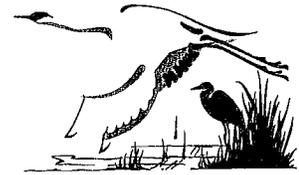


**Response from Tom Dodson and  
Associates including the City of Loma  
Linda's City's Recirculated Initial Study  
and Mitigated Negative Declaration for the  
Citrus Lane Project**

**Attachment 3**

**TOM DODSON & ASSOCIATES**  
2150 N. ARROWHEAD AVENUE  
SAN BERNARDINO, CA 92405  
TEL (909) 882-3612 • FAX (909) 882-7015  
E-MAIL tda@tdaenv.com



July 6, 2015

**RECEIVED**  
JUL 07 2015

**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 3182 consists of a proposal that includes annexation of approximately 20 acres to the City of Loma Linda. The specific action before the Local Agency Formation Commission (LAFCO) consists of a Reorganization to include the City of Loma Linda Annexation and Detachments from the San Bernardino County Fire Protection District and its Valley Zone and County Service Area 70. The proposed reorganization area encompasses approximately 20 acres, generally bordered by Citrus Avenue on the north; parcel lines on the east; Orange Avenue on the south; and California Street on the west. This site is located within the City of Loma Linda's eastern sphere of influence. The area proposed for reorganization is proposed to be developed with residential uses. If the Commission approves LAFCO 3182, the project site can move forward with its development through the City of Loma Linda.

The City of Loma Linda prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) for this project. This document addressed the whole of the project which consisted of the following actions/entitlements: General Plan Amendment (GPA 14-075); Pre-Zone (ZMA 14-076); Annexation (ANX 14-074) and Tentative Tract Map (TTM 14-073). One portion of the site will be developed with 35 single-family residences (for immediate development). The second portion of the site will be zone for General Business (C-2), but no specific development is being proposed this site at this time. The Notice of Determination for this action was filed for this Mitigated Negative Declaration (MND) on June 24, 2015

As indicated, the City prepared an Initial Study which concluded that implementation of the proposed actions, including construction of 35 single family homes, would not result in significant adverse environmental impacts to the environment and identified several mitigation measures that must be implemented. None of the measures is the responsibility of the Commission. Therefore, I am recommending that the Commission consider the adopted MND as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO 3182.

Based on a review of LAFCO 3182 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 City's MND as adequate documentation in accordance with the Commission's CEQA

Responsible Agency status. The CEQA review process was carried out in 2015, and based on a field review and review of the environmental issues in the City'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 3182, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Initial Study and Mitigated Negative Declaration and found them adequate for the reorganization proposal contained in LAFCO 3182.
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 reorganization proposal contained in LAFCO 3182.
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 City to implement.
4. File a new Notice of Determination with the County Clerk of the Board acting as a CEQA Responsible Agency.

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

Sincerely,



Tom Dodson



DATE FILED & POSTED

Posted On: 6/24/15

Removed On: 8/5/15

Receipt No: 36-2015-4

# NOTICE OF DETERMINATION

TO: X Clerk of the Board of Supervisors  
County Clerk, County of San Bernardino  
           Office of Planning and Research (If the project requires state approval)  
1400 Tenth Street  
Sacramento, CA 95814

FROM: City of Loma Linda  
Community Develop. Depart.  
25541 Barton Road.  
Loma Linda, CA 92354

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Citrus Lane Development

State Clearinghouse Number: 2014121013

Project Location: The subject site is located within the County of San Bernardino and Loma Linda's Sphere of Influence, on the east side of California Street, between Orange Street and Citrus Street, Loma Linda, San Bernardino County. The site is comprised of two properties referred to as the Bell property, and the Ramirez property; the properties are described as APNs 0292-161-01, 11 and 0292-161-08, 12.

Project Description: GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074), TENTATIVE TRACT MAP (TTM 14-073) AND CERTIFICATE OF APPROPRIATENESS - The Project Proponent is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property (APN 0292-161-01, 11); 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone designation for the Bell property, and General Business (C-2) Zone designation for the Ramirez property (APN 0292-161-08, 12); 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; 4) approval of a Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residential lots, ranging in size from 7,215 to 11,442 square feet, and four common lettered lots; and 5) approval of a Certificate of Appropriateness to relocate the Eli C. Curtis House to the Loma Linda Heritage Park.

This is to certify that the City of Loma Linda City Council approved the above described project on June 23, 2015, and made the following determinations:

1. The project        will X will not have a significant effect on the environment.
2.        An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.  
       A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.  
X A Mitigated Negative Declaration (MND) was prepared for GPA 14-075, Pre-Zone ZMA 14-076, and TTM 14-073, and a Certificate of Appropriateness, pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures X were        were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations        was X was not adopted for this project.
5. Findings        were X were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses) or Mitigated Negative Declaration are specified as follows:

Custodian: City of Loma Linda, Community Development Department  
Location: 25541 Barton Road, Loma Linda, CA 92354

6/23/15  
Date

Guillermo Arreola, Associate Planner  
909-799-2839

COUNTY OF SAN BERNARDINO  
CALIFORNIA  
2015 JUN 24 PM 4:54  
CLERK OF THE BOARD OF SUPERVISORS

Date Received for Filing

**CITY OF LOMA LINDA**  
**ENVIRONMENTAL CHECKLIST FORM**  
**AND INITIAL STUDY**

---

**Project Title:** GPA, Pre-Zone, Annexation and TTM 18963

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

**Contact Person:** Guillermo Arreola  
**Phone Number:** (909) 799-2930

**Project Sponsor:** Stratus Development Partners  
**Address:** 17 Corporate Plaza Drive, Suite 200  
Newport Beach, CA 92660

**General Plan Designation:** Business Park (City of Loma Linda); Multiple Residential (County of San Bernardino)

**Zoning:** Planned Community (City of Loma Linda); Multiple Residential (County of San Bernardino)

**Project Location:** The Project Site is composed of two separate properties: 1) the approximate 9.5-acre Bell Property (APN 292-161-01 and 11) located south of Citrus Lane and east of California Street; and 2) the approximate 9.25-acre Ramirez Property (APNs 292-161-08 and 12) located immediately south of the Bell property and north of Orange Avenue and east of California Street. At one time, APN 292-161-11 was a railroad spur; it is currently a legal parcel with no easement associated with it. Both properties are located in the County of San Bernardino unincorporated area of Loma Linda and within the Sphere of Influence of the City of Loma Linda (refer to Figure 1: Regional Location Map and Figure 2: Vicinity Map). The Bell property is developed with an existing orange grove and associated single-family residence and structures (i.e., garage, shed) located at 10997 California Street, and the Ramirez property is developed with an existing orange grove and two single-family residences located at 26520 Orange Avenue and 26596 Orange Avenue.

**Project Description:**

The Project Proponent is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property; 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda in order to receive city services (e.g., water, sewer etc.); and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots. The 35 single-family residential lots would range in size from 7,215 square feet to 11,442 square feet (see Figure 3 Site Plan). The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence. The Bell property is currently developed with an existing single-family residence and citrus grove. The existing residence, citrus grove, and all related on-site improvements would be removed to allow

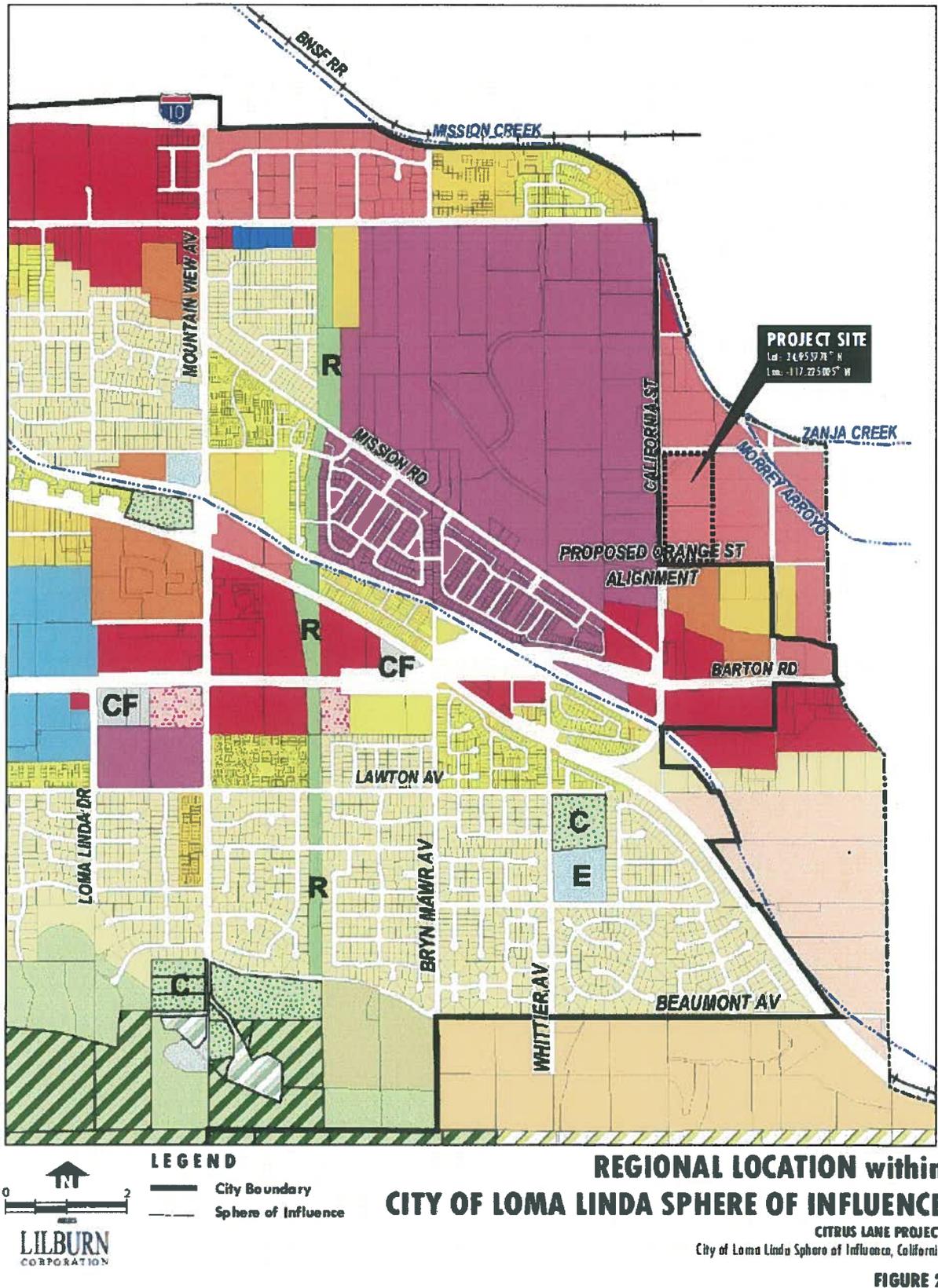


### REGIONAL LOCATION

CITRUS LANE PROJECT  
City of Loma Linda Sphere of Influence, California

FIGURE 1

LILBURN  
CORPORATION





**PROJECT VICINITY**  
CITRUS LANE PROJECT  
City of Loma Linda Sphere of Influence, California

**FIGURE 3A**



### PROJECT VICINITY and PROPOSED SITE PLAN

CITRUS LANE PROJECT  
City of Loma Linda Sphere of Influence, California

FIGURE 3B



for the proposed development. Two points of vehicular access are proposed to serve the development including one along California Street and one along Citrus Avenue. All internal streets within the development have been designed to City of Loma Linda public road standards. Common green space areas have been incorporated along the perimeter of the subdivision to enhance the aesthetics of the community, and to provide an open space amenity for the residents.

No development is proposed for the Ramirez property at this time. The two existing single-family residences would remain on site and would be annexed into the City of Loma Linda. Under the County of San Bernardino General Plan the Ramirez property is currently zoned Multiple Residential. This designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. Therefore under this designation, approximately 248,292 square-feet of the site could be developed with buildings and impervious surfaces. If individual structures were to be developed, the Multiple Residential designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, the site could be developed with 24 dwelling units. With an average dwelling unit size of 3,000 square-feet, a total of 72,000 square-feet of building space could be developed on-site. Upon annexation the Ramirez property would be pre-zoned General Business (C-2) and would have a maximum 0.5 floor area ratio (FAR) and therefore could be developed with approximately 124,146 square-feet of building space, or 72% more building space than under the County General Plan zoning.

The Project Site (including both the Ramirez property and the Bell property) currently receives water and fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. Although the existing residences are on septic service, any future development on-site exceeding a density of ½-acre per unit would be required to have sewer service, which would be provided by the City of Loma Linda.

Concurrent with the proposed GPA, Pre-Zone Application and TTM filings, an Annexation application will be filed and processed with San Bernardino County Local Agency Formation Commission (LAFCO) to annex the Project Site (including both the Bell property and the Ramirez property) APNs 0292-161-01, 08, 11 and 12 into the City of Loma Linda. Both properties are required to be annexed simultaneously in order to preclude the formation of an island of territory. Both properties are currently adjacent to the City boundary and are required by the City to be annexed in order to receive City services.

**Surrounding Land Uses and Setting (Briefly describe the project's surroundings):**

The combined properties which compose the Project Site are currently developed with three single-family residences, associated structures (e.g., detached garage, shed) and citrus groves. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) to the east and west, and multiple-family residential development to the south. The area south of the Project Site occurs within the City of Loma Linda and is designated Very High Density Residential. The areas north and east as well as the Project Site are zoned County of San Bernardino Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, occurs within the City of Loma Linda and is zoned Special Planning Area D. This area incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks, and single-family (and where appropriate multi-family) residential.

## **Project Background**

An Initial Study/Notice of Intent to Adopt a Mitigated Negative Declaration was prepared for the Project and circulated for a 30-day review and comment period which ended on January 6, 2015.

On December 16, 2014, City Staff received correspondence from the Office of Historic Preservation – Department of Parks and Recreation (OHP) regarding the City's intent to adopt a Mitigated Negative Declaration. According to OHP, the Bell and Ramirez properties appear to be part of a larger Historic Vernacular Landscape associated with the citrus industry in San Bernardino County and Southern California. The OHP requested the City to provide additional analysis regarding the Eli C. Curtis residence within the larger historical context to determine if the impacts may be considered significant. They stated that impacts may warrant the preparation of a Focused EIR.

On December 31, 2014, the second State responsible agency to comment was the Department of Conservation (DOC) with regard to the loss of Prime Farmland. The Project Site was ranked as high quality for farmland and the potential impacts were determined to be significant (and documented as such in the Initial Study) based on the State's model. The DOC letter also recommended preparation of a Focused EIR if impacts to Prime Farmland could not be mitigated to less than significant levels.

At the February 2, 2015 Historic Commission meeting, the Commission opened the public hearing regarding the Certificate of Appropriateness and continued the public hearing until they could review the following documents: 1) Environmental Initial Study/Mitigated Negative Declaration; 2) Cultural Resources Investigation Report; 3) Addendum to Cultural Resources Investigation Report; and 4) Existing and Proposed Site Plan.

Staff provided the requested documents for the Commission's consideration, and on April 6, 2015 the Project was reviewed and a Certificate of Appropriateness, implementing the GPA, Pre-Zone, Annexation and TTM was approved.

## **Other Agency Approvals**

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

California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES).

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

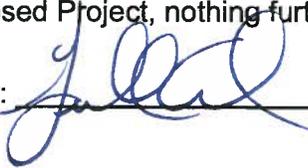
- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Agriculture Resources     | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked=""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

**DETERMINATION**

On the basis of this initial evaluation:

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

Prepared By: \_\_\_\_\_



Date: 6/24/15

**EVALUATION OF ENVIRONMENTAL IMPACTS**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. <i>Would the project:</i></b>				
a) Have a substantial effect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	(✓)	( )
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	( )	( )	(✓)	( )
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	(✓)	( )	( )

**Comments**

- a) According to the City's General Plan, the Project Site is not within a scenic vista or scenic highway view corridor. The City of Loma Linda's General Plan identifies the hillsides on the south edge of the city as an important scenic backdrop to the city. The guiding policies of the City of Loma Linda General Plan state that new development shall be constructed in a manner that protects against intrusion on the viewshed areas. The San Bernardino Mountains are visible north of the Project Site. Per the proposed project the maximum height of the single-family structures would be no more than two-stories. Under proposed conditions, the San Bernardino Mountains would remain visible and the proposed development on the Bell Property would have less than significant impacts on the existing viewshed of the San Bernardino Mountains. No impacts to scenic resources, including scenic vistas would result.
- b) The Project Site does not occur within a State Scenic Highway. The Ramirez Property is developed within two single-family residences which would remain in place as no development is proposed at this time. The Bell Property is currently developed with an orange grove, single-family residence and associated structures (i.e., detached garage, shed). Proposed development would require removal of all citrus trees and structures. The existing single-family residence on-site has been identified as an important local historical resource which is discussed further in Section 5 Cultural Resources of this Initial Study. Its proposed removal is not considered to have an aesthetic impact as it is not visible from adjacent streets. Impacts are considered less than significant and no mitigation is proposed required.
- c) Removal of the citrus grove would change the existing visual character of the Bell property portion of the site. A meandering walkway that would be landscaped is proposed along the Project's western boundary which is most visible from California Street. The Ramirez Property would remain unchanged under the Proposed Project. The removal of the citrus grove and construction of single-family residences is not

considered a substantial degradation to the existing visual character or quality of the site and its surroundings; less than significant impacts would result.

- d) Upon approval of the Project requested entitlements, the Project Site would be Pre-Zoned and annexed into the City of Loma Linda, a GPA for the Bell property would change the existing City of Loma Linda designation from Business Park to Low Density Residential (R-1), and TTM No. 18963 would be approved. Development of the Ramirez property is not associated with the Proposed Project, however any future development application would be subject to lighting plan approval by the City. Future development adjacent to the Project Site could include residential. To ensure future residential development adjacent to the Project Site is not impacted, the following mitigation measure shall be implemented:

**Mitigation Measure 1:**

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURAL RESOURCES. <i>Would the project:</i></b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	(✓)	( )	( )
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))?	( )	( )	( )	(✓)
d) Result in the loss of forest land or conservation of forest land to non-forest use?	( )	( )	( )	(✓)
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	( )	(✓)	( )	( )

### **Comments**

- a,e) The Project Site is mapped within California Department of Conservation Farmland Mapping and Monitoring Program Map "San Bernardino County Important Farmland 2010 Sheet 2 of 2." The Project Site is located on land identified as Prime Farmland. The City of Loma Linda General Plan Conservation and Open Space Element (Figure 9.2, Land Use and Vegetation), identifies the Project Site as agricultural. Implementation of the Proposed Project would remove existing agricultural uses at the site.

In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps are prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the U.S.D.A. Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land. According to maps prepared in 2010 (the latest to date) by the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program the Project Site is designated as Prime Farmland (San Bernardino County Sheet 2 of 2). Prime Farmland is defined as having the best combination of physical and chemical features able to sustain long-term agricultural production. Said land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. The Project Site is designated as Prime Farmland and therefore, implementation of the proposed project would convert Prime Farmland into a non-agricultural use.

Currently approximately eight acres (or 84.2 percent of the site), is occupied by citrus groves. Since the entire site is designated as Prime Farmland, the Proposed Project would affect 9.5 acres or 100 percent of lands designated as Prime Farmland.

According to the United States Department of Agricultural Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, on-site soils consists of entirely of San Emigdio fine sandy loam (ScA). Soils are placed in grades according to their suitability for general intensive farming as shown by their Storie Index ratings. The on-site soils are designated as Grade 1 soils indicating that they have a Storie Index rating from 80 to 100. The Storie Index Rating for ScA soils is 100. Soils of Grade 1 are excellent and are well suited to general intensive farming.

#### **California Land Evaluation and Site Assessment – LESA Model**

One way to assess the level of impact a project may have on agricultural land in the region is to rate the value of the property through use of the California Agricultural Land Evaluation and Site Assessment (LESA) Model. The California Agricultural LESA Model was formulated as a result of Senate Bill 850 (Chapter 812/1993), which charges the State Resources Agency, in consultation with the Governor's Office of Planning and Research, with developing an amendment to Appendix G of the California Environmental

Quality Act (CEQA) Guidelines concerning agricultural lands. Such an amendment is intended “to provide lead agencies with an optional methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process” (Public Resources Code Section 21095).

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

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

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

Using the LESA model to assess the value of the Proposed Project resulted in a score of 86 points (see Table 1). As identified in the California LESA Model Scoring Thresholds, scores between 60 and 79 are considered to be significant unless either the Land Evaluation (LE) or Site Assessment (SA) sub-score is less than 20 points. As shown in Table 1 below, the LE sub-score was 50 and the SA sub-score was 36. Since the LESA Score is between 80 and 100 points, impacts to agricultural lands from implementation of the proposed project are considered significant.

**Table 1  
Citrus Lane Annexation  
Final LESA Score Sheet**

<b>Land Evaluation Factors</b>	<b>Factor Score</b>	<b>Factor Weight</b>	<b>Weighted Factor Scores</b>
Land Capability Classification	100	0.25	25
Storie Index	100	0.25	25
<b><i>Land Evaluation Subtotal</i></b>		<b>0.50</b>	<b>50</b>
<b>Site Assessment Factors</b>			
Project Size	100	0.15	15
Water Resource Availability	80	0.15	12
Surrounding Agricultural Land	60	0.15	9
Protected Resource Land	0	0.05	0
<b><i>Site Assessment Subtotal</i></b>		<b>0.50</b>	<b>36</b>
<b>Final LESA Score</b>			<b>86</b>

A total of 9.5 acres of farmland would be permanently lost from agricultural production as a result of the Proposed Project. Neither San Bernardino County nor the City of Loma Linda has an established farmland protection program or uniform agricultural conservation banking program to which the project proponent could contribute. According to Farmland Protection Policies and Programs as outlined by the Southern California Association of Governments (SCAG), the San Bernardino County Development Code Section 85.030101 addresses an Agricultural Preserve (AP) Overlay District which includes:

- a) The preservation of agricultural land uses is essential to the economic well-being of the County; and
- b) The Agricultural Preserve (AP) Overlay District is created to protect vital agricultural uses by limiting land use activity to those uses which are compatible and supportive of agricultural and related uses and/or agricultural by-products.

According to San Bernardino County General Plan Land Use Map FH31A, the Project Site does not occur within the AP Overlay District. However, San Bernardino County General Plan goals and policies are intended to protect agricultural lands through the establishment of development policies and land use and zoning designations that direct and control the types of land uses and development that may occur in any given area. Policies from the County of San Bernardino General Plan, Section V – Conservation Element include CO 6.1 through CO 6.4.

Where a significant impact has been identified, mitigation measures should be adopted that attempt to reduce the impact to below a level of significance. CEQA Guidelines define mitigation to include: avoidance, minimization of impacts, restoration of the impacted environment, reduction of impacts through preservation and maintenance operations during the project, and compensation through substitute resources or environments. Mitigation measures are required to be undertaken only where such measures are feasible. Mitigation measures are considered "feasible" only if they can be accomplished in a successful manner within a reasonable period of time, taking into account economic, social, and technological factors.

To ensure potential impacts to Prime Farmland, loss of citrus orchard acreage are reduced to less than significant, the following mitigation measure shall be implemented:

**Mitigation Measure 2:**

**The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, 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.**

**Mitigation Measure 3:**

**Within the meandering walkway proposed along the Project’s western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area’s rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.**

Implementation of the above mitigation measures would reduce impacts to agricultural resources to a less than significant level.

- b) The Project Site is mapped within the California Department of Conservation, Conservation Program Support map “San Bernardino County South Williamson Act FY 2012/2013.” The Project Site is identified as non-enrolled land which indicates that the site is not enrolled in a Williamson Act contract and not mapped by Farmland Mapping & Monitoring Program (FMMP) as urban and built-up land or water. No Williamson Act land occurs at the Project Site or in the vicinity; therefore, no impacts would occur.
- c,d) The Project Site is currently zoned Planned Community in the City of Loma Linda General Plan. Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a non-timberland designation would result. Similarly, the Proposed Project does not involve the conversion of forest land to a non-forest use.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY. <i>Would the project:</i></b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
d) Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	(✓)	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

- a) The Proposed Project includes: 1) a General Plan Amendment (GPA) for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone at the Bell Property and the General Business (C-2) Zone at the Ramirez Property; 3) Annexation application to annex the Project Site into the City of Loma Linda for water and sewer service; and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell Property into 35 single-family residences and four (4) common lettered lots. The Project Site is within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The change in zone from Business Park to Low Density Residential (35 single-family residential subdivision) is not anticipated to significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan. No impact is anticipated.
- b-c) Project Site development and construction was screened using CalEEMod version 2013.2.2 prepared by the SCAQMD. This model is used to generate emissions estimates for land use development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of these, ROG and NO<sub>x</sub>, are ozone precursors. Emissions assumptions were based on CalEEMod default values (worst case scenario) for 35 single-family residences. Default values were used for construction activities and for operational emissions related to traffic and energy use; the default values are consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates. The general construction phases include site grading and development. The emission resulting levels reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems.

#### Construction Emissions

Construction earthwork emissions are considered short-term, temporary emissions.

**Table 2  
Construction Emissions Summary  
(Pounds Per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Demolition	4.6	48.7	37.2	0.0	2.8	2.4
Site Preparation	5.4	57.0	2.3	0.0	21.4	12.9
Grading	3.9	40.5	27.1	0.0	9.0	5.5
Building Construction	3.8	30.5	1.4	0.0	2.3	2.1
Paving	2.2	22.5	15.7	0.0	1.5	1.2
Architectural Coating	25.0	2.4	2.1	0.0	0.2	0.2
<b>Highest Value (lbs/day)</b>	<b>25.0</b>	<b>57.0</b>	<b>37.2</b>	<b>0.0</b>	<b>21.4</b>	<b>12.9</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod 2013.2.2 Winter  
Phases don't overlap and represent the highest concentration.

As shown in Table 2, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant. However, the Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.).

*Compliance with SCAQMD Rules 402 and 403*

The Applicant is required to comply with all applicable SCAQMD rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub>). The project shall comply with, Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

1. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
  - (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
  - (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.
  - (c) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project would not exceed SCAQMD

thresholds during construction, the District will be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
5. The operator 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.

Operational Emissions

The operational mobile source emissions were calculated using the default values generated within the CalEEMod model for single-family housing (consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, July 2014). Trips associated with the project consist of approximately 335 trips per day. Operational emissions associated with the proposed project are listed in Table 3. Future development of the Ramirez property under the Pre-Zone designation could result in approximately 72% more building space than development under the current County General Plan zoning of General Business. Considering the potential future land use changes, a reduced level of operational emissions could result from the Multiple Family designation based on daily trip (tpd) generation rates. The ITE Trip Generation Manual 7<sup>th</sup> Editions shows the following rates: Apartment low rise is 6.59 tpd per unit; Apartment high rise (more than 10 levels): 4.20 tpd per unit; Condo/Townhouse is 5.86 tpd per unit; Business Park (office, retail and wholesale stores, restaurants, light industrial) is 12.76 trips per 1,000 sq.ft; and General Office Building (Mixture of tenants, Bank, Insurance, broker, etc) is 11.01 trips per 1,000 sq.ft).

**Table 3  
Operations Emissions Summary  
(Pounds Per Day)**

<b>Source</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Area	10.6	0.3	20.5	0.0	2.7	2.7
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	1.4	4.8	16.3	0.0	2.6	0.7
<b>Total Value (lbs/day)</b>	<b>12.0</b>	<b>5.4</b>	<b>36.9</b>	<b>0.0</b>	<b>5.3</b>	<b>3.4</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod 2013.2.2 Winter

- d) The Proposed Project includes the development of 35 single-family residences. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Municipal Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. As shown in Table 3 operational emissions are below SCAQMD thresholds. Therefore, impacts to sensitive receptors are anticipated to be less than significant.
- e) Development of single-family residences is not anticipated to generate emissions that could generate objectionable odors. A less than significant impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	(✓)	( )
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

- a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. Under existing conditions the Project Site that is proposed for development is occupied with a citrus grove and a single-family residence and does not support habitat suitable for sensitive or special status species. Records of observation for sensitive species were retrieved from the California Natural Diversity Data Base (CNDDDB) on July 30, 2014 for the San Bernardino South and Redlands USGS 7.5-minute quadrangles. The CNDDDB does not report past observations of sensitive species at the Project Site. However, one record for the coast horned lizard (*Phrynosoma blainvilli*) was posted within a one-mile radius of the Project Site. The coast horned lizard is not listed in the state or federal Endangered Species Acts. However, the species is listed as a species of special concern by the California Department of Fish and Wildlife. The proposed 35 single-family residential units would be located on a 9.5-acre site (Bell Property) that is currently developed. Therefore, it is anticipated that no impacts to 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 Wildlife or U.S. Fish and Wildlife Service would result.
- b) Currently the portion of the Project Site that is proposed for development is occupied with a citrus grove and single-family residence and does not support any riparian habitat or other sensitive natural community. The limits of the construction area are contained within the property boundary. No additional infrastructure off-site would be required for site drainage. Surface flows from the area flow north along California Street to an existing culvert, and eventually enter the Mission Zanja Creek ("Zanja"). No impacts would occur to sensitive natural communities identified in local or regional plans, policies regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.
- c) The portion of the Project Site that is proposed for development is currently occupied with a citrus grove and contains a single-family residence. During a recent visit to the site in July 2014, no surface waters were observed, including wetlands as defined by Section 404 of the Clean Water Act. Therefore, the Proposed Project would not impact federally-protected wetlands.
- d) The Project Site is located east of California Street, south of Citrus Avenue and north of Orange Avenue and in an area that is predominately developed with citrus groves and also includes scattered commercial, and institutional development (i.e., Mission Elementary School, Heart & Surgical Hospital) within the vicinity. It is unlikely that the Project Site provides an important location relative to regional wildlife movement. Wildlife movement near the site has been restricted by development, including adjacent roadways. Implementation of the Proposed Project would not impact a local or regional wildlife corridor.
- e) The City of Loma Linda Municipal Code Chapter 17.74 "Tree Placement, Landscape Materials, and Tree Removal" outlines local policies and ordinances regulating landscape development. Per the Municipal Code, the proposed removal of trees at the Project Site is not a regulated activity. Per Ordinance 12.74.180 the Applicant has prepared a preliminary landscape plan as part of its Tentative Tract Map application. Implementation of Mitigation Measures 2 and 3, as provided in Section 1 of this Initial Study, would require the Applicant to landscape the rain garden common areas within the Bell Property with citrus trees; reducing impacts to a less than significant level. No

development is proposed for the Ramirez Property at this time, and no removal of trees would result.

- f) The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES. <i>Would the project:</i></b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	(✓)	( )	( )
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	(✓)	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	(✓)	( )	( )

- a) In September 2014, McKenna et al. prepared a Phase I Cultural Resources Investigation of the Project Site. During the investigation numerous historic features were identified and recorded. These included two historic road alignments (California Street and Citrus Avenue); two features associated with the Redlands Dinky Railroad (railroad berm and retaining wall); and four components of the historic Eli C. Curtis and family residential and commercial complex (residence, out building, garage, and orchard/irrigation system). These resources have been recorded on the appropriate California DPR-523 forms and submitted to the San Bernardino County Museum, Archaeological Information Center, for the assignment of reference numbers.

In assessing the significance of these resources, McKenna et al. has determined the roadways do not reflect their original conditions and, in the case of Citrus Avenue, the original alignment. Neither is considered historically significant. The two features associated with the Redlands Dinky Railroad lack integrity and no longer reflect their original design or uses. Despite the contributions of the railroad in the development of the area, the investigation concluded that the retaining wall is not historically significant. The Redlands Central Railway "Dinky" line is considered a locally significant resource for its association with noted individuals (e.g. Henry Fisher) and the events associated with the successful development of the area (rider and commercial traffic). The lack of integrity for the rail line negates the recognition on the basis of construction or engineering design. Excavation in the area of the berm should be monitored for any evidence of buried components that will assist in understanding the mode of construction and/or the association with the adjacent retaining wall.

In completing the cultural resources investigations for the Project, McKenna et al. defined the boundaries of the Project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna et al. subsequently researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street). These acres were held individually, but worked collectively by the Curtis family, including:

- The William Curtis property (60 acres);
- The Robert T. Curtis property (10 acres);
- The Newell Curtis property (10 acres);
- The Henrietta Curtis/John Furney property (20 acres);
- The Jeremiah Curtis property (10 acres);
- The Eli Curtis property (10 acres)

McKenna et al. has recorded the Curtis property as a whole, encompassing the orchard, irrigation system, and structures, and designated it a pending "district". McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a "district" will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. has determined that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is currently under cultivation as citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

Implementation of the Proposed Project would affect the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue would not be impacted. The Citrus Lane project, as currently designed would require removal of the 8+ acres of orchard, the residence and palm trees along Citrus Avenue.

City Staff has determined that all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings, and therefore require some level of protection and/or preservation. Thus to ensure potential impacts to historical resources are reduced, the following mitigation measures shall be implemented:

#### **Mitigation Measure 4**

**The Project Proponent shall relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the structure including new paint, roofing, or other structural elements as needed at the time of relocation.**

**Mitigation Measure 5**

**Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.**

**Mitigation Measure 6:**

**Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.**

**Mitigation Measure 7:**

**The demolition of the garage and out building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.**

**Mitigation Measure 8:**

**If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.**

**Mitigation Measure 9**

**The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).**

**Mitigation Measure 10:**

**The Project Proponent shall conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.**

**Mitigation Measure 11:**

**The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.**

**Mitigation Measure 12:**

**The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the Asistencia, the Native American**

**monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.**

Implementation of the above mitigation measures would ensure potential impacts to historical resources are reduced to a less than significant level.

- b) The project area is associated with a general area known to have been inhabited by Native Americans prior to and during the establishment of the *Asistencia*. As concluded in the Phase I Cultural Resources Investigation, no evidence of Native American cultural resources were found within the project area. However, the general area is still considered highly sensitive for the presence of prehistoric or protohistoric archaeological resources. The property is very close to the *Asistencia* and between the recorded locations of the *Asistencia* and the village of Guachama. Therefore, implementation of Mitigation Measures 4 through 6 as presented above, would ensure potential impacts to prehistoric and protohistoric archaeological resources are reduced to a less than significant level. No additional mitigation is required.
- c) A paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. He noted the project area is within an area dominated by younger Quaternary alluvium, primarily derived from the Crafton Hills, and fluvial deposits of the Santa Ana River channel. These deposits are not considered conducive to yielding fossil specimens. The Museum has no record of any fossil localities in this area. The nearest find was to the south, in the San Jacinto Valley. Deep excavation may impact older Quaternary deposits, however, the relative depth of the older deposits in this area are generally below any development impact areas. Paleontological monitoring was only recommended if older deposits are encountered; therefore the following mitigation measure shall be implemented:

**Mitigation Measure 13:**

**In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

Implementation of the above mitigation measure would reduce potential impacts to unknown paleontological resources to a less than significant level.

- d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect unknown buried human remains. The following mitigation measure shall be implemented to reduce potential impacts to less than significant.

**Mitigation Measure 14:**

**If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified**

**archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.**

Implementation of the above mitigation measure would ensure potential impacts to unknown human remains would be less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
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.	( )	( )	(✓)	( )
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	( )	(✓)	( )
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	( )	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	( )	( )	( )	(✓)

**Comment:**

- a) The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.
  - i) According to Figure 10.1 of the City of Loma Linda General Plan, the Project Site and immediate surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The nearest fault zone is the Loma Linda Fault, approximately one-half mile to the east; the fault is identified as inactive. The nearest known, active earthquake fault is the San Jacinto Fault which is located approximately 1.6 miles to the southwest. While the Banning fault is shown as crossing the site, this fault is generally considered to be inactive. The Redlands fault of the Crafton Hills Fault complex is located approximately 2.8 miles to the southeast; the activity rating of this fault is not known. Other known, active earthquake faults in the region include the San Andreas fault located approximately six miles to the northeast and the Cucamonga fault located approximately 15.5 miles to the northwest. Given the project site's location in relation to these mapped Alquist-Priolo Earthquake Fault Zones, potential impacts are anticipated to be less than significant ((see a)ii below)).
  - ii) The San Jacinto Fault Zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the Project Site (occurring approximately 1.6 miles to the southwest), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More significant historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Severe seismic shaking can be expected during the lifetime of the proposed structure. Construction of the 35 single-family residences in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.
  - ii) Liquefaction occurs primarily in saturated, loose, and fine to medium grained soils. Shaking may cause soils meeting these conditions to lose strength and move as liquid. Liquefaction-related effects may include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. The City of Loma Linda General Plan Figure 10.1 does not identify the Project Site as occurring within a zone that has soils or conditions prone to liquefaction. According to the Geotechnical

Investigation prepared for the Project Site, the potential for liquefaction is considered low and no significant impacts are anticipated.

- iv) The Project Site is relatively flat with a gentle slope toward the northwest. There are no hills or prominent landforms in the immediate vicinity that would be susceptible to landslides seismic-induced settlement or rockfalls. No impacts would occur.
- b) During the development of a portion of the Project Site (Bell Property) which would include disturbance of approximately 9.5 acres, project dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. The City of Loma Linda requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. According to the San Bernardino County WQMP template, the Proposed Project would require a WQMP because it is considered a significant re-development involving the addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Refer to the Hydrology and Water Quality section of this Initial Study for a comprehensive discussion. Impacts related to soil erosion are considered less than significant.
- c) The Project Site is located approximately 1.6 miles northeast from the San Jacinto Fault Zone. The Project Site is located outside of the earthquake hazard zone as identified in the City of Loma Linda General Plan. The Project Site is located on a relatively flat parcel and there are no hills or prominent landforms in the immediate vicinity. It is not anticipated that implementation of the Proposed Project would result in soil that would become unstable as a result of the Project or cause off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No impacts are anticipated.
- d) Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to maintenance of structures built in/on/or with material having this rating. Moderate to low ratings lessen the hazard. According to the geotechnical report prepared for the Project Site, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) Upon annexation, the proposed 35 single-family residential lot development would connect to the City's sewer collection system existing in California Street. No septic tanks or alternative wastewater disposal is proposed. The existing two single-family residences located on the Ramirez Property are currently served by septic which would remain in place. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GREENHOUSE GAS EMISSION.</b> <i>Would the project:</i> a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	( )	(✓)	( )
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	(✓)	( )

a) In September 2006 Governor Schwarzenegger signed Assembly Bill 32, The Global Warming Solutions Act of 2006. The Act requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. However, although thresholds of significance guidelines have been developed; standards or significance thresholds have not yet been adopted by SCAQMD or the California Air Resources Board (CARB).

Per CEQA guidelines, new project emissions are treated as standard emissions, and air quality impacts are evaluated for significance on an air basin or even at a neighborhood level. Greenhouse gas emissions are treated differently as the perspective is global, not local. Therefore, emissions for certain types of projects might not necessarily be considered as new emissions if the project is primarily population driven. Many gases make up the group of pollutants that are believed to contribute to global climate change. However the three gases that are currently evaluated are Carbon dioxide (CO<sub>2</sub>) Methane (CH<sub>4</sub>) and Nitrous oxide (N<sub>2</sub>O). SCAQMD's CalEEMod model was used to determine emissions from GHGs. Model results for GHG emissions related to the development of 35 single-family residences are shown in Tables 4 and 5, construction and operational emissions, respectively. A threshold of 3,000 MTCO<sub>2</sub><sub>E</sub> per year has been adopted by SCAQMD for determining a project's potential for significant impact to global warming for non-industrial projects (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008).

**Table 4  
Greenhouse Gas Construction Emissions  
MT Per Year**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Demolition	39.4	0.0	0.0
Site Preparation	19.5	0.0	0.0
Grading	29.9	0.0	0.0
Building Construction	279.8	0.0	0.0
Paving	22.5	0.0	0.0
Architectural Coating	2.9	0.0	0.0
Total in MT Per Year	394.0		
<b>Total CO<sub>2</sub>e Per Year</b>	<b>370.5</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod 2013.2.2 Annual

**Table 5  
Greenhouse Gas Operational Emissions  
"MT Per Year"**

Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Area	11.4	0.0	0.0
Energy	140.0	0.0	0.0
Mobile	506.0	0.0	0.0
Waste	8.3	0.5	0.0
Water	13.8	0.1	0.0
Total in MT Per Year	679.5		
<b>Total CO<sub>2</sub>e Per Year</b>	<b>693.4</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>N/A</b>		

Source: CalEEMod 2013.2.2 Annual

As shown in Table 4 and Table 5, GHG emissions related to the Proposed Project are not anticipated to exceed the SCAQMD GHG emissions threshold. Therefore, impacts are anticipated to be less than significant.

- b) There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. It is possible that CARB may develop performance standards for Project-related activities prior to Project construction. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation; therefore, impacts would be less than significant, and no mitigation would be required.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	( )	( )	( )	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)

- a) Construction activities would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials because construction of the expansion would not involve such activities. The uses allowed under the current County designation of Multiple Residential and the City of Loma Linda's existing Business Park and proposed change to Low Density Residential for the Bell Property, and the Pre-Zone of Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property would not increase the potential for transport of hazardous materials. The construction and post-construction operation of 35 single-family residences would not involve the routine transport or use of hazardous materials. No significant impacts would result.
- b) Hazardous or toxic materials transported in association with construction of the single-family units may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident release of hazardous materials into the environment. The existing agricultural uses on-site involve the use of chemicals, including pesticides. The results of a limited subsurface

investigation (*Author, date*) showed that levels of pesticides in the on-site soils would not result in a significant hazard to the public. No impacts are anticipated.

- c) The Citrus Valley Christian Academy is located approximately 875 feet north of the Project Site. In addition, Mission Elementary School and Grove High School are located approximately 0.4 miles northwest and 0.4 miles east of the Project Site, respectively. Although the Project Site occurs within ¼ mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials is not associated with single-family homes; therefore no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated.
- d) Pursuant to California Government Code Section 65962.5 the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from the DTSC EnviroStor online Database on July 30, 2014; the Project Site is not identified on the list. No impacts are anticipated.
- e-f) The San Bernardino International Airport is located approximately 2.5 miles northwest of the Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, which include the Project Site in the City's Sphere of Influence, the Project Site is not located within the Airport Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Implementation of the Proposed Project would not result in a safety hazard associated with an airport or private airstrip.

The City of Loma Linda implements and maintains the City's Emergency Plan as required by State Law. The Plan includes ongoing emergency response coordination with surrounding jurisdictions, including the County of San Bernardino, and a public awareness program on the nature and extent of natural hazards in the Planning Area. Implementation of the Proposed Project would result in the construction of 35 single-family residences. The Proposed site plan includes one access along California Street and one access from Citrus Avenue. Construction would take place within the boundaries of the site. Neither the construction nor post-construction operations would conflict with implementation of the City's Emergency Plan.

- h) The Project Site does not occur within a Fire Hazard Overlay area as indicated on the County of San Bernardino General Plan Hazards Overlay Map FH31C. Upon annexation, the Project Site would transfer from the unincorporated portion of the County of San Bernardino to the City of Loma Linda. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda hills and wildland and conservation areas are located approximately one-mile south of the Project Site. Surrounding land uses include citrus groves to the east and south, and to the north and west across Citrus Avenue and California Street, respectively. There are no intermixed wildlands areas within the vicinity. Implementation of the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>	( )	( )	(✓)	( )
a) Violate any water quality standards or waste discharge requirements?	( )	( )	(✓)	( )
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)?	( )	( )	(✓)	( )
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, which would result in substantial erosion or siltation on- or off-site?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
e) 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?	( )	( )	(✓)	( )
f) Otherwise substantially degrade water quality?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

- a) The Proposed Project includes the development of the 9.5-acre Bell property, with 35 single-family residential units with associated access and open space. Rain gardens

in three of the open space lots would provide water quality treatment of streets and parkways. In addition, rain gardens would be provided on each single-family residential lot to provide water quality treatment of storm flows at each lot. Overflow runoff from larger storm events would enter the rain garden in Lot B and exit the site to the northwest under Citrus Avenue via a proposed storm drain and would continue north to the Zanja. Currently there are metal pipes on the east side of California and the project would connect to these pipes and continue as surface flow. No direct connection to the Zanja is proposed.

The Proposed Project would disturb approximately 9.5 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

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

In addition to complying with NPDES requirements, the City of Loma Linda also requires the preparation of a Water Quality Management Plan (WQMP). For development projects that fall within one of eight project categories established by the RWQCB. As discussed in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005), project proponents for development project that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project falls within Permit-Specified Project Category 1, which includes all significant re-development projects and involves significant re-development or replacement of 5,000 square feet or more of

impervious surface on an already developed site. In July 2014, the project proponent submitted a WQMP to the City for review and approval.

As part of the WQMP, all Category projects must identify any hydrologic condition of concern that would be caused by the project, and implement site design, source control, and/or treatment control BMPs to address identified impacts. Since the downstream conveyance channels that would receive runoff from the project are not all engineered, hardened and regularly maintained, hydrologic conditions of concern were identified for the project. To ensure potential impacts are reduced to less than significant, the following mitigation measures, as provided in the WQMP, shall be implemented.

**Mitigation Measure 15:**

**Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.**

**Mitigation Measure 16:**

**Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.**

**Mitigation Measure 17:**

**Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens shall be inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of plants.**

**Mitigation Measure 18:**

**Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. Staff or an outside landscape company shall provide litter control services.**

**Mitigation Measure 19:**

**The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.**

**Mitigation Measure 20:**

**The top of all catch basins shall be painted with the following: “No Dumping, Drains to River” sign or equivalent.**

Implementation of Mitigation Measures 14 through 19 would ensure potential impacts to water quality are reduced to a less than significant level.

- b) As identified in the County of San Bernardino General Plan and the City of Loma Linda General Plan, the Project Site is not used for groundwater recharge, therefore the Proposed Project would not impact groundwater recharge. In addition, the development of 35 single-family residences would not substantially deplete groundwater supplies.

The Project Site is located within the City of Loma Linda Water Service area as shown in the 2010 Regional Urban Water Management Plan for the San Bernardino Valley. Existing residential units are currently served by the City of Loma Linda Department of Public Works, Water Division, and irrigation water is provided by Bear Valley Municipal Water Company. Upon annexation, the City of Loma Linda would continue to provide domestic water to the site, and irrigation water for a 9.5-acre portion of the Project Site would no longer be required. Irrigation water would continue to be provided by the Bear Valley Mutual Water Company for the 9.25-acre Ramirez Property; resulting in no change in services.

The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the November 2012 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

Conversion of a portion of the Project Site's land use from agricultural to residential will result in a slight decrease in overall water demand. With implementation of the water resources management activities defined in the IRWM Plan, the available groundwater supply would be sufficient to meet the long-term water demands of the City including areas within its Sphere of Influence; therefore impacts would be less than significant.

- c-f) Currently the Project Site is developed with three single-family residences and related citrus groves and does not support any natural areas including streams or rivers. The Zanja flood control channel and Morrey Arroyo occur approximately 400 feet northeast of the Project Site. The Tentative Tract Map submitted as part of the project application proposes a 24-inch storm drain near the northwest corner of the Project Site. The storm drain would connect to an existing outlet within California Street. In addition, a series of under-sidewalk drains and a rain garden proposed along the western property boundary adjacent to California Street would collect storm water from the site. Implementation of the Proposed Project would not change the existing drainage pattern in a manner that

would result in erosion, siltation, or flooding either on-site or off-site. The Project Site would continue to drain into the City's storm drain system. The Proposed Project would increase the amount of impervious surfaces within a 9.5-acre portion of the site; however, flows would be maintained on-site and would not result in an impact from increased run-off. Less than significant impacts would result.

- g-h) The Project Site is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06071C8711H as revised on August 28, 2008. The Project Site is not within a flood hazard zone. The Zanja flood control channel is located just northeast of the project site; the Zanja flood zone as mapped by FEMA extends to a location catty-corner from the property's northeast corner. As identified in the City of Loma Linda General Plan Figure 10.2 the Project Site is located outside of the 500-year floodplain. The Proposed Project would not place housing or structures within a 100-year flood hazard area; therefore, no impacts would occur.
- i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda including portions of unincorporated areas to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas. The Zanja flood control channel and Morrey Arroyo occur approximately 400 feet northeast of the Project Site. The Project Site is not located within an inundation zone as identified in the FEMA Flood Insurance Rate Map. Upon annexation and implementation of the Proposed Project, no change to flood control services would result and no exposure of people or structures to a significant risk of loss, injury or death involving flooding would occur.
- j) There are no large bodies of water in the vicinity of the Project Site and therefore no hazards from inundation by seiche, tsunami, or mudflow are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. LAND USE AND PLANNING. <i>Would the project:</i></b>				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

- a,b) The Project Site is currently developed with three single-family residences, associated structures (e.g., detached garage, shed) and citrus groves. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) east and west, and multiple-family residential development to the south. The area south of the Project Site occurs within the City of Loma Linda and is designated Very High Density Residential. The areas north and east as well as the Project Site are zoned by the County of San Bernardino as Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, occurs within the City of Loma Linda and is zoned Special Planning Area D. This area incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks and single-family and where appropriate multi-family residential.

The Proposed Project includes: 1) a GPA for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 9.5-acre Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell Property and the General Business (C-2) Zone for the Ramirez Property; and 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda. Under the designation of Low Density Residential, proposed development would be consistent with the City of Loma Linda General Plan.

Under the existing County of San Bernardino designation of Multiple Residential, which allows for multiple residential uses, single residential uses and mixed residential uses and compatible nonresidential uses, the Project Site could be developed with a maximum housing density of 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation, the Project Site could be developed with approximately 133 dwelling units. Upon annexation into the City of Loma Linda and approval of the GPA, the Proposed Project would be developed at a less intense density, resulting in approximately 98 fewer dwelling units.

Under the County of San Bernardino General Plan the Ramirez property is currently zoned Multiple Residential. This designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. Therefore under this designation, approximately 248,292 square-feet of the site could be developed with buildings and impervious surfaces. If individual structures were to be developed, the Multiple Residential designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, the site could be developed with 24 dwelling units. With an average dwelling unit size of 3,000 square-feet, a total of 72,000 square-feet of building space could be developed on-site. Upon annexation the Ramirez property would be pre-zoned General Business (C-2) and would have a maximum 0.5 floor area ratio (FAR) and therefore could be developed with approximately 124,146 square-feet of building space, or 72% more building space than under the County General Plan zoning.

The proposed GPA would be compatible with existing residential development to the south and potential future mixed uses to the west. The properties to the north and east are within the City of Loma Linda's Sphere of Influence and have a land use designation of Business Park. The properties are currently developed with citrus groves. Potential future development could include professional offices, research and light industrial uses.

With appropriate setbacks and developing the site in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development to the north and east. Therefore based on existing surrounding zoning for both the County of San Bernardino and City of Loma Linda general plans, and the proposed GPA and pre-zone, implementation of the Proposed Project would not physically divide any existing or future planned community. In addition, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impacts are anticipated.

- c) The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. MINERAL RESOURCES. <i>Would the project:</i></b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

- a) According to the California Department of Conservation, Open File Report 94-08 the Project Site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). The MRZ-3 designation indicates that significance of mineral deposits within the area cannot be evaluated from the available data due to urbanization. The Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State because the Project Site occurs within an urbanized area and is already developed thereby limiting potential accessibility for future mining. No impacts would result.
- b) Implementation of the Proposed Project would 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. According to the California Department of Conservation's interactive mines on-line map, the nearest active mine is a sand and gravel pit approximately four miles northwest of the site. No locally important mineral resources are identified within the Project Site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE.</b> <i>Would the project result in:</i>				
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?	( )	( )	(✓)	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	(✓)	( )
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	(✓)	( )
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

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

The Proposed Project includes a General Plan Amendment to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property; a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and General Business (C-2) zone for the Ramirez property; an Annexation application to annex the entire Project Site (both properties) into

the City of Loma Linda; and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

Currently the Project Site, if it were developed under the jurisdiction of the County of San Bernardino, it would be required to comply with County of San Bernardino General Plan Noise Element goals, policies and measures. Upon approval of the Project, the site would be annexed into the City of Loma Linda and would be required to comply with the City's General Plan policies and the City's Municipal Code noise standards.

According to the policies of the City's General Plan, when a proposed development could result in an increase of more than 3 dBA ("A-weighted decibel) above the existing background noise, a detailed noise attenuation study prepared by a qualified acoustical engineer is required to determine and incorporate mitigation into project design and implementation. A Noise Impact Analysis for the Proposed Project was prepared by Kunzman Associates, Inc. (August 2014); the report is summarized herein and is available for review at the City of Loma Linda Community Development Department. The report analyzed the potential for project construction noise and operations noise to cause and expose person to, or to generate, noise levels in excess of established City of Loma Linda noise standards and County of San Bernardino standards. Noise generators included in the analysis were construction activities and adjacent roadway traffic.

The nearest sensitive receptors residential units and two churches located approximately 250-300 feet north and northwest of the Project Site.

#### Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the Project Site, from the demolition and ground clearing/excavation, from grading, and from building activities. Unmitigated noise levels could reach 69.4dBAL<sub>eq</sub> and 71dBAL<sub>max</sub> ("A-weighted decibel, maximum sound level") at the nearby church. The Municipal Code Section 9.20.070 allows the Project Proponent to file an application with the city manager for a temporary noise waiver from the noise provision in Section 9.20.030 and 9.20.050 of the Development Code. The proposed construction activities would conform to both the City's Municipal Code and the County's standards no significant impacts would result from short term noise generated from construction activities.

#### Noise Impacts to Off-Site Receptors Due to Project Generated Traffic

Existing and existing plus Project noise levels for each roadway segment analyzed in the traffic study prepared for the Proposed Project (Kunzman Associates, Inc., August 2014) were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Project generated increases in ambient noise levels along affected road segments were then calculated. Existing traffic noise modeling resulted in noise levels ranging between 58.2 and 70.9 dBA Leq at 100 feet from the centerline of the affected road segments; and the existing plus project traffic noise model resulted in noise levels ranging from 58.3 to 70.5 dBA Leq at 100 feet from the affected road segments. The Noise Impact Analysis concluded that vehicle traffic generated by the Proposed Project would not cause an increase in the ambient noise levels above

0.1 dB. Therefore Project generated traffic would not result in substantial increases in ambient noise levels; no impacts would result.

Noise Impacts to the Proposed Project Associated with Future Traffic

Future noise levels along California Street are not expected to exceed 64.5 dBA CNEL at a distance of 100 feet from the centerline. All of the proposed residential lots are situated at least 100 feet from the centerline of California Street. Further, noise levels in the back yard areas proposed nearest to California Street can be expected to be approximately 5 dB lower (59.5 dBA CNEL) due to the attenuation provided by the proposed six-foot high perimeter block wall. New residential construction typically provides at least 20 dB of exterior to interior noise reduction as long as air circulation is provided to allow closed windows and doors. Interior noise levels at the homes located nearest to California Street would not exceed 45 dBA CNEL. The standards identified in the City of Loma Linda General Plan are the same as those identified for the County of San Bernardino.

- b) Construction activities can produce vibration that may be felt by adjacent uses. Primary sources of vibration during construction would be from bulldozers and vibratory rollers. A vibratory roller could produce a peak particle velocity (PPV) of 0.21 inch per second at 25 feet and a large bulldozer could produce up to 0.089 PPV at 25 feet. Use of a vibratory roller within 25 feet of an existing structure, or use of a large bulldozer within 15 feet of an existing building could result in structural damage. However, no impacts would result during development of the Project as the distance to the nearest sensitive receptor is approximately 250 feet north of the Project Site.
- e) The nearest airport to the Project Site is the San Bernardino International Airport. The Project Site falls outside of the 65 dBA noise contour for this airport. Aircraft noise associated with the San Bernardino International Airport is not considered to be a source that contributes to the ambient noise levels on the Project Site. The proposed project would not expose persons residing within the area to excessive noise levels from aircraft. No impacts would result.
- f) There are no private airstrips within the vicinity of the Project Site. The nearest airport is the San Bernardino International Airport located approximately 2.5 miles northwest of the Project Site. Excessive noise levels are not anticipated at the Project Site. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. POPULATION AND HOUSING.</b> <i>Would the project:</i> 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)?	()	()	(✓)	()
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	(✓)	()
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	(✓)	()

- a) The Project Site is located in an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of Loma Linda and within the City's Sphere of Influence. Under the current County of San Bernardino General Plan the Project Site is designated Multiple Residential. Under this designation, the maximum housing density is 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation the 9.5-acre portion of the Project Site could be developed with up to 133 dwelling units and approximately 366 people (based on 2.75 persons per dwelling unit). Under the existing City of Loma Linda General Plan, the Project Site occurs within the City's Sphere of Influence and has a General Plan designation of Business Park and is zoned Planned Community. The Business Park designation allows for professional offices, research and development activities, and light industrial uses.

The Proposed Project includes a GPA for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential, and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and General Business (C-2) Zone for the Ramirez Property. The Project also request approval of a TTM to subdivide a 9.5-acre portion of the Project Site (Bell Property) into 35 single-family residences and four (4) common lettered lots. Based on 2.75 persons per household, the proposed development would result in less people (96 verses 366) than the County of San Bernardino General Plan existing land use designation. Although the City of Loma Linda's General Plan designation of Business Park does not account for people residing at the Project Site, it is likely that under this designation new jobs and people commuting to the Project Site could result in people moving to the City. Therefore the addition of 35 single-family homes would not induce a substantial population increase as it is less intense than the County's current designation. In addition, existing infrastructure occurs within the area (i.e., California Street) and no expansion of existing utilities would be required. A less than significant impact would result.

- b) Proposed development within the 9.5-acre portion of the Project Site would require demolition of one single-family residence, associated garage and shed and on-site citrus grove to allow for the proposed development. The existing on-site single-family

residence is currently vacant, and would be replaced with 35 single-family residences. Therefore proposed development would not create a significant impact with the displacement of one unoccupied residence. A less than significant impact would result. A detailed discussion of the residential structure and its local historical value is provided in Section 5 Cultural Resources of this Initial Study.

- c) The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing or existing residents. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. PUBLIC SERVICES.</b> <i>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:</i>				
a) Fire protection?	( )	( )	(✓)	( )
b) Police protection?	( )	( )	(✓)	( )
c) Schools?	( )	( )	(✓)	( )
d) Parks?	( )	( )	(✓)	( )
e) Other public facilities?	( )	( )	(✓)	( )

- a) Fire Protection: Currently, the Project Site is served by the City of Loma Linda Fire Station 251 located at 11325 Loma Linda Drive, approximately 1.8-miles southwest of the Project Site through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. Upon annexation the Project Site would be detached from the Valley Service Zone and would continue to be serviced by the City of Loma Linda. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed development on a portion of the Project Site would be required to comply with City fire suppression standards and adequate fire access, and pay City-required development fees.

The Proposed Project includes: 1) a GPA to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 9.5-acre Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell Property and General Business (C-2) Zone for the Ramirez Property; and 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda. Under the designation of Low Density

Residential, proposed development would be consistent with the City of Loma Linda General Plan.

Under the existing County of San Bernardino designation of Multiple Residential, which allows for multiple residential uses, single residential uses and mixed residential uses and compatible nonresidential uses, the Project Site could be developed with a maximum housing density of 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation, the Project Site could be developed with approximately 133 dwelling units. Upon annexation into the City of Loma Linda and approval of the GPA, the Proposed Project would be develop at a less intense density, resulting in approximately 98 fewer dwelling units.

Since the Project Site is currently served by the City and changes to service would not result upon annexation, impacts to fire response times are anticipated to be less than significant. With an estimated population of 23,600 people, the firefighter to citizen ratio is approximately 1:2,950 (based on 8 firefighters per 24-hour shift). Upon annexation, an addition 96 new residents would be added to the City, this would result in a demand increase of approximately 0.4 percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 133 dwelling units would result in a demand increase of approximately 0.8 percent, which is still considered less than significant, but the Proposed Project would have less of an impact on Fire Services. Therefore, potential impacts are considered less than significant.

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

Upon annexation, police services for the Project Site would be provided by the City of Loma Linda through contract with the SBSB. Since the City of Loma Linda contracts with the SBSB, no substantial change in services would result. The SBSB currently has 12 sworn officers assigned to the City. With an estimated population of 23,600 people, the ratio of officers to citizens is approximately 1:1,967. The proposed development of 35 single-family homes would result in an additional 96 people (based on 2.6 persons per household). The officers to citizen ratio would change from 1:1,967 to 1:1,975 and result in a net change of 0.4 percent. Under the County's designation, an addition of 133 dwelling units would result in a demand increase of approximately 0.6 percent, which is still considered less than significant, but the Proposed Project would have less of an impact on police services. Therefore, potential impacts are considered less than significant. The impact to the SBSB would be less than significant.

- c) Schools: School services for the Project Site are currently provided by the Redlands Unified School District (RUSD). Upon annexation, the Project Site would continue to be served by RUSD. The proposed development of 35 single-family homes would result in an additional 96 people. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school

impact fees, dedications, or other requirements in excess of the maximum allowable fee. Collection of school impacts fees as required by the Redlands Unified School District would ensure no significant impacts would result.

- d) Parks: Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 366 and would require less than one acre (0.9 acres) of developed parkland.

Upon annexation to the City and approval of other proposed entitlements, the Project Site would have a General Plan designation of Low Density Residential and zoned Planned Community. The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 96 new residents within the area would require an additional 0.48 acres of parkland, for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees would ensure no significant impacts would result.

- e) Maintenance of Public Facilities: Street lighting service is currently provided by Southern California Edison (SCE) for an existing street light at the intersection of California Street and Citrus Avenue and across from the project site along Orange Avenue. There are no traffic signals along the boundary of the project site.

Upon annexation, the project area will be automatically included into the City of Loma Linda's Street Lighting District. Once the project area is annexed into the City and the Street Lighting District, installation and maintenance of new street lights will be provided by the City. There are no traffic signals planned for the project.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. RECREATION.</b> <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	(✓)	( )
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	( )	(✓)

a) Currently the San Bernardino County Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site is in the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements of the County are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 366 and would require less than one acre (0.9 acres) of developed parkland.

Upon annexation to the City and approval of other proposed entitlements, the Project Site would have a General Plan designation of Low Density Residential and zoned Planned Community. The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 96 new residents within the area and would require an additional 0.48 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees would ensure no significant impacts would result

b) The Proposed Project does not include the construction of recreational facilities. As discussed in response to question (a) above, potential impacts to recreational facilities were determined to be less than significant with mitigation incorporated. Therefore the construction or expansion of recreational facilities would not be required and no significant impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i> 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)?	()	(✓)	()	()
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	()	(✓)	()	()
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?	()	()	()	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
e) Result in inadequate emergency access?	()	()	()	(✓)
f) Result in inadequate parking capacity?	()	()	()	(✓)
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	()	()	()	(✓)

a-b) The Proposed Project includes the development of 35 single-family residential units. In August 2014, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Project. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed development and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system.

As required by Measure V, or the Growth Management Element of the amended City of Loma Linda General Plan, which is an initiative approved by voters in November 2006, any location where the level of service is below LOS C at the time an application for development is submitted, mitigation measures shall be imposed to ensure that the level of traffic service is maintained.

A series of scoping discussions were conducted with the City of Loma Linda to define the desired analysis locations for the Proposed Project's future analysis years. In addition, the San Bernardino Associated Governments staff was also contacted to discuss the project and its associated travel patterns.

No analysis is required further than five miles from the Project Site. Additionally, the Project does not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The project does not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda. Existing intersection traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from June/October 2013 and July 2014. Project traffic volumes for all future projections were estimated using the manual approach. Trip generation has been based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

The definition of an intersection deficiency has been obtained from the City of Loma Linda General Plan and Measure V. The General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions, except for the study area intersection of California Street at Redlands Boulevard that is currently operating at Level of Service E/F during the evening peak hour.

The Proposed Project is projected to generate a total of approximately 333 daily vehicle trips, 27 of which would occur during the morning peak hour and 35 of which would occur during the evening peak hour.

For Opening Year (2016) With Project traffic conditions, the study area intersection of California Street and Redlands Boulevard is projected to operate at acceptable Level of Service consistent with Measure V during the peak hours with improvements. For Year 2035 with Project traffic conditions, the study area intersections of Redlands Boulevard at Citrus Avenue, and California Street at Mission Road are projected to operate at Level of Service D to F during the evening peak hour, without improvements. However with recommended mitigation, the study area intersections are project to operate within acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with project traffic conditions.

A traffic signal is project to be warranted for Opening Year 2016 without Project traffic conditions at California Street and Mission Road. Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation herein.

**Mitigation Measure 21:**

**Consistent with Measure V, as mitigation for the potential traffic impacts, the Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection costs is \$17,800.**

**Mitigation Measure 22:**

**Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.**

**Mitigation Measure 23:**

**Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.**

**Mitigation Measure 24:**

**On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.**

**Mitigation Measure 25:**

**Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.**

Implementation of the above mitigation measures would ensure acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with Project traffic conditions.

- c) The Project Site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located approximately 2.5 miles northwest of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is not located within the San Bernardino International Airport influence area. The proposed 35 single-family residential units would not change air traffic patterns or create a safety hazard to people or aircraft. No impacts would result.
- d-e) The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow or result in inadequate emergency access. Access to the site would be provided at California Street and at Citrus Avenue. The Plan has been reviewed by the City Fire Marshall and design changes have been incorporated as directed. No impacts are anticipated.
- f) Upon annexation, the Project would be required to comply with the City of Loma Linda's Municipal Code which requires the construction of a two-car garage, plus driveway. The Project also has sufficient street parking. No impacts from inadequate parking spaces would result.
- g) An existing bus stop (Omnitrans) is located approximately 1,000 feet south of the Project Site at the intersection of California Street and Barton Road. Currently there are no

designated bike lanes along California Street. Traffic ingress/egress onto adjacent exterior roadways would be provided by a new entry on California Street and a new entry on Citrus Avenue. Both entries would be required to comply with required sighting distances (see Mitigation Measure 26). No impacts to bus patrons or cyclists are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	(✓)	( )
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	(✓)	( )	( )

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

through its agreement with the City of San Bernardino, also participates in the cost of the RI/X plant.

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

The western side of the annexation area borders existing City sewer lines in California Street and Orange Avenue. The developer would be responsible for connecting the proposed development to the City's sewer system. The proposed development would not result in a significant impact on the wastewater treatment facility in the City of San Bernardino or require the expansion of existing sewer facilities. A wastewater collection system fee estimated at \$18,865 would be required by the City of Loma Linda for the 35 new residential units. No significant impacts are anticipated.

- c) The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities. The Project Site and surrounding area is currently served by existing storm drains. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drain construction. In accordance to the NPDES permit program, the Proposed Project is required to design their storm water collection system to control water pollution by regulating point sources that discharge pollutants into the water. Any improvements to the current drainage system will be determined by the City engineer. Costs for these improvements will be covered by the developer through development impact fees estimated at \$24,570 for the proposed 35 new units.

Although no significant amount of additional stormwater is anticipated, drainage plans would still be reviewed by the City Engineer to ensure the system would have sufficient carrying capacity. The Project also includes the construction of on-site water retention facilities. No significant impacts are anticipated.

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

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

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development (see 9.b). The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees.

There are existing water lines along the western and southern edges of the annexation area which are California Street and Orange Avenue, respectively. Development of the site would include connection to existing lines near the project site. Construction plans shall be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project. A less than significant impact is anticipated.

- f) The current service provider for collection of solid waste in the annexation area is Republic Services of Southern California.

The City contracts with Republic Services of Southern California to provide solid waste collection services. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to 1,000 tons per day, and has an estimated closure date of May, 2016. According to the California Integrated Waste Management Board's estimated solid waste generation rates for residential, the Proposed Project is expected to generate approximately 428 pounds per day (35 dwelling units times 12.23 pounds per household per day) or 0.428 tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream. The San Timoteo Sanitary Landfill is permitted to receive 1,000 tons per day. Estimated project-generated waste represents approximately 0.0428 percent of the total permitted waste received at the landfill. Impacts to the solid waste collection system would be less than significant.

- g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their waste from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. Construction & Demolition debris represents a large portion of materials being disposed of at landfills. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Upon annexation the Project would be required to comply with this resolution. To ensure the Proposed Project contributes towards the diversion mandate, the following mitigation measure would be required:

**Mitigation Measure 26:**

**The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	(✓)	( )

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. Under existing conditions the Project Site that is proposed for development is occupied with a citrus grove and a single-family residence and does not support habitat suitable for sensitive or special status species. Records of observation for sensitive species were retrieved from the CNDDDB on July 30, 2014 for the San Bernardino South and Redlands USGS 7.5-minute quadrangles. The CNDDDB does not report past observations of sensitive species at the Project Site. However, one record for the coast horned lizard (*Phrynosoma blainvilli*) was posted within a one-mile radius of the Project Site. The coast horned lizard is not listed in the state or federal Endangered Species Acts. However, the species is listed as a species of special concern by the California Department of Fish and Wildlife. The proposed 35 single-family residential units would be located on a 9.5-acre site (Bell Property) that is currently developed. Therefore, it is anticipated that no impacts to 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 Wildlife or U.S. Fish and Wildlife Service would result.

In September 2014, McKenna et al. prepared a Phase I Cultural Resources Investigation of the Project Site. The project area is associated with a general area known to have been inhabited by Native Americans prior to and during the establishment of the *Asistencia*. The *Asistencia* was established in 1819 as a part of the Mission San Gabriel's Rancho San Bernardino. The original *Asistencia* functioned as an outpost for cattle grazing activities. The *Asistencia* buildings can be visited today and are reproductions that were built in the 1930s and are located approximately one mile east

of the original site. As concluded in the Phase I Cultural Resources Investigation, no evidence of Native American cultural resources were found within the project area. However, the general area is still considered highly sensitive for the presence of prehistoric or protohistoric archaeological resources. The property is very close to the *Asistencia* and between the recorded locations of the *Asistencia* and the village of Guachama. Therefore, implementation of Mitigation Measures 4 through 6 as presented in this Initial Study, would ensure potential impacts to prehistoric and protohistoric archaeological resources are reduced to a less than significant level. No additional mitigation is required.

During the cultural investigation numerous historic features were identified and recorded. These included two historic road alignments (California Street and Citrus Avenue); two features associated with the Redlands Dinky Railroad (railroad berm and retaining wall); and four components of the historic Eli C. Curtis and family residential and commercial complex (residence, out building, garage, and orchard/irrigation system).

In assessing the significance of these resources, McKenna et al. has determined the roadways do not reflect their original conditions and, in the case of Citrus Avenue, the original alignment. Neither is considered historically significant. The two features associated with the Redlands Dinky Railroad lack integrity and no longer reflect their original design or uses. Despite the contributions of the railroad in the development of the area, the investigation concluded that the retaining wall is not historically significant.

In completing the cultural resources investigations for the Project, McKenna et al. defined the boundaries of the project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna et al. subsequently researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street). These acres were held individually, but worked collectively by the Curtis family.

McKenna et al. has recorded the Curtis property as a whole, encompassing the orchard, irrigation system, and structures, and designated it a pending "district". McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a "district" will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. stated that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is currently under cultivation as citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

Implementation of the Proposed Project would affect the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue would not be impacted. The Project, as currently designed would require removal of the 8+ acres of orchard, removal of the residence and palm trees. City Staff has determined that all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings. They require some level of protection and/or preservation.

Implementation of Mitigation Measures 4 through 12 would ensure impacts to historic resources are reduced to a less than significant level. No additional mitigation is proposed.

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

The Proposed Project would contribute to the cumulative loss of agricultural lands within the region. Loma Linda as the Lead Agency has accepted the long time demise of agriculture and does not designate any areas within the City as agricultural, although there are still agricultural land uses within the City and its Sphere of Influence. Mitigation Measure 2, as provided in Section 2 of this Initial Study, would ensure potential impacts to Prime Farmland and the loss of citrus orchard acreage are reduced to a less than significant level. No additional mitigation is warranted.

- c) The Proposed Project would not cause substantial long-term adverse effects on human beings, either directly or indirectly. Short-term construction emissions were screened for the project and found not to exceed SCAQMD thresholds. However, the Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.). The Project Site does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment.

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

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Federal Emergency Management Agency Map Service Center. August 28, 2008. *Map Number 06071C8692H*.

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## MITIGATION MONITORING PROGRAM

**Project:** GPA, Pre-Zone, Annexation and TTM 18963

**Applicant:** Stratus Development Partners

**Lead Agency:** City of Loma Linda

**Date:** June 24, 2015

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<b>Aesthetics</b>					
<u>Mitigation Measure 1:</u> Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to the City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare on existing and potential future development to the east, west, north, and south of the Project Site.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	On-site Inspection	
<b>Agricultural Resources</b>					
<u>Mitigation Measure 2:</u> The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, 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.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Document verification	
<u>Mitigation Measure 3:</u> Within the meandering walkway proposed along the Project's western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area's rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit and City's final site inspection	On-site Inspection	
<b>Cultural Resources</b>					
<u>Mitigation Measure 4:</u> The Project Proponent shall relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the	Applicant/ Contractor; City of Loma Linda Community	Prior to issuance of building relocation	During site inspections	On-site inspections	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
structure including new paint, roofing, or other structural elements as needed at the time of relocation.	Development Department	permits			
<u>Mitigation Measure 5:</u> Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.	Applicant/ Contractor; City of Loma Linda Community Development Department	Prior to relocation of Eli C. Curtis residence	Upon completion and review of HABS document	Report Review and On-site inspections	
<u>Mitigation Measure 6:</u> Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Historian	Prior to issuance of relocation permits & during relocation	During relocation inspections & monitoring	On-site inspections	
<u>Mitigation Measure 7:</u> The demolition of the garage and out building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	Prior to issuance of demolition and grading permits	During ground disturbing activities	On-site inspections and Report Review if required	
<u>Mitigation Measure 8:</u> If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspection in the event a discovery is made	
<u>Mitigation Measure 9:</u> The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).	Applicant/ Contractor; City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan and at City's final site inspection	On-site inspection	
<u>Mitigation Measure 10:</u> The Project Proponent shall conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.	Applicant/ Contractor; City of Loma Linda Community	During ground disturbing activities	During ground disturbing activities	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
	Development Department, and Qualified Archaeologist				
<u>Mitigation Measure 11:</u> The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspections	
<u>Mitigation Measure 12:</u> The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the Asistencia, the Native American monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.	Applicant/ Contractor, County Coroner/ Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspections	
<u>Mitigation Measure 13:</u> In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Paleontologist	During ground disturbing activities	During ground disturbing activities	On-site inspection in the event a discovery is made	
<u>Mitigation Measure 14:</u> If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after	Applicant/ Contractor; City of Loma Linda Community Development Department, and County Coroner	During ground disturbing activities	In the event human remains are found	On-site inspection in the event a discovery is made	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.					
<b>Hydrology and Water Quality</b>					
<b>Mitigation Measure 15:</b> Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<b>Mitigation Measure 16:</b> Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<b>Mitigation Measure 17:</b> Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens shall be inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of plants.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan	Prior to issuance of grading permits	Review of HOA Maintenance Documents and On-site Inspection	
<b>Mitigation Measure 18:</b> Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. Staff or an outside landscape company shall provide litter control services.	City of Loma Linda Community Development Department & HOA	Weekly by HOA; Annually by City	Upon establishment of HOA	Review of HOA Maintenance Documents and On-site Inspection	
<b>Mitigation Measure 19:</b> The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.	HOA	Annually by HOA and City	Upon establishment of HOA	Review of HOA Documentation	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<u>Mitigation Measure 20:</u> The top of all catch basins shall be painted with the following: "No Dumping, Drains to River" sign or equivalent.	City of Loma Linda Community Development Department	Review of Final TTM	Review of Final TTM	Review of Final TTM	
<b>Traffic and Circulation</b>					
<u>Mitigation Measure 21:</u> Consistent with Measure V, as mitigation for the potential traffic impacts, the Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection costs is \$17,800.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 22:</u> Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 23:</u> Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 24:</u> On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 25:</u> Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<b>Utilities and Service Systems</b>					
<u>Mitigation Measure 26:</u> The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.	City Engineer	Throughout construction of the project	During City inspections	On-site inspection	