



City of Loma Linda

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

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, December 4, 2019, at 7:00 p.m.**, in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below:

ANNEXATION P19-064, PRE-ZONING P19-067: City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned site located within the City's Sphere of Influence. The Annexation area is located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. The Annexation area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10). The City of Loma Linda is pre-zoning the Annexation area to include approximately 374 acres of HR-C for the western two-thirds and approximately 290 acres of HR-LD for both the eastern one-third of the Annexation area and a 12-acre area located at the southwest corner of the Annexation area. The Pre-Zoning of the 664-acre area is in accordance with Measure V which established the proposed land use designations within the City's Sphere of Influence including the Annexation area. The Annexation area is currently vacant and in accordance with Measure V is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No future development could be permitted in the annexation area unless Measure V is rescinded. The Annexation area does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.) except for fire and police services, nor would the area require an extension of any services upon annexation. The Proposed Project does not include development and the Annexation area would continue to be used for passive recreational activities.

Applicant/Property Owner: City of Loma Linda
Environmental Determination: Proposed Mitigated Negative Declaration

Pursuant to the California Environmental Quality Act (CEQA), the City proposes to adopt a Mitigated Negative Declaration for the Project. Staff has found that the Project will not have a significant effect on the environment on the basis of the Initial Study. Copies of the Initial Study are available for public review in the Community Development Department, Public Counter located in City Hall (address noted above) and the San Bernardino County Library, Loma Linda Branch, 25581 Barton Road, located at the east end of the Civic Center. In addition, a copy is available on the city's website, Planning Division page.

The CEQA 30-day mandatory public review period will begin on **Monday, October 28, 2019** and end on **Tuesday, November 26, 2019**. Any environmental comments shall be submitted in writing to this office no later than 4:00 p.m. on **Tuesday, November 26, 2019**. If you do not respond in writing, we will assume that you have no opinions and/or recommendations on the above project.

PRESENCE OF THE SITE ON LISTS UNDER SECTION 65962.5 OF THE GOVERNMENT CODE: The Project site is not listed in the State of California Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(E).

The **Planning Commission** requests your participation in evaluating the above-mentioned project and the public is welcome to speak at the public hearing. If you challenge the resultant action of the **Planning Commission** in court, you may be limited to raising only those issues you or someone else raised at the

public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing. For further information, please contact the Community Development Department at (909) 799-2830 from 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Vicinity Map/Project Site Area



ANNEXATION AREA WITH PROPOSED PRE-ZONE
Annexation Boundary and General Plan Designation: South Hills Preserve
Zone Designation: South Hills Preserve (RH 10)

South Hills Preserve Annexation

By order of: Assistant City Manager, City of Loma Linda
Date: October 24, 2019

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: South Hills Preserve Annexation

Lead Agency: City of Loma Linda Contact Person: Lorena Matarrita
 Mailing Address: 25541 Barton Road Phone: (909) 799-2830
 City: Loma Linda Zip: 92354 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Loma Linda
 Cross Streets: West of Whittier Avenue and east of Mountain View Avenue Zip Code: 92354

Longitude/Latitude (degrees, minutes and seconds): 34 ° 01 ' 57.5 " N / 117 ° 14 ' 17.0 " W Total Acres: 664

Assessor's Parcel No.: 0294-011-01,02,30,31,32,33,34,35 Section: 6 Twp.: 2 South Range: 3 West Base: SBBM

Within 2 Miles: State Hwy #: none Waterways: San Timoteo Creek
 Airports: none Railways: BNSF Schools: Bryn Mawr Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: No development proposed
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

County of San Bernardino Rural Living (RL-10)

Project Description: (please use a separate page if necessary)

See Attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 28, 2019 Ending Date November 26, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>City of Loma Linda Community Development Department</u>
Address: <u>1905 Business Center Drive</u>	Address: <u>25541 Barton Road</u>
City/State/Zip: <u>San Bernardino, CA 92404</u>	City/State/Zip: <u>Loma Linda, CA 92354</u>
Contact: <u>Natalie P. Patty</u>	Phone: <u>(909) 799-2830</u>
Phone: <u>(909) 890-1818</u>	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.