 7 a.m. and 7 p.m. No construction, other than interior finish work shall be conducted any time on Sundays.*
 - *All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.*
 - *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*
- XV-2. Traffic Mitigation. *A fair share contribution shall be paid by the developer. The fair share contribution amount of \$4,000 for the signalization and improvements shall be deposited to the Public Works Department prior to the issuance of a building permit*

GENERAL REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 1998

County of San Bernardino General Plan, adopted 1989, revised 1998

County of San Bernardino Hazard Overlay Map **FH31**

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

Traffic Impact Analysis, November 2006, Albert Wilson & Associates

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC REPORTS

Traffic Study, LSA, Associates, June 19, 2006