



1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The City of Loma Linda (City) proposes to adopt: 1) focused amendments to the General Plan land use map and zoning map to achieve consistency between the two as required by state law and to create a "one-map" system; 2) focused amendments to the General Plan Land Use Element to clarify application of Measure V, a voter-approved growth control measure in 2006; 3) a series of Land Use Development Code amendments to rectify internal inconsistencies that have developed over time as a result of targeted code amendments. The 2006 General Plan was analyzed in a Final Program Environmental Impact Report (FEIR) certified in 2006. Because the proposed amendments would modify the 2006 General Plan, the California Environmental Quality Act (CEQA, Public Resources Code, §§ 21000, et seq.) requires that the City determine whether additional environmental review is necessary to identify any impacts that might result from these modifications. A previous addendum to the General Plan EIR was adopted by the City in 2009 (GP EIR Addendum No. 1) for several additional or modified policies, including an update to the Housing Element and incorporation of voter-approved Measure V from 2006.

To determine the appropriate level of environmental review, this addendum compares the impacts associated with the 2006 General Plan with the impacts that would result from the proposed project described above. Based on this comparison, **the City has determined that the proposed General Plan and Land Use Development Code amendments, including the map changes, would not create any environmental impacts not already analyzed in the General Plan FEIR.** Therefore, according to the provisions of CEQA, the City has determined that this addendum constitutes adequate analysis of the proposed General Plan and Land Use Development Code amendments.

Pursuant to CEQA Section 21166 and CEQA Guidelines Sections 15162 through 15164, the lead agency may prepare an addendum to an EIR when proposed changes to the project will not result in any new or substantially more severe environmental effects, when no substantial changes occur with respect to the circumstances under which the project is undertaken, when no new information of substantial importance arises regarding impacts that might be caused by the project, and when no other substantial revisions to the previous EIR are necessary.

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

General Plan Program EIR

The Loma Linda General Plan is the City's blueprint for its ultimate physical, economic, and cultural development. Community issues addressed in the General Plan include achieving and maintaining a vibrant community in which all residents enjoy a wide range of employment, shopping, and recreational opportunities; achieving a closer balance between jobs and housing; providing opportunities to establish a community downtown; improving the design quality of the community; protecting and appropriately managing hillside areas; and enhancing the City's economic viability.

On March 22, 2004, the Loma Linda City Council certified an Environmental Impact Report for its General Plan (State Clearinghouse No. 2003101159). The City's certification of the EIR (document dated 2004 but actually certified in 2006 in concert with General Plan adoption) included adoption of findings for five environmental issues that could not be sufficiently mitigated to below levels considered less than significant.



The issues identified as significant and unavoidable in the GP EIR were:

- **Aesthetics:** Conversion of open space and obstruction of existing open and panoramic views
- **Air Quality:** Increase in regional pollutant emissions associated with vehicle travel, as well as emissions generated during construction activities
- **Biological Resources:** Loss of extensive areas of natural habitat
- **Water Supply:** Increased water demand will continue to diminish local and regional water sources
- **Transportation and Circulation:** No certainty that required improvements to alleviate level of service impacts in surrounding communities and at freeway interchanges will be completed

All other impacts were found to be less than significant or were reduced to less than significant levels with the incorporation of mitigation. A more detailed description of the conclusions reached in the EIR is identified in Section 2.4 of this Addendum No. 2.

The Loma Linda General Plan includes an initiative measure (Ordinance 495) enacted by a voters in 1993 to address hillside conservation and a subsequent amendment to that initiative adopted by voters in 1996 (Ordinance 541). Ordinance 541 is codified in Chapter 20.12 of the Loma Linda Municipal Code. Ordinances 495 and 541 are collectively referred to as the “Hillside Conservation Amendments”.

2006 GPEIR Addendum No. 1

In 2009, the City approved amendments to the 2006 General Plan. The amendments included an update to the General Plan Housing Element and incorporation of voter-approved Measure V from 2006. Measure V was intended to support and expand the Hillside Conservation Amendments as growth management tools, include areas of land not previously subject to those provisions of law, and address other growth management-related issues that affect urban development in the City. The potential impacts of these proposed actions were fully evaluated, and the City determined that an addendum to the General Plan EIR was the most appropriate CEQA compliance document for those amendments.

1.2.1 Project Evaluation When Relying on a Previously Certified EIR

CEQA Section 21166 and Section 15162 of the state CEQA Guidelines identify the conditions that require preparation of additional environmental documentation when the lead agency has previously certified an EIR for the project. Depending on the existence and extent of changes in the project, changes in surrounding circumstances, or the discovery of new information, a lead agency may choose to prepare either an EIR Addendum, Supplemental EIR, or Subsequent EIR after a previous EIR has already been certified. As provided by CEQA Guidelines Sections 15162 and 15163, a proposed change in a project will require preparation of a Supplemental or Subsequent EIR if:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or a negative declaration due to an involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to



- the involvement of new significant environmental effects, or a substantial increase in the severity of the previously identified significant effects; or
3. New information of substantial importance, which was not known and could have not been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. The significant effects previously examined will be substantially more severe than identified in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If none of the above conditions occur, CEQA Guidelines Section 15164 allows preparation of an EIR Addendum instead of a Supplemental EIR or Subsequent EIR. Section 15164 of the state CEQA Guidelines states, "The Lead Agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

As reflected in this Addendum No. 2, the City analyzed the proposed General Plan and Land Use Development Code amendments relative to the 2006 General Plan, associated General Plan EIR, and General Plan EIR Addendum No. 1 in 2009. Based on this analysis, and based on the requirements outlined above, the City has determined that the appropriate CEQA environmental documentation for the proposed amendments is this addendum to the 2004 General Plan EIR.

1.2.2 Evaluation of Environmental Impacts

This Addendum No. 2 uses an Environmental Checklist Form (Section 3.0 of this Addendum) to compare the anticipated environmental impacts of the proposed project with the impacts previously identified in the certified EIR. The form is used to review the potential environmental effects of the amended General Plan for each of the following areas:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Services
- Wildfires
- Cumulative Impacts

The form includes six possible responses to each question. The form and accompanying evaluation of the responses provide the information and analysis upon which the City may make its determination. Based on the comparative analysis and the conclusions regarding impacts reflected in the Environmental Checklist Form, the City has determined that none of the conditions set forth in Section 15162 of the state CEQA Guidelines requiring preparation of a Supplemental or Subsequent EIR are met by the proposed amendments.



1.3 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

Section 15150 of the state CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents outlined in this section are hereby incorporated by reference, and the pertinent material is summarized throughout this addendum, where that information is relevant to the analysis of impacts of the proposed amended General Plan. All documents incorporated by reference are available for review at the City of Loma Linda Community Development Department.

- City of Loma Linda General Plan Update EIR Addendum No. 1, 2009
- City of Loma Linda General Plan, June 2006
- City of Loma Linda General Plan Update Draft Program Environmental Impact Report, March 22, 2004 (State Clearinghouse No. 2003101159)
- City of Loma Linda General Plan Update Final Program Environmental Impact Report, June 21, 2004 (State Clearinghouse No. 2003101159)
- City of Loma Linda Housing Element, February 2014.
- City of Loma Linda Housing Element, Initial Study and Negative Declaration. January 2014.

1.4 CONTACT PERSONS

The lead agency for this addendum is the City of Loma Linda. Any questions about the preparation of this document, its assumptions, or its conclusions should be referred to:

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Loma Linda City Hall Hours of Operation

Monday-Thursday: 7:00 a.m. – 5:30 p.m. (****ONLINE** only due to Corona Virus conditions**)



2.0 GENERAL PLAN AND ZONING MAP CONSISTENCY

2.1 LOCATION AND SETTING

The City of Loma Linda is located in western San Bernardino County. Jurisdictions bordering Loma Linda include the cities of Redlands and San Bernardino to the north; the city of Redlands and unincorporated portions of San Bernardino County to the east; unincorporated portions of Riverside and San Bernardino Counties to the south; and unincorporated portions of San Bernardino County and the cities of Colton and San Bernardino to the west. Exhibit 2-1 shows the location of the City relative to the west San Bernardino Valley.

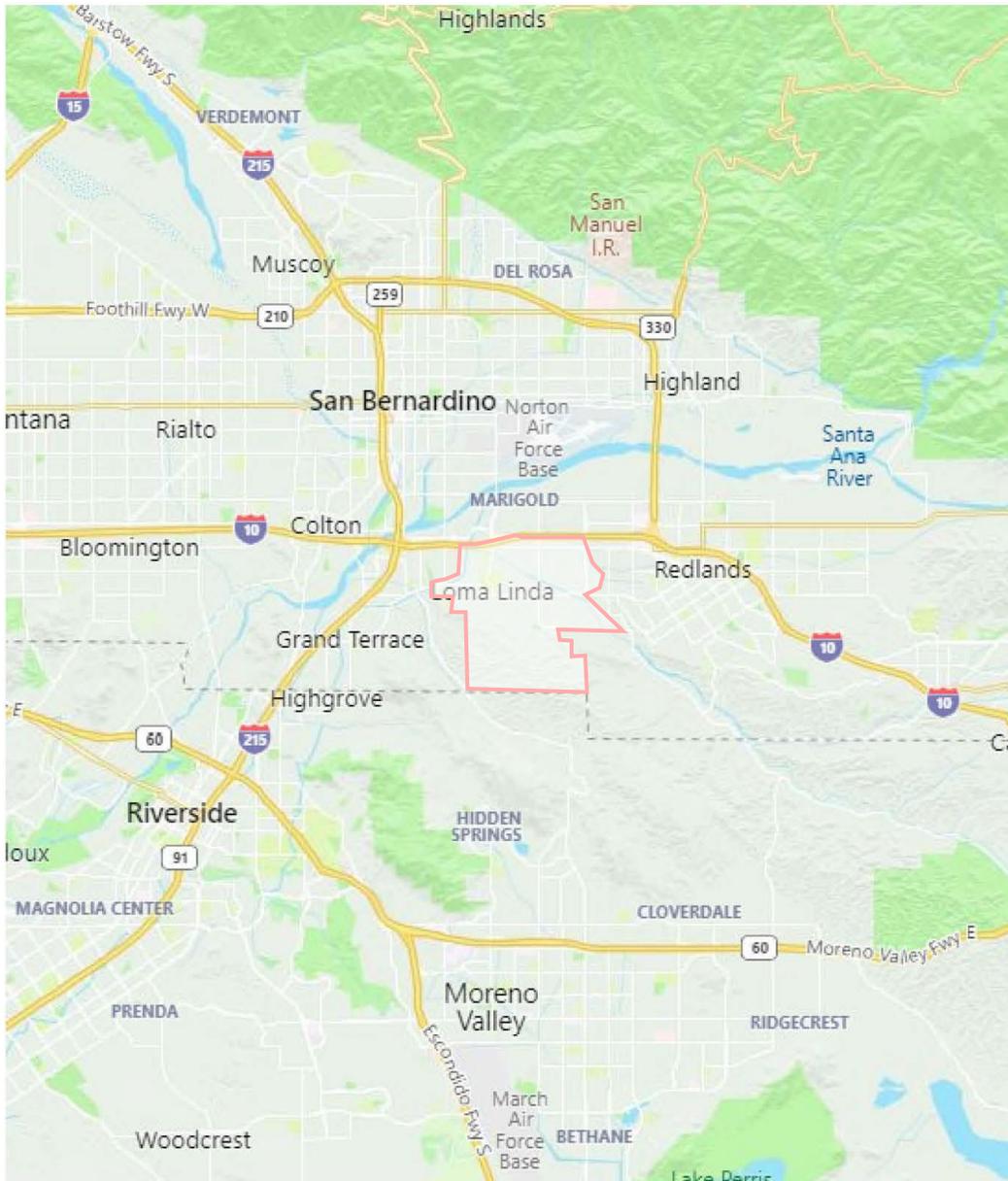
The proposed project encompasses the entire corporate boundaries of Loma Linda and for the General Plan component, the City's sphere of influence as well. Approximately 8.0 square miles are within the City limits and approximately 1.43 square miles within the unincorporated sphere of influence.

2.2 DESCRIPTION OF THE PROPOSED CHANGES

This addendum analyzes proposed amendments to the General Plan Land Use Map and Zoning Map to achieve consistency between the two via a single one-map system, amendments to the General Plan Land Use Element to clarify application of Measure V, and Zoning Map amendments to address internal inconsistencies. As required by state law, the General Plan and Land Use Development Code—including associated maps—must be consistent with one another. While the City has completed targeted amendments to the maps since 2006, a comprehensive consistency analysis has not been completed. An example of an inconsistency is a parcel developed with a residential use that has residential zoning but is designated for commercial use in the General Plan. Another example would be a parcel or group of parcels designated for high-density residential in the General Plan but having a single-family residential zone. In some cases, the City desires to change the General Plan land use designation to reflect long-established existing land uses which the City wishes to retain consistent with the underlying zoning; in other cases, the Zoning Map requires changing to reflect General Plan land use policy. The determination of which designation should be assigned depends upon the most appropriate land use regulation for a particular parcel and/or area based on the General Plan's guiding principles. The City has drafted a single map to show both General Plan designations and zones. Exhibits 2-2 through 2-9 show the locations of the various proposed General Plan and zoning changes.

The proposed map amendments will result in amended land use build-out projections for the General Plan. The General Plan EIR reported the build-out assumptions for the 2006 General Plan, as shown in Table 2.A. The proposed amendments to the General Land Use Map and Zoning Map result in the projected build-out numbers summarized in Tables 2.B and 2.C.

As shown in Table 2.A, the 2006 General Plan EIR estimated the total maximum buildout to be 15,292 dwelling units within the City limits and another 1,939 units within the sphere of influence areas. The General Plan EIR also estimated 24,833 jobs within the City and 3,112 jobs within the sphere at buildout. These jobs would result from 4,520 acres of commercial uses, 422 acres of offices, and 281 acres of business park uses.



Not to
Scale

Exhibit 2-1

Project Location Map

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Loma Linda General Plan and Zoning Consistency Analysis
Loma Linda, California



Table 2.A General Plan Build-out Projections

Land Uses ¹	Dwelling Units		Retail/Office Jobs		Industrial/Business Park and Other Jobs	
	City	SOI	City	SOI	City	SOI
Residential						
Low Density	3,846	102	--	--	--	--
Medium Density	1,935	146	--	--	--	--
Medium High Density	887	--	--	--	--	--
High Density	3,300	--	--	--	--	--
Hillside Mixed Use	2,733	911	--	--	--	--
Residential Sub-Total	12,701	1,159	--	--	--	--
Commercial						
Commercial	--	--	4,520	--	--	--
Office	--	--	422	73	--	--
Industrial						
Industrial	--	--	--	--	213	--
Business Park	--	--	281	342	720	875
Special						
City Facilities	--	--	--	--	509	--
Health Care	--	--	249	--	4,710	--
Institutional	--	--	--	--	4,113	--
Mixed Use	2,591	780	3,706	465	5,390	357
Open Space/Recreation	--	--	--	--	--	--
Non-Residential Sub-Total	2,591	780	9,178	880	15,655	1,232
TOTAL DWELLING UNITS¹	15,292	1,939				
TOTAL HOUSEHOLDS²	14,527	1,842				

Source: Table 3.C - Anticipated Planning Area General Plan Buildout – Dwelling Units, Households, and Employment. City of Loma Linda General Plan EIR, City of Loma Linda 2006 (p. 3-15). SOI = Sphere of Influence

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

² Assumes an occupancy rate of 95%.

Table 2.B shows the proposed General Plan Land Use map designations the City proposes be changed. These changes would increase the General Plan build-out potential by 67 residential units. Table 2.C indicates that the proposed rezoning of properties could reduce potential yield by 616 units. Most of this “loss” would be due to a 569-unit reduction by rezoning hillside properties subject to Measure V from single-family residential (R1) to Hillside Conservation (HR-C); this rezoning is required to implement current General Plan land use policy.

Regarding the City’s Sphere of Influence (SOI), most of the land involved in the creation of the Hillside residential land use designations through the adoption of Measure V (a 2006 voter-approved growth control measure), were not pre-zoned at that time. However, through these focused amendments to the General Plan land use map and zoning map, the City intends to pre-zone those areas to ensure consistency between the maps. The map changes and pre-zones are addressed in this CEQA document.

The majority of the potential increase in residential units would occur from the redesignation of properties on the General Plan land use map from Medium Density Residential to Very High or High Density Residential designations (i.e., +514 units mainly located south of Redlands Boulevard in the north-central and northwest portions of the City and near Barton Road, as summarized in Table 2.C). Together, the proposed General Plan land use and zoning map consistency changes would result in a potential decrease in the overall potential build-out by 549 units. However, the remaining development potential of all the residentially designated land in the City will still be approximately



5,597 units¹ which exceeds the number of units needed to meet the Regional Housing Needs Assessment in the 2021-2025 Housing Element Update Process. Figures 2-2 through 2-7 show the proposed changes to the General Plan land use plan and Zoning Map.

Table 2.B Consistency Analysis - General Plan Amendment

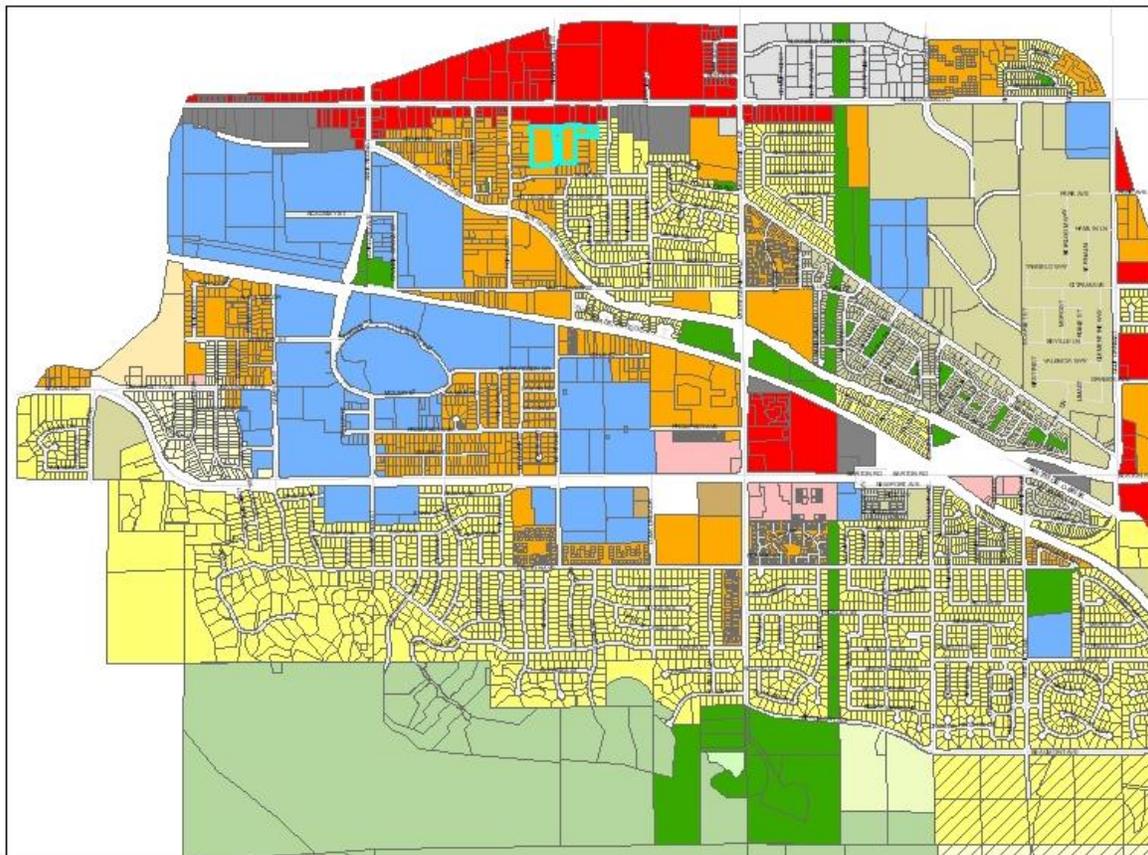
Characteristics	Number of Properties	Acres	Existing Residential Capacity	New Residential Capacity	Net Change
RESIDENTIAL PROPERTY REDESIGNATION					
<i>Residential Properties Being Changed</i>					
Residential Changing to Non-Residential or Lower Density Residential					
Medium Density Residential to City Facility	1	1.4	12	0	-12
Medium Density Residential to Industrial	1	0.09	0	0	0
Medium Density Residential to Low Density Residential ¹	378	51.9	149	116	-33
High Density Residential to Health Care	1	4.3	55	0	-55
High Density Residential to Medium Density Residential	6	2.2	17	12	-5
High Density Residential to Low Density Residential ²	23	3.4	19	14	-5
Very High Density Residential to High Density Residential ³	338	168	1,435	911	-524
Potential for vacant sites	13	14.5	284	184	-100
Residential Changing to Higher Density Residential					
Medium Density Residential to Very High or High Density Residential ⁴	526	134	672	1,186	+514
Potential for vacant sites	4	1	9	13	+4
Non-Residential Changing to Residential					
Business Park to Low Density Residential	1	9.1	0	36	36
Business Park to High Density Residential ⁵	9	14.8	3	132	129
Potential for vacant sites	4	3.8	0	49	49
Institutional to Low Density Residential ⁶	2	5.6	0	22	22
Net Gain/Loss of Residential Capacity					+67
Source: MIG October 2020 SFR = Single Family Residential					
NOTES					
¹ Due to the small size of each parcel, it is estimated that each could only have 1 unit. Many of the properties are near the intersection of Bryn Mawr Avenue and Barton Road. Others are on Coloma Street just south of Redlands Boulevard, on Barton Road west of Oakwood Drive, on Juanita west of Bonita and on Whittier and Avenida Requejo. Virtually all of these lots are improved with single family homes so it's unlikely that they could ever accommodate additional units other than granny flats. Approximately ½ acre of land along Juanita is vacant.					
² 9 properties are either street or railroad right-of-way, dedicated open space lots or remnants that lack street frontage and therefore have no development potential. The remaining 14 properties are located on Juanita, Avenida Requejo and Coloma. None are vacant.					
³ 108 of the properties totaling 91 acres are recently developed with residences in several areas of the City and have no further development potential. The remaining 230 properties total 77 acres and are located in four areas: on Rincon and Canada; in the vicinity of Van Leuven and Poplar; near Prospect and Benton east of the Loma Linda Hospital campus; and on Barton east of California. Approximately 14 acres of vacant land is within these areas.					
⁴ 320 properties totaling 48.7 acres are recently developed with residences in various parts of the City and have no further potential. The remaining 206 properties totaling 84.8 acres are located in various parts of the City.					
⁴ 1 property developed as church. Remaining 8 properties, 10.2 acres, either vacant or developed with SFR (3 existing SFR). All are located near the intersection of New Jersey Street and Citrus Avenue.					
⁵ Both sites developed as churches. Located on Mountain View Avenue near Van Leuven Street.					

¹ Residential buildout from Table 2.A (15,292 units) minus estimated number of existing units in the City (9,695 from 2017) per SoCal Housing Market Update website <https://www.housable.com/housing-market-update/loma-linda-ca-610689>



Table 2.C Consistency Analysis - Zone Change Data

Residential Characteristics	Number of Properties	Acres	Existing Residential Capacity	New Residential Capacity	Net Unit Change
RESIDENTIAL PROPERTY REZONING					
Properties with New Residential Designation or Increased Density¹					
EVC-Single Family Residential to High Density Residential (R3) ²	4	8.2	122	107	-15
Properties Rezoned to Non-Residential or with Reduced Density¹					
EVC-Single Family Residential to General Commercial (C2) ³	37	12.1	65	35	-30
EVC-Multi-Family Residential to Open Space (OS) ⁴	1	5.1	0	0	0
Single Family Residential (R1) to Hillside Conservation (HR-C) ⁵	24	124	486	24	-462
Single Family Residential (R1) to Rural Estates (HR-RE) ⁵	3	33	134	33	-101
Single Family Residential (R1) to Very Low Density Residential (HR-VL) ⁵	1	3	12	6	-6
Medium Density Residential (R2) to Neighborhood Commercial (C1) ⁶	3	0.3	2	0	-2
Net Gain/Loss of Residential Capacity					
Hillside Areas					-569
Other Areas					-47
Total	73	185.7	821	205	-616
Commercial Characteristics	Number of Properties	Acres	Existing Commercial Capacity	New Commercial Capacity	Net Change
COMMERCIAL PROPERTY REZONING					
Residentially Improved, Not Residentially Zoned, Proposed for C2 Zoning					
1 property currently zoned EVC-General Commercial and proposed to be rezoned to General Commercial (C2) is occupied by the 162-space Alto Camino Mobile Home park at 25526 Redlands Boulevard. Adding Mobile Home Parks as a Conditional use will make the property legal and conforming.	1	21.3	162	162	0
Net Gain/Loss of Commercial Capacity					
					0
Source: MIG October 2020					
NOTES					
¹ No vacant sites proposed to receive new residential zoning or increased density.					
² 2 properties totaling 7.3 acres contain 122 mobile homes in the "Janzen Mobile Village" mobile home park at 25293 Redlands Boulevard. The other 2 are improved with SFR.					
³ Of the 37 existing properties, 30 have existing single-family homes and 2 have 35 mobile homes as part of the "Janzen Mobile Village". Rezoning to C2 will make the single-family homes existing non-conforming but will not result in the loss of the homes. As part of the proposed amendments to the Municipal Code, Mobile Home Parks will be listed as a Conditionally Permitted Use making the property legal and non-conforming until such time that a CUP is approved for the site.					
⁴ Site is an orchard adjacent to the "Orangewood Luxury Apartments" at 25957 Redlands Blvd. High tension power lines cross the entire site rendering it infeasible for residential development. No real net loss in development potential.					
⁵ These areas are in the hillside protected area, approved by initiative, and are enjoined from higher-density development.					
⁶ 1 lot has an existing single-family home, other 2 lots are improved with commercial development. Located on University Avenue at San Juan Street.					



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 a c**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/a c
- Medium Density Residential (R2) 0-9 du/a c
- High Density Residential (R3) 0-13 du/a c
- Very High Density Residential (R4) 0-20 du/a c

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (IHC)
- Open Space (OS)
- Planned Community (PC)



COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)

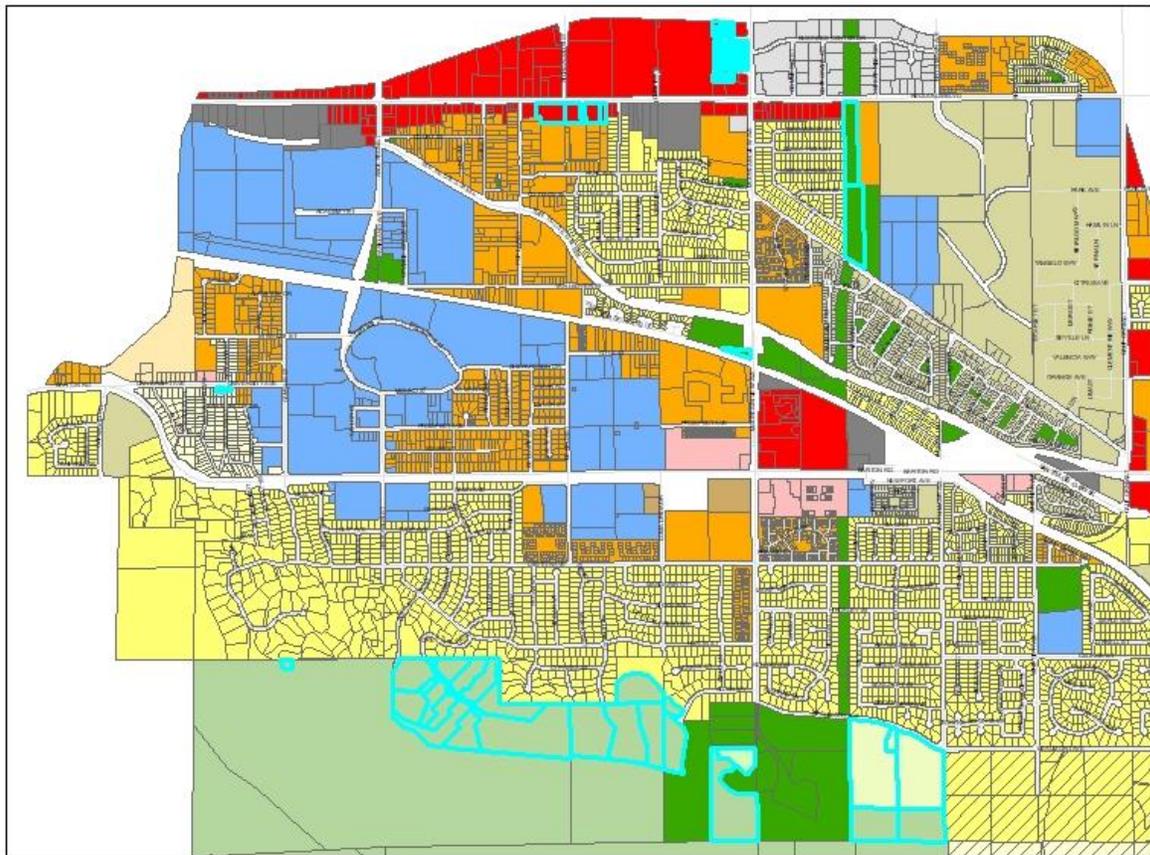
Upzoned Properties: 4 properties, 8.2 acres

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Exhibit 2-2
Upzoned Properties

Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 ac**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/ac
- Medium Density Residential (R2) 0-9 du/ac
- High Density Residential (R3) 0-13 du/ac
- Very High Density Residential (R4) 0-20 du/ac

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (IHC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



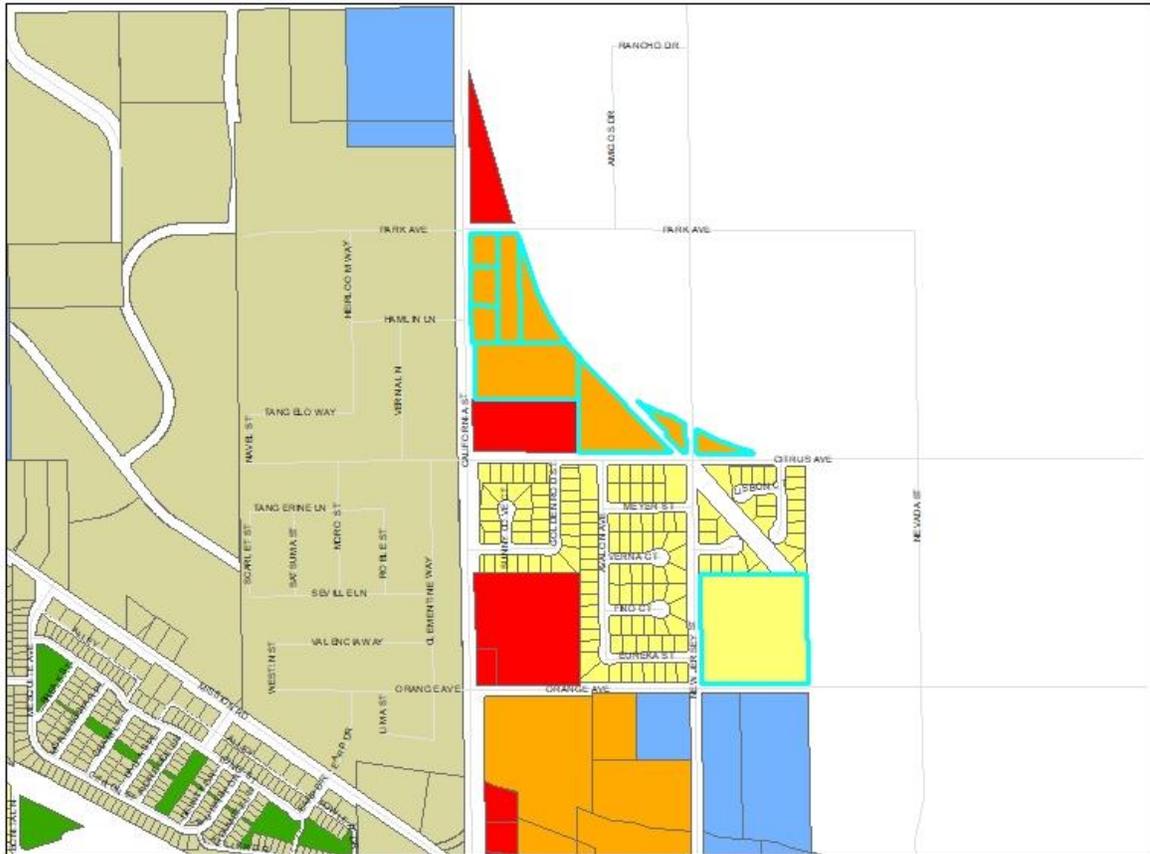
Downzoned Properties: 71 properties, 186 acres

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**Exhibit 2-3
 Downzoned Properties**

Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/ac***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 ac**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/ac
- Medium Density Residential (R2) 0-9 du/ac
- High Density Residential (R3) 0-13 du/ac
- Very High Density Residential (R4) 0-20 du/ac

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (I-HC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



Not to Scale

From Business Park to Low/High Density Residential: 10 properties, 23.4 acres

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Exhibit 2-4
Business Park to Low/High Density Residential
 Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 a c**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/a c
- Medium Density Residential (R2) 0-9 du/a c
- High Density Residential (R3) 0-13 du/a c
- Very High Density Residential (R4) 0-20 du/a c

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (I-HC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



Not to Scale

From Institutional to Low Density Residential: 2 properties, 5.6 acres

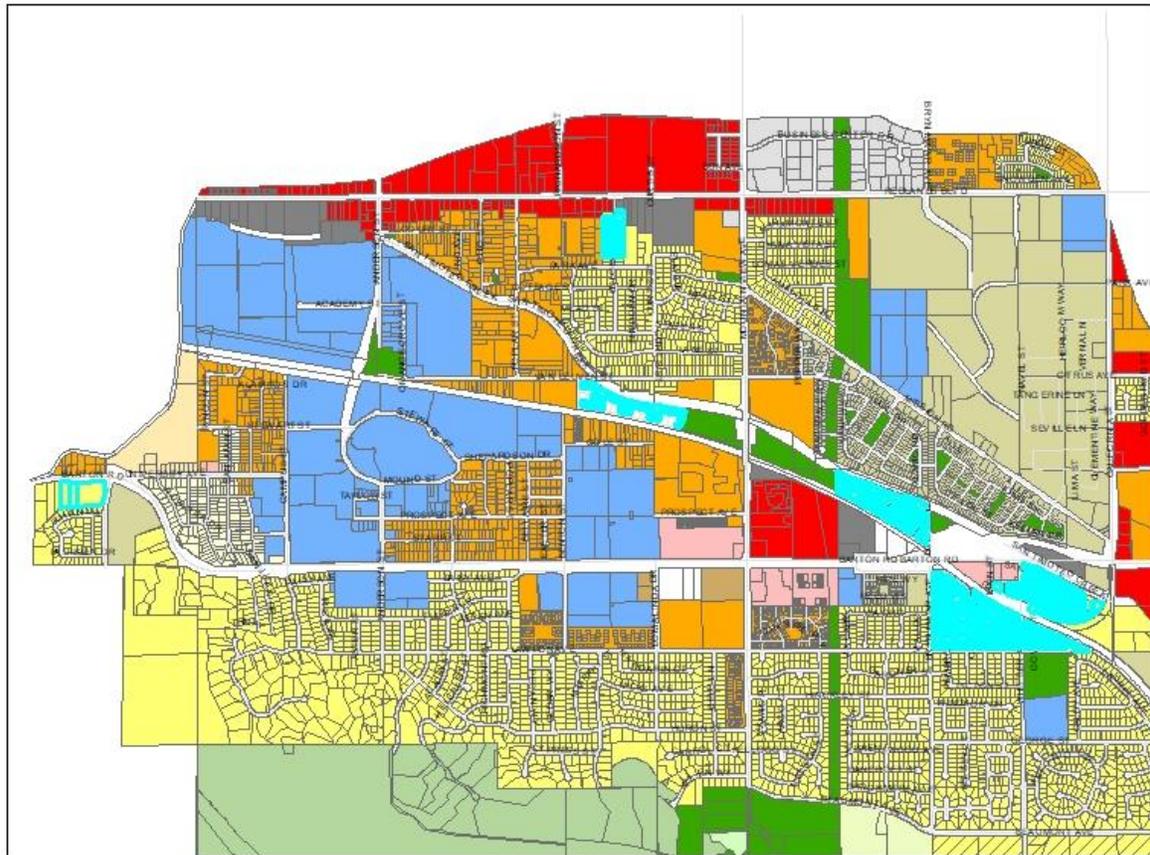
Exhibit 2-5

Institutional to Low Density Residential

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 Loma Linda, California

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PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/ac***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 ac**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/ac
- Medium Density Residential (R2) 0-9 du/ac
- High Density Residential (R3) 0-13 du/ac
- Very High Density Residential (R4) 0-20 du/ac

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (IHC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



Not to Scale

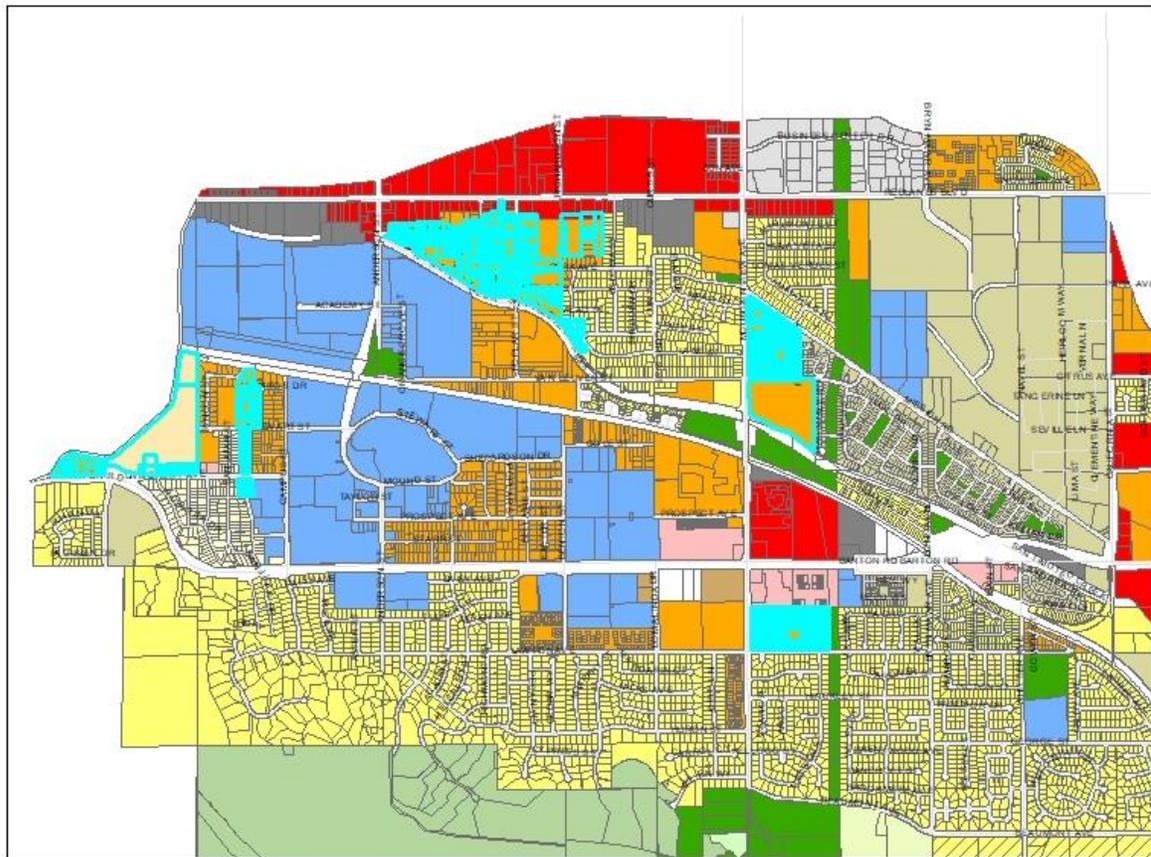
From Medium Density Residential to Low Density Residential: 436 properties, 57.5 acres

<http://www.migcom.com> • (951) 787-9222



Exhibit 2-6
Medium Density Residential to
Low Density Residential

Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 a c**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/ac
- Medium Density Residential (R2) 0-9 du/ac
- High Density Residential (R3) 0-13 du/ac
- Very High Density Residential (R4) 0-20 du/ac

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (I-HC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



Not to Scale

From Medium Density Residential to Very High or High Density Residential: 526 properties, 134 acres

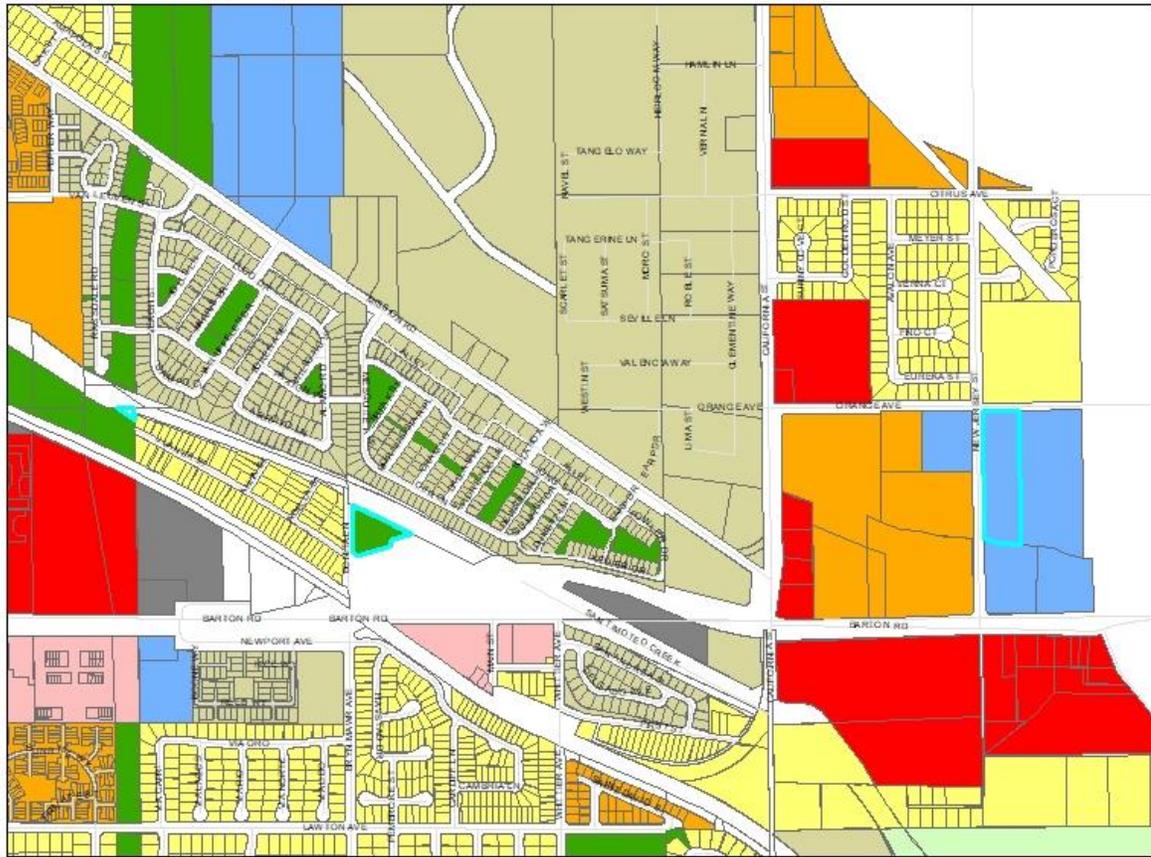
Exhibit 2-7

**Medium Density Residential to
 Very High/High Density Residential**

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Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 a c**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/a c
- Medium Density Residential (R2) 0-9 du/a c
- High Density Residential (R3) 0-13 du/a c
- Very High Density Residential (R4) 0-20 du/a c

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (IHC)
- Open Space (OS)
- Planned Community (PC)

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)



Not to Scale

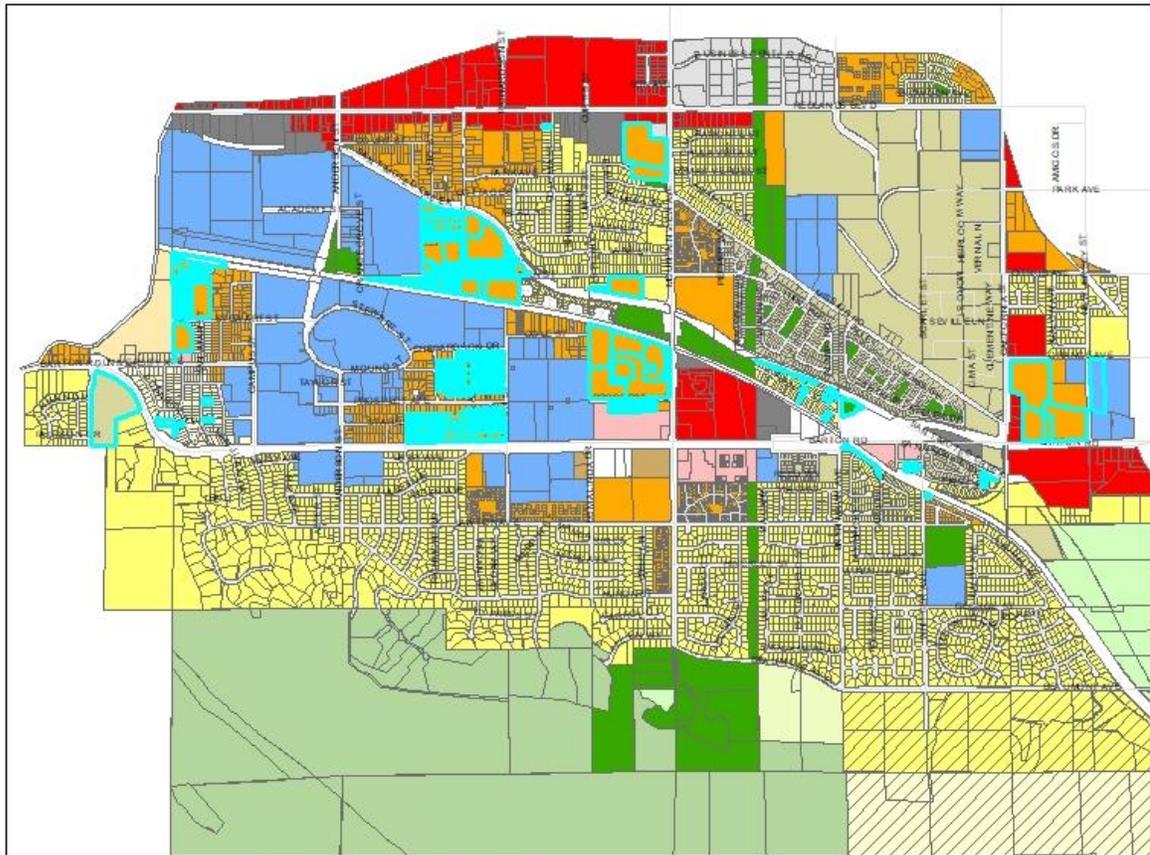
From Medium or High Density Residential to Health Care, Industrial or City Facility: 3 properties, 5.9 acres

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Exhibit 2-8
Medium/High Density Residential to
Health Care, Industrial, or City Facility

Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



PROPOSED ZONING

HILLSIDE RESIDENTIAL ZONES

- Hillside Conservation (HR-C) 0-1 du/10 ac*
- Rural Estates (HR-RE) 0-1 du/ac
- Very Low Density Residential (HR-VL) 0-2 du/a c***
- Low Density Hillside Preservation (HR-LD) 0-1 du/10 ac**
- Medium Density Hillside Preservation (HR-LD) 0-1 du/5 a c**

RESIDENTIAL ZONES

- Low Density Residential (R1) 0-4 du/ac
- Medium Density Residential (R2) 0-9 du/ac
- High Density Residential (R3) 0-13 du/ac
- Very High Density Residential (R4) 0-20 du/ ac

SPECIAL PURPOSE ZONES

- Public Facilities (PF)
- Institutional-Healthcare (I-HC)
- Open Space (OS)
- Planned Community (PC)



Not to Scale

COMMERCIAL AND INDUSTRIAL ZONES

- Business Park (BP)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Commercial Manufacturing (CM)
- Commercial Office (CO)

From Very High or High Density Residential to Lower Density Residential: 367 properties, 172 acres

Exhibit 2-9

High/Very High Density Residential to Lower Density Residential

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Loma Linda General Plan and Zoning Consistency Analysis
 Loma Linda, California



2.3 METHODOLOGY

This addendum compares the impacts associated with the 2006 General Plan, as disclosed in the General Plan EIR, with the impacts that could result due to the proposed land use plan amendments associated Zoning Map changes, and amendments to the Land Use Development Code to address internal inconsistencies.

The environmental impacts that would result from the long-term implementation of the amended land use policies and regulations actions would not occur at a single time, nor will they occur in a single location. As a general matter, the environmental impacts would occur as the result of many individual private development and public works projects, undertaken in compliance with applicable provisions of the General Plan and Land Use Development Code (with a General Plan horizon year of 2030). Thus, the 2006 General Plan and its EIR summarized the incremental impacts that could result from these individual actions and projects. The projections developed for the General Plan, upon which the impact analysis contained in the EIR are based, represent an estimate of the population, dwelling units, and employment within the City that could exist at build-out of the General Plan.

A key concept in the EIR's analysis was that projections reflect a theoretical build-out of all incorporated areas within the City and unincorporated sphere of influence, which is estimated to occur in 2030. The actual rate of development is driven by the economy and is not under the total control of government officials.

2.3.1 Estimates Utilized in Environmental Analysis

The 2006 General Plan projected potential population, number of dwelling units, and acres of non-residential development for the City of Loma Linda and sphere of influence. The General Plan land uses served as the basis for these projections. The projections reflect *theoretical* build-out of the City, rather than what actually would be developed by 2030.

2.3.2 Dwelling Units

To estimate the number of residential units that could ultimately exist in Loma Linda based on land use policy, the number of acres for each land use designation is multiplied by the maximum density allowed by each land use category and associated zone district. The dwelling unit per acre (du/ac) accounts for roads, rights-of-way, easements, and public facilities typically found in residential areas (e.g., elementary schools and parks). For example, 100 acres of Low Density Residential with a proposed density of 2.0 du/acre would result in 200 dwelling units.

2.3.3 Households

A household unit consists of all persons who occupy a single dwelling unit, such as a detached house, townhouse, or apartment. A household may consist of one person, unrelated individuals, or a family. The 2006 General Plan identified 17,231 dwelling units within the City and sphere, with an assumed vacancy rate of 5 percent. Therefore, 16,369 households were projected to occupy the project area in 2030. Using the same vacancy assumptions, the General Plan EIR Addendum No. 1 estimated that those GP amendments resulted in a buildout of 13,702 total dwelling units¹ and 13,049 households within the Planning Area at General Plan build-out.

¹ Total number of dwelling units includes new and existing dwelling units within the Planning Area just not the City limits.



2.3.4 Population

Population is determined by multiplying the projected number of dwelling units by average persons per household. According to current (2013-2021) Housing Element, the average household size in the City is 2.43 persons. Assuming a Southern California Association of Governments (SCAG) projected population of 27,797 persons in 2025, the build-out population of the City of Loma Linda, including its sphere of influence, would be reached in 2029. General Plan EIR Addendum No. 1 concluded that the projected 2029 population was the year in which General Plan build-out would occur under the (2009) amended General Plan and was the assumed build-out year used in the analysis. The “baseline” for the population changes that would occur under the subject proposed Addendum No. 2 would be the revised buildout numbers indicated in the 2009 General Plan EIR Addendum No. 1. However, the original buildout figures from the 2006 General Plan are provided in Table 2.A for comparison purposes.

The 2006 General Plan and EIR assumed that 16,369 occupied households (applying a 5% vacancy rate) and a population of 37,649 would exist within the City and sphere of influence at build-out. The 2009 General Plan amendments reduced that projection to 13,049 households and a population of 32,079, or 5,940 fewer persons than previously identified in the 2006 General Plan EIR.

2.3.5 Employment

Determining the number of jobs resulting from commercial, industrial, office, or institutional uses requires computing net acreage, gross square footage, and permitted square footage. For commercial, industrial, and public facility uses, the City determined the amount of land available for development and the estimated square feet of building area based on assumed floor-area (FAR) ratios. The General Plan establishes FARs for each non-residential land use designation. These numbers are presented in Table 2.D.

Table 2.D: General Plan Non-Residential Land Uses - Projected Maximum Building Square Footage¹

Build-out Scenario	Acres	FAR	Building Square Footage	Employment
Commercial	177.42	0.5	3,864,208	3,830
Institutional/Office/Business Park	370.94	0.5	8,079,073	11,591
Health Care	98.91	1.0	4,308,510	10,138
Industrial	17.93	0.6	468,618	665
City Facilities	11.75	0.5	213,507	1,136
Recreation	40.67	0.1	177,159	204
Total	717.65	—	17,11,075	27,564

¹ As documented in 2009 General Plan EIR Addendum No. 1
 Source: General Plan EIR Table 4.1.B (p. 4-1-4)



2.4 ENVIRONMENTAL DETERMINATIONS OF THE 2006 GENERAL PLAN PROGRAM EIR

2.4.1 Significant Unavoidable Adverse Impacts

The 2006 General Plan EIR determined that implementation of the 2006 General Plan would have significant unavoidable impacts related to:

- Loss of open space
- Air quality
- Biological resources
- Water supply
- Traffic and circulation

At the time the City Council certified the General Plan EIR, they adopted Findings of Fact and a Statement of Overriding Considerations that found the economic, social, and other benefits that the General Plan would produce would render the significant unavoidable impacts were acceptable. The significant and unavoidable impacts identified in the General Plan EIR are discussed below.

Aesthetic and Visual Resources. The General Plan EIR determined that General Plan implementation would result in the conversion of open space areas to urban land use. The conversion of open space to urban uses would result in a significant and unavoidable impact by causing the obstruction of existing open views, as well as potentially obstructing distant panoramic views from existing development [Loss of Open Space - Impact 4.2.6.4].

Air Quality. The General Plan EIR determined that General Plan implementation would increase regional emissions associated with vehicular trips, which would generate nitrogen oxides (NO_x) emissions that would exceed the project level operations threshold established by the South Coast Air Quality Management District (SCAQMD). Additionally, the rate of increase in vehicle miles traveled (VMT) and annual growth percentages resulting from General Plan implementation would result in significant air quality impacts. Implementation of General Plan policies would reduce impacts; however, significant unavoidable impacts would remain [Vehicular Emissions - Impact 4.3.4.2].

General Plan implementation would also result in air quality impacts during construction-related activities associated with individual projects, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment, and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. General Plan policies contain standard dust suppression methods that would help reduce PM₁₀ emissions. Mitigation measures were adopted to reduce the effects of blowing dust during grading and construction vehicle emissions. Implementation of General Plan policies and mitigation measures would reduce impacts; however, significant unavoidable impacts would remain with respect to construction emissions [Construction-Related Particulate (PM10) Emissions - Impact 4.3.4.1].

Biological Resources. The EIR determined that General Plan implementation would result in the loss of extensive areas of natural habitats and associated biological resources. Even with implementation of General Plan policies and mitigation measures, impacts related to the fragmentation and loss of California gnatcatcher critical habitat would be significant and unavoidable [Loss of Critical Habitat - Impact 4.4.4.2].

Water Supply. General Plan implementation would increase the existing demand for water and thereby reduce water availability to, or interfere with, existing users of well water. The EIR reported



sufficient water production to meet projected average daily requirements at build-out; however, supplies would possibly not be enough to supply water on a peak demand day. With increased development resulting from the General Plan, water resources would continue to diminish not only for the City of Loma Linda but also for the rest of the communities in Southern California. While General Plan policies recognize the water supply issues and encourage use of water conservation measures, they do not ensure the provision of water supplies adequate to support development that may occur as a result of implementation of the General Plan; therefore, significant unavoidable impacts would remain [Impacts to Groundwater Supplies - Impact 4.8.4.1].

Traffic and Circulation. The traffic impact analysis undertaken for the General Plan sets forth measures that, when implemented, would maintain service level standards along all roadways and highways analyzed. However, the City cannot ensure that the improvements needed to maintain level of service standards in surrounding communities or at freeway interchanges will actually be completed, even if developments in Loma Linda provide fair-share contributions. In addition, there are no mechanisms in place, nor are any contemplated to be available in the foreseeable future, that would provide for developer contributions to improvements along freeway mainlines. Thus, implementation of General Plan policies and EIR mitigation measures would reduce impacts along roadways, at intersections, and at freeway interchanges to below a level of significance. Implementation of these measures cannot ensure such mitigation for traffic along freeway mainlines, and a significant unavoidable impact would remain [Increased Traffic Volumes - Impact 4.14.4.1.].

2.4.2 Effects Found Less Than Significant with Mitigation

The General Plan EIR determined that the General Plan's impacts would be less than significant with mitigation in the following areas:

Air Quality. Long-term air emission impacts will occur from stationary sources related to the estimated development proposed through implementation of the General Plan [Stationary Source Emissions - Impact 4.3.4.3].

Biological Resources. Implementation of the General Plan would have an adverse impact on listed, proposed, or candidate species, or the loss of habitat occupied by such species [Impacts to Sensitive Species and Sensitive Natural Communities - Impact 4.4.4.1]. In addition, implementation of the General Plan would cause fragmentation of habitat that constricts, inhibits, or eliminates wildlife movement [Impacts to Migratory Wildlife Corridors - Impact 4.4.4.3].

Cultural Resources and Paleontology. Build-out within now vacant unincorporated areas of the City will result in an increase in population and residential and non-residential structures, and associated infrastructure. Development associated with the General Plan would require disturbance of vacant lands. Therefore, development as a result of implementation of the General Plan could potentially destroy directly or indirectly a unique paleontological resource or site [Destruction of a Unique Paleontological Resource or Site - Impact 4.5.5.1], and disturb buried human remains, including those interred outside of formal cemeteries, and buried archaeological resources [Unknown Buried Human Remains - Impact 4.5.5.2].

Geology and Soils. Future development permitted by the General Plan may increase the potential for property loss, injury, or death resulting from development on or adjacent to the San Jacinto Fault and/or as of yet undetected earthquake fault zones and may increase the potential for property loss, injury, or death resulting from this ground shaking hazard. Future General Plan development within Loma Linda would also increase the potential for the placement of structures and facilities in or near areas susceptible to liquefaction [Fault Rupture - Impact 4.6.4.1 and Ground Shaking - Impact 4.6.4.2 and Liquefaction – Impact 4.6.4.3].



Water Resources. Implementation of the General Plan may result in the loss of water recharge areas and hillside watershed resources [Groundwater Recharge - Impact 4.8.4.2]. The new demand for water may also affect the water available for emergency fire flow [Water Availability for Fire Flow - Impact 4.8.4.5].

Flooding Hazards. Implementation of the proposed General Plan may result in exposure of people or structures to the impacts of flooding through the placement of structures in the 100- and/or 500-year floodplains [Exposure of Structures to Flood Hazards - Impact 4.10.6.1].

Noise. Noise levels from grading and other construction activities would potentially result in noise levels reaching 91 dBA L_{max} at off-site locations 50 feet from the site boundary. This would result in potentially significant noise impacts to off-site sensitive receptors adjacent to the individual construction site [Short-Term Construction Noise Impacts - Impact 4.11.5.1].

The implementation of the General Plan would result in potential project-related long-term vehicular noise that would affect sensitive land uses along the roads. New development, particularly residential uses along and adjacent to major transit corridors, could be exposed to excessive traffic-related noise levels. To ensure that all new noise-sensitive proposals are carefully reviewed with respect to potential noise impacts, the City will review new development using noise guidelines in combination with the land use compatibility standards [Long-Term Vehicular Noise Impacts - Impact 4.11.5.2].

Energy Resources. Build-out of the City will result in an increase in population and residential and non-residential structures, potentially increasing the use of and need for electricity and/or natural gas. Due to the growth resulting from implementation of the General Plan, this increase would result in impacts on existing electrical or natural gas generation/transmission facilities [Impacts to Energy Resources - Impact 4.13.7.1].

2.4.3 Effects Found Not to Be Significant

The City of Loma Linda determined that there was no substantial evidence that the General Plan would cause or otherwise result in significant environmental effects in the following resource areas (i.e., determined in the General Plan EIR to be either less than significant impact or no impact):

- **Aesthetics and Visual Resources**
 - Affected Views to Scenic Vistas and Scenic Resources - Impact 4.2.6.1
 - Change in Visual Character - Impact 4.2.6.2
 - Light and Glare – Impact 4.2.6.3
- **Air Quality**
 - Local Carbon Monoxide Hot Spot Impacts
 - Odors and Toxic Air Contaminants
 - Conflict with Regional Air Quality Plans - Impact 4.3.4.4
- **Biological Resources**
 - Oak Trees - Impact 4.4.4.4
 - Conflict with Adopted Conservation Plans - Impact 4.4.4.5



- **Cultural Resources**
 - Adverse Change in the Significance of an Historical Resource - Impact 4.5.5.3
- **Geology and Soils**
 - Ground Subsidence - Impact 4.6.4.4
 - Slope Failure - Impact 4.6.4.5
 - Soil Erosion/Loss of Topsoil Impact 4.6.4.6
 - Collapsible and Expansive Soils - Impact 4.6.4.7
- **Hazardous Materials and Fire Hazards**
 - Unknown Hazardous Materials - Impact 4.7.4.1
 - Hazardous Materials Exposure - Impact 4.7.4.2
 - Impair an Emergency Response Plan - Impact 4.7.4.3
 - Wildland Fire Hazards - Impact 4.7.8.1
- **Water Resources**
 - Impacts to Groundwater Supplies - Impact 4.8.4.1
 - Demand for Water Services - Impact 4.8.4.3
 - Impacts to Water Quality - Impact 4.8.4.4
- **Land Use**
 - Changes in the Pattern of Land Use - Impact 4.9.4.1
 - Affect Existing Development Patterns - Impact 4.9.4.2
 - Incompatibilities with Airport Land Use - Impact 4.9.4.3
- **Flooding Hazards**
 - Increased Stormwater Runoff - Impact 4.10.6.2
- **Noise**
 - Long-Term Stationary Noise Impacts - Impact 4.11.5.3
 - Long-Term Railroad Noise Impacts - Impact 4.11.5.4
- **Population and Housing**
 - Population and Housing Projections are exceeded – Impact 4.12.3.1
 - Displacement of Residential Units or Persons – Impact 4.12.3.2
 - Jobs to Housing Balance – Impact 4.12.3.3
- **Public Services**
 - Fire Protection – Impact 4.13.1.1
 - Police Protection – Impact 4.13.2.1



- Public Education Services – Impact 4.13.3.1
- Library Services – Impact 4.13.4.1
- Wastewater – Impact 4.13.5.1
- Solid Waste – Impact 4.13.6.1

- **Parks and Recreation**
 - Availability of Adequate Park/Recreational Facilities - Impact 4.15.4.1
 - Increased Maintenance of Park/Recreational Facilities - Impact 4.15.4.2



3.0 ENVIRONMENTAL ANALYSIS

3.1 ENVIRONMENTAL CHECKLIST FORM

The following pages contain the Environmental Checklist Form (form) for the proposed revisions to the 2006 General Plan as addressed in this General Plan EIR Addendum No. 2. The form and accompanying evaluation of the responses provide the information and analysis upon which the City of Loma Linda makes its determination regarding the appropriate level of environmental review. As explained in Section 1.0, this analysis has been undertaken, pursuant to the provisions of CEQA, to provide the City with the factual basis for determining, based on the information available, the type of environmental documentation the project warrants. The basis for each of the findings listed in the form is explained in Section 3.2, Environmental Analysis and Explanation of Checklist Responses.

The City has created the following project numbers for each of the applications or projects to assist with internal tracking and to meet notice of hearing requirements:

- * Zoning Map Amendment application No. P20-140 (**ZMA No. P20-140**)
- * General Plan Amendment application No. P20-141 (**GPA No. P20-141**)
- * Land Use Development Code Amendment application No. P20-058 (**DCA No. P20-058**)
- * Specific Plan Amendment application No. 20-142 (**ZMA No. P20-142**)

The form is marked with findings regarding the environmental effects of the proposed General Plan and Development Code Amendments. These findings are based on the standards laid out in CEQA Guidelines section 15162, subdivision (a). A checked box () in columns 1, 2, 3, or 4 would require additional environmental analysis in the form of a supplemental or subsequent EIR. A checked box in columns 5 or 6 would require preparation of a mitigated negative declaration, a negative declaration, or an addendum.

The CEQA Checklist questions in the state CEQA Guidelines Appendix G were modified in January 2019, so the topics and questions are now slightly different than those evaluated in the 2006 General Plan EIR and the 2009 General Plan EIR Addendum No. 1. For example, new topics on Energy, Greenhouse Gases, Tribal Cultural Resources and Wildfires were added, and paleontological resources was moved from cultural resources to geology and soils, etc. It should be noted that this Addendum No. 2 Checklist addresses all of the new and modified topics and questions outlined in the current state CEQA Guidelines Checklist.

Based on the comparative analysis and conclusions regarding impacts reflected in the Environmental Checklist Form, the City has determined that **none of the conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a Supplemental or Subsequent EIR are met; therefore, this addendum is the appropriate level of environmental review.**

There are six possible responses to each of the questions included on the form:

1. **Substantial Change in Project Requiring Major Revision of Previous EIR.** This response is used when the project has changed to such an extent that major revisions to the previous EIR are required due to the involvement of new significant environmental effects or an increase in the severity of the previously identified significant effects.
2. **Substantial Change in Circumstances Under Which Project is Undertaken Requiring Major Revision of Previous EIR.** This response is used when the circumstances under which the project is undertaken have changed to such an extent that major revisions to the previous EIR are required because such changed circumstances would result in the project



having new significant environmental effects or substantially increasing the severity of the previously identified significant effects.

3. **New Information of Substantial Importance Showing New or Greater Significant Effects than Identified in Previous EIR.** This response is used when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that the project would have a new significant environmental effect or more severe significant effect than identified in the previous EIR.
4. **New Information of Substantial Importance Showing Ability to Substantially Reduce Significant Impacts Identified in Previous EIR.** This response is used when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows:
 - a. The significant environmental effects of the project could be substantially reduced through imposition of mitigation measures or alternatives that, although previously found to be infeasible, are in fact now feasible, but the project proponent declines to adopt them; or
 - b. The significant environmental effects of the project could be substantially reduced through imposition of mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR, but the project proponent declines to adopt them.
5. **No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR.** This response is used when (1) the project, as revised, will not have any significant new impacts or substantially more severe impacts than those evaluated in the EIR and (2) there are no changes in the project or circumstances, and no new information that would require the preparation of a Subsequent or Supplemental EIR pursuant to Public Resources Code Section 21166 and Section 15162 of the state CEQA Guidelines.
6. **No Impact.** This response is used when the proposed project does not have any measurable environmental impact.

ENVIRONMENTAL CHECKLIST FORM

- | | |
|---|---|
| 1. Project Title: | Loma Linda General Plan Addendum No. 2 |
| 2. Lead Agency Name and Address: | City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354 |
| 3. Contact Person and Phone Number: | Konrad Bolowich, MBA, MS
Community Development Director
(909) 799-2830 |
| 4. Project Location: | City limits and sphere of influence |
| 5. Project Sponsor's Name and Address: | City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354 |



6. Proposed General Plan Designations:

Commercial, Office, Business Park, Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, Rural Estate, Very Low Density Residential, Hillside Conservation Area, Low Density Hillside Preservation, Medium Density Hillside Preservation, South Hills, South Hills Preserve, Expanded Hillside Area, San Timoteo Creek Area, Special Planning Areas, Health Care, Institutional, City Facilities, Industrial, Park, and Recreation

7. Proposed Zoning:

Hillside Conservation (HR-C), Rural Estates (HR-RE), Very Low Density Residential (HR-VL), Low Density Hillside Preservation (HR-LD), Medium Density Hillside Preservation (HR-MD), Low Density Residential Zone (R1), Medium Density Residential Zone (R2), High Density Residential Zone (R3), Very High Density Residential Zone (R4), Business Park (BP), Commercial Office Zone (CO), Neighborhood Commercial Zone (C1), General Commercial Zone (C2), Commercial Manufacturing Zone (CM), Commercial Office Zone (CO), Public Facilities Zone (PF), Institutional-Healthcare Zone (I-HC), Open Space Zone (OS), Hillside Development Overlay District (H), Historic Mission Overlay District (HM), Flood Plain Overlay District (FP), Planned Residential Development Overlay District (PRD), and Geologic Hazards Overlay District

8. Project Description:

The project is proposed to: 1) achieve consistency between the General Plan Land Use Map and Zoning Map as required by state law and to create a "one-map" system; 2) amend the General Plan Land Use Element to clarify application of Measure V, a 2006 voter-approved growth control measure (General Plan Amendment (GPA)); 3) accomplish a series of Land Use Development Code amendments to rectify internal inconsistencies that have developed over time as a result of targeted code amendments (Land Use Development Code Amendment (DCA); and 4) eliminate the East Valley Specific Plan (EVSP) and rezone affected properties with the most equivalent standard zoning (Zoning Map Amendment)(ZMA).

The proposed map amendments will modify the General Plan designations on some sites while changing the zoning on others, depending upon adopted land use policy and existing use(s).



9. Surrounding Land Uses and Setting:

The City and its Sphere of Influence are bordered by the City of Redlands to the east and unincorporated portions of Riverside County to the south. Direct access to the City is provided by the San Bernardino Freeway (I-10), which forms the northern boundary of the City.

10. Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement):

None required

Determination: (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

- The City finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- The City finds the proposed project may have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT (EIR) is required, but it must analyze only the effects that remain to be addressed.
- The City finds that changes to the project or the circumstances under which the project would be undertaken require major revisions to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15163. Thus, a SUBSEQUENT EIR shall be prepared.



- The City finds that changes to the project or the circumstances under which the project would be undertaken require only minor revision to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15163. Thus, a SUPPLEMENTAL EIR shall be prepared.
- The City finds that the significant effects that would result from the proposed project have been addressed in an earlier EIR, and that none of the determinations set forth in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 can be established. Thus, an ADDENDUM to the *City of Loma Linda General Plan Update Final Program Environmental Impact Report* certified in 2006 will be prepared (General Plan EIR Addendum No. 2).



Prepared by: MIG, Inc.

NOV 3, 2020

Date



Reviewed by: City of Loma Linda

Nov 3, 2020

Date



ENVIRONMENTAL ANALYSIS CHECKLIST

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	No Changes in the Project or Circumstances /No New Information that would Require the Preparation of a Subsequent or Supplemental EIR	No Impact
1. AESTHETICS – Would the project:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FOREST RESOURCES –In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	No Changes in the Project or Circumstances /No New Information that would Require the Preparation of a Supplemental EIR	
					Subsequent or Supplemental EIR	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	No Changes in the Project or Circumstances /No New Information that would Require the Preparation of a Subsequent or Supplemental EIR	
					No Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES – Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



6. ENERGY – Would the project:

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7. GEOLOGY AND SOILS – Would the project:

- | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



8. GREENHOUSE GAS EMISSIONS - Would the project:

- | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



10. HYDROLOGY AND WATER QUALITY – Would the project:

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



11. LAND USE AND PLANNING – Would the project:

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

12. MINERAL RESOURCES – Would the project:

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

13. NOISE – Would the project result in:

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

14. POPULATION AND HOUSING – Would the project:

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



15. PUBLIC SERVICES – Would the project:

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

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. RECREATION – Would the project:

- 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) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

17. TRANSPORTATION/TRAFFIC – Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) 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)?



18. TRIBAL CULTURAL RESOURCES - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

20. WILDFIRE - If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?



- | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

21. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a). Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



18. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063[c][3][D]).

- *City of Loma Linda General Plan Update EIR Addendum No. 1*, City of Loma Linda, 2009.
 - *City of Loma Linda General Plan Update Draft Program Environmental Impact Report*, City of Loma Linda, March 22, 2004.
 - *City of Loma Linda General Plan Update Final Program Environmental Impact Report*, City of Loma Linda, July 17, 2006.
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3.2 DISCUSSION OF ENVIRONMENTAL CHECKLIST FORM RESPONSES

The following Environmental Checklist Responses provide a summary of the findings of the 2006 General Plan Final EIR (FEIR) and provide a comparison between the approved environmental impacts identified in the FEIR and the impacts that may result from implementation of the proposed amendments to the City of Loma Linda General Plan and Land Use Development Code (herein referred to collectively as the “amendments”).

1. Aesthetics

Implementation of the proposed amendments would have incremental effects on aesthetics, including minor changes in density for individual properties, either increasing and decreasing. The overall effect of these changes will be negligible on a citywide programmatic level but could be perceived as adverse on individual new development or reconstruction of existing development, especially for larger projects on larger sites. However, new development will require site and project-specific CEQA compliance which will address any site-specific aesthetic issues that could result from the proposed amendments. It should be noted that these consistency changes will actually result in an incremental decrease in the remaining potential buildout of 549 units in the parts of the City that will be rezoned or have revised Land Use designations; the majority of the potential unit reductions would occur in the Hillside areas as a result of areas now designated as Single Family Residential (R1) being converted to Hillside Conservation (HR-C) and Rural Estates (HR-RE)(i.e., 569 out of 616 units), per Table 2.C. However, the remaining development potential of all the residentially-designated land in the City will still be approximately 5,597 units which exceeds the number of units needed to meet the Regional Housing Needs Assessment in the 2021-2025 Housing Element Update Process. This amendment is required to reflect General Plan land use policy. This would reduce density and incrementally improve views of the City’s hillside areas. Therefore, aesthetic impacts at this programmatic level would be less than significant; no mitigation is required.

In addition, these proposed amendments would not affect other General Plan elements and related environmental issues (e.g., Circulation Element and traffic), so there would be no infrastructure or other changes that could result in aesthetic impacts.

- a. Would the proposed amendments have a substantial adverse effect on a scenic vista?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The City is bounded on the east by the City of Redlands, on the north by the City of San Bernardino, on the west by the City of Colton, and on the south by unincorporated Riverside County. The City’s General Plan identifies several structures as visually prominent features, including the Loma Linda University Hospital complex and the Jerry L. Pettis Memorial Veterans Medical Center. Additionally, the General Plan identifies two natural



landmarks that are considered important resources that contribute to a feeling of community identity and visual enjoyment to the City: the San Bernardino Mountains to the north and the Badlands (South Hills) to the south. Additionally, the following streets within the City provide view corridors to the scenic natural landforms described above: Mountain View Avenue, Anderson Street, Barton Road, and Redlands Boulevard.

While the City of Loma Linda has no officially designated scenic vistas or views, natural landforms and natural views of adjacent hills and distant mountains are considered important visual resources within the City, as evidenced by the 1993 Hillside Preservation Initiative and Amendments (Hillside Conservation Amendments) and adoption of Measure V (Growth Management Initiative) in 2006.

The Land Use Element, Conservation and Open Space Element, and Community Design Element of the Loma Linda General Plan establish policies pertaining to open space development within the City. As identified in the FEIR, these policies of the General Plan related to open space recognize the importance of specific views and natural landforms and provide specific guidance to the location of new development within the hillsides. As identified in the FEIR, compliance with the following General Plan policies would reduce impacts on views and unique landforms to a less than significant level:

Land Use Element

2.2.3.1.c Development shall be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units and other forms of development are to be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, but may result in urban density development within portions of a site that would otherwise have rural densities as shown in Table 2.B.

- The location of clustered units is to be restricted to portions of a site less with than a 35 percent slope where sites have sufficient relatively flat areas to accommodate the development. Within sites comprising primarily or exclusively areas with slopes greater than 35 percent, the location of clustered units shall be designed to preserve open space, reduce necessary grading, and protect visual and biological resources.
- Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development will exceed 100 to 200 dwelling units in size, such clusters should be separated from each other by natural open space, resulting in an interwoven mosaic natural and developed land. • Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.
- When viewed from the valley floor to the north, clustered subdivisions should have no greater visual impacts than would a non-clustered development.

2.2.3.1.j When clustered development is used, site the development in order to maintain a visual open space throughout the development and preserve the undeveloped portion of the land as open space in perpetuity.



- 2.2.3.1.m Site new development so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.
- 2.2.3.1.q The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing enjoyed from existing dwellings.

Conservation and Open Space Element

- 9.2.9.1 Protect views and unique landforms.
 - 9.2.9.1.a Preserve outstanding natural features, such as the skyline of a prominent hill, rock outcroppings, and native and/or historically significant trees.
 - 9.2.9.1.e Limit development on ridgelines.

Community Design Element

- 3.1.9.2 In the Hillside mixed use designation development shall only be permitted that is sensitively designed so that the natural character and habitat resources of the hills are preserved to the greatest extent feasible.
 - 3.1.9.2.a Design dwellings and other structures to best fit with the hillside's contours, to correlate with the form of the terrain, and to limit visibility of the structure from the Loma Linda valley floor to the greatest extent feasible.
 - 3.1.9.2.b When clustered development is used, sensitively design the development in order to avoid creating a dominant presence in the hillsides, and preserve the undeveloped portion of the land as open space in perpetuity.
 - 3.1.9.2.c Employ landform grading (whereby contour grading uses curves and varying slope ratios to stimulate the appearance of surrounding natural terrain), except within bedrock where it may not be feasible.
 - 3.1.9.2.d Design new development so as to maximize the permanent preservation of open space and to minimize the loss of habitat, wildlife, and watershed resources.
 - 3.1.9.2.h Emulate the natural environment of the hillsides by designing the architecture of dwellings and other structures so that rooflines reflect the naturally occurring topography, the appearance of bulk and mass is diminished, and building materials and colors match the surrounding vegetation or land.
 - 3.1.9.2.i Locate and design walls and fences to limit their impact on hillside viewsheds (e.g., by keeping walls/fences away from open space areas, using materials and colors that blend with the terrain) and wildlife corridors (e.g., discourage the use of materials that can harm animals, keep walls/fences made of solid materials away from habitat corridors).



An evaluation of potential impacts of development on views within the City will be conducted on a project-by-project basis. All policies identified in the FEIR would still apply to any future development that may occur under the proposed consistency changes.

The proposed amendments would only incrementally modify residential densities (i.e., some increases and some decreases) and related views throughout the City. Scenic views of the City's hillside areas will be incrementally improved by compared to the 2006 General Plan FEIR with slight reductions in the number and density of units in these areas, as well as increased land designated for hillside conservation. None of the proposed change would obstruct scenic vistas; therefore, no change in impact in relation to scenic vistas would occur.

- b) Would the proposed amendments substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. There are no State Scenic Highways within the City. However, as previously described, while the City has no officially designated scenic vistas or views, natural landforms and natural views of adjacent hills and distant mountains are considered important visual resources, as evidenced by the 1993 Hillside Preservation Initiative and Amendments (Hillside Conservation Amendments) and adoption of Measure V (Growth Management Initiative) in 2006. The FEIR determined that implementation of the General Plan would result in the conversion of open space areas to urban land uses that would result in a significant impact by causing the obstruction of existing views of open space (e.g., South Hills area) as well as potentially obstructing distant panoramic views of the San Bernardino Mountains from existing development.

As previously identified, compared to the 2006 General Plan, the proposed amendments would not result in an overall increase in the number of dwelling units or households anticipated in the City at build-out, nor would they increased densities in areas that would damage scenic resources. For example, the largest anticipated unit decrease would come from converting some land designated for single-family housing in the hillside areas to hillside conservation and rural estates. Therefore, the proposed amendments would not have an impact in relation to scenic resources.

While the 2006 General Plan policies address the aesthetic impact of new development, the FEIR identified no mitigation to address the conversion of open space to urban land uses, and this impact remains significant and unavoidable. Implementation of the proposed amendments would result in incremental changes to residential development densities in isolated properties within the City, mainly in its more urban areas. As indicated above, the proposed changes would slightly decrease hillside densities by increasing hillside conservation areas and rural estates. Therefore, while impacts to scenic resources would remain significant and unavoidable because development of residential uses (albeit reduced) within the hillside areas could still occur, impacts would be reduced in extent and/or magnitude as compared to the 2006 General Plan. Therefore, there are no changes in the project or circumstances, or new information that would require additional review beyond an addendum.

- c) Would the proposed amendments substantially degrade the existing visual character or quality of the site and its surroundings (in non-urbanized areas)?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the City's General Plan, the visual character of Loma Linda is described as a scenic suburban residential community with historic landmarks and an agricultural heritage. Natural features that contribute to the City's character include the San Bernardino Mountains to the north and the Badlands (South Hills) to the south.



The General Plan establishes policies pertaining to visual character within the Land Use Element and Community Design Element. As identified in the FEIR, these various policies of the General Plan related to visual character recognize the importance of the specific views and natural landforms described above and establish design standards for new development that ensure compatibility with existing development. The design standards detail development guidelines for all types of uses to ensure that development does not impact adjacent uses. Compliance with the 2006 General Plan policies reduces the impacts to visual character identified in the 2006 General Plan to a less than significant level. Projects will be reviewed on a case-by-case basis for adherence to these design standards. Implementation of proposed amendments would further assure the protection of natural hillsides and the preservation of open space by continuing to promote environmentally sensitive development including measures such as:

- implementing development standards in hillside areas
- prohibiting most non-residential development in hillside areas
- prohibiting development within 200 feet of identified “blue-line” streams
- requiring buffers adjacent to preserved biological resources
- encouraging the preservation of existing agricultural areas

Potential impacts related to visual character would be greater than those identified in the FEIR and would remain less than significant. Therefore, there are no changes in the project or circumstances, nor is there new information that would require additional review beyond an addendum.

- d) Would the proposed amendments create a new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, sources of light and glare that would result from General Plan implementation include lighting of parking lots, commercial landscaped areas, interior building lighting, and/or the use of exterior building materials that would be reflective (e.g., glass and metal).

General Plan policies that address light and glare are within the Land Use Element and Community Design Element. As identified in the FEIR, the various policies identified in the General Plan set standards for the screening and the location of new lighting sources to protect adjacent residential sensitive receptors. As explained in the FEIR, compliance with the following General Plan policies would reduce light and glare impacts from General Plan development to a less than significant level:

Land Use Element

- 2.2.5.4.a Require all industrial uses to be adequately screened to reduce glare, noise, dust, and vibrations.
- 3.1.7.1.c Avoid impacts to adjacent sensitive uses (e.g., residences, hospitals) through proper design that limits effects from noise and glare (i.e., through site layout, building orientation, circulation/parking layout, noise attenuation, landscape buffering, and lighting design/location).

Community Design Element



- 3.1.1.1.q Design lighting so that it provides adequate levels of lighting for security and safety, and to create a “comfortable” atmosphere. Use lighting to highlight landscaping.
- 3.1.9.2.m Limit light sources (e.g., street lighting and outdoor lighting) within the hillsides, except where needed to maintain safety. The design of lighting for residential development should limit light and glare to the immediate vicinity of the residential structure, while street lighting could be limited to intersections or light standards could be placed at greater intervals than would occur in a suburban flat land subdivision.

In addition, future development projects will require a site-specific development review to ensure compliance with established light and glare standards. Similarly, General Plan policies, along with project-specific design review by the City, will reduce lighting and glare impacts from the proposed amendments to a less than significant level. The proposed amendments would modify development densities for a number of individual properties within the City, although the density of hillside areas is expected to incrementally decrease, thus reducing the number of light and glare sources in these areas. The overall effect of these changes would be to slightly decrease the dwelling units anticipated at build-out, so no additional overall development would occur relative to what was previously analyzed. No greater impact related to lighting and glare. Therefore, there are no changes in the project or circumstances nor any new information that would require additional review beyond an addendum.

Mitigation Measures from the FEIR

The FEIR did not include mitigation measures related to aesthetics.

Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments; therefore, no new and/or refined mitigation measures are required for issues related to aesthetics.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not change the analysis conclusions in the FEIR, there are no new significant aesthetic impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicates that the proposed amendments would not result in a substantial change in circumstances related to aesthetics requiring major EIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

This addendum analyzes all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect may occur that was not reported in the Final EIR. Based on the foregoing analysis and information, there is no substantial new information that would result in greater significant effects related to aesthetics.

New Information Showing Ability to Reduce Significant Effects in the FEIR.

Since certification of the FEIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the



City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce impacts in the area of aesthetics or scenic resources, and a Supplemental or Subsequent EIR is not necessary.

2. Agricultural and Forest Resources

The requirement to address Forest Resources was added to the CEQA Checklist after the FEIR was certified in 2006 and FEIR Addendum No. 1 approved in 2009.

The proposed amendments would result in modifications to the land use or zoning designations on hundreds of parcels in the City. Some of the parcels proposed for land use or zoning changes may be currently used for agriculture, but there are no specific land use designations in the General Plan or any specific zoning designations for agriculture in the City. All proposed map amendments apply to properties designated for residential or commercial uses. These changes slightly modify the type and density of development allowed under the amended General Plan. Therefore, these provisions have been discussed on a programmatic level in each of the following agricultural resources checklist questions.

- a) Would the proposed amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. According to the FEIR, implementation of the 2006 General Plan would result in the conversion of prime agricultural lands to non-agricultural uses. However, as evidenced by the fact that the City's 1991 General Plan Land Use Element did not include an agricultural land use designation, the City has always considered that agricultural uses would transition to urban uses. The policies identified in the 2006 General Plan FEIR even state that the City would encourage the conversion of existing agricultural uses to urban uses. Since the conversion of agricultural lands to urban uses was considered as a positive outcome by the City, impacts associated with this issue were considered less than significant in the 2006 General Plan FEIR.

Implementation of the proposed amendments would not result in any impacts to agriculture greater than those addressed in the FEIR. The General Plan would still limit the extent, location, density, and type of development that would occur in selected areas of the City. The General Plan would also still incorporate agricultural preservation policies into the Open Space and Conservation Element which would provide for the preservation of existing agricultural groves within hillside preservation areas. Therefore, the proposed amendments would not result in the conversion of more farmland than was evaluated in the FEIR. Because the changes would result in slightly reduced development potential (-549 units at build-out), no greater agricultural land conversion impacts would occur from implementation of the proposed amendments than that identified in the FEIR.

- b) Would the proposed amendments conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. Williamson Act contracts consist of a voluntary program that allows property owners to have their property assessed on the basis of its agricultural production rather than at the current market value. The purpose of the Williamson Act contract is to encourage property owners to continue to farm their land and to prevent the premature conversion of farmland to urban uses. As indicated in the FEIR, no Williamson Act contracts apply in the City.



The proposed amendments do not address Williamson Act contracts in any manner. No new impacts associated with this issue would occur.

- c) Would the proposed amendments conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The City and sphere do not contain any forest resources or timberland, so implementation of the 2006 General Plan, as modified through the proposed amendments, would not have any impact on these resources.

- d) Would the proposed amendments result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The City and sphere do not contain any forest resources or timberland, so adoption and implementation of the proposed amendments would not have any impact on result in any loss of these resources.

- e) Would the proposed amendments involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Agriculture uses have long existed in the City and surrounding areas. Implementation of the adopted General Plan would result in continued urbanization. The FEIR concluded that General Plan implementation would result in the conversion of agricultural lands to non-agricultural uses. However, the FEIR also stated that the following General Plan policies from the Conservation and Open Space Element provide clear direction that the City's intent is to encourage the conversion of existing agricultural uses to urban uses:

9.5.2 The Agricultural areas are considered an urban reserve.

9.5.2.a Development in the agricultural areas will occur as a natural extension of urban expansion.

9.5.2.b Agricultural uses are allowed to remain and continue until the site is ready for conversion.

With this stated purpose, the change in character of agricultural areas would be considered a positive effect of the General Plan. Therefore, impacts associated with this issue were considered less than significant in the FEIR.

The proposed amendments would incrementally change development densities for specific parcels within the City. The proposed amendments would not change any of the conclusions identified in the FEIR and would not result on the conversion of agricultural land any different than previously identified in the FEIR. Therefore, impacts associated with this issue would remain the same as those identified FEIR and would remain less than significant.

Mitigation Measures from the FEIR

The 2006 General Plan FEIR did not include mitigation measures related to agricultural resources.



Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments; therefore, no new and/or refined mitigation measures are required for issues related to agricultural resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the 2006 General Plan FEIR are required. Because the proposed amendments would not change the analysis conclusions in the FEIR, no new significant agricultural resource impacts would result.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicate that the proposed amendments would not result in a substantial change in circumstances related to agricultural resources requiring major FEIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

This addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2006 General Plan FEIR was certified that may indicate that a new significant effect may occur that was not reported in the FEIR. Based on the foregoing analysis and information, there is no substantial new information that would result in greater significant effects related to agricultural resources.

New Information Showing Ability to Reduce Significant Effects in the FEIR.

Since certification of the FEIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. Therefore, there are no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of agricultural resources, and a Supplemental or Subsequent EIR is not necessary.

3. Air Quality

The proposed amendments would result in incremental reductions in air pollutants and greenhouse gas emissions, vehicle miles traveled, and the potential maximum allowable density or build out in certain land use categories (overall -549 units at buildout) compared to the 2006 General Plan.

According to the FEIR, impacts from citywide construction emissions and an increase in long-term mobile source emissions would remain significant and unavoidable after implementation of the General Plan and all feasible mitigation measures (4.3.4.1A-1C and 4.3.4.3A-3F as shown below). Certification of the FEIR required approval of a Statement of Overriding Considerations by the City for the significant, unavoidable air quality impacts.

- a) Would the proposed amendments conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The City of Loma Linda is located within the South Coast Air Basin (Basin), which includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality regulation in the Basin is administered by the Southern California Air Quality Management District (SCAQMD), a regional agency created for the Basin. To comply with the Air



Quality Management Plan (AQMP), a project must be consistent with the local and regional growth forecasts.

Implementation of the General Plan would result in an increase in population and vehicle miles traveled (VMT). The 2007 AQMP was based on land use projections provided by participating jurisdictions, including the 2006 General Plan. The 2009 General Plan amendments included measures and policies intended to reduce development densities and preserve open space beyond that included in the 2006 General Plan.

The 2006 General Plan did not include any policies specifically designed to reduce VMT. The proposed amendments would modify land use or zoning designations on hundreds of parcels distributed citywide. These incremental changes would have no direct or cumulative effect on the overall VMT of the City, so VMT was not calculated for the FEIR or for this addendum. It is reasonable to anticipate that the reduction in potential buildout of the City by 549 units would result in an incremental decrease in vehicle trips, which would reduce the total VMT. As mobile source emissions are the primary contributor to pollutant emissions, the VMT reduction via the proposed amendments, compared to the emission levels cited in FEIR, would reduce air pollutant emissions.

Because the 2006 General Plan was used in the formulation of the current AQMP, all projected emissions in the City were accounted for in the AQMP, and no impact would occur. The proposed amendments slightly reduce the amount, location, and density of residential development and VMT, thus emissions would be reduced relative to those identified in the FEIR. Therefore, levels of air pollutants would be reduced from that identified in the FEIR and would remain consistent with the AQMP. The proposed changes would not create any new impacts or increase the severity of impacts related to consistency with applicable air quality plans.

- b) Would the proposed amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR evaluated the 2006 General Plan's short-term and long-term air quality impacts. The FEIR analysis determined that implementation of the General Plan would result in growth within the City and an increase in the daily VMT. According to the FEIR, the anticipated new vehicle trips associated with the General Plan implementation would cause criteria pollutant emissions to exceed the daily emissions thresholds established by the SCAQMD in its *CEQA Air Quality Handbook*. Significant and unavoidable air quality impacts related to construction PM₁₀ emissions and mobile source (vehicular) emissions were identified in the FEIR.

The City of Loma Linda is located within the South Coast Air Basin, which has been designated as a non-attainment area for ozone (O₃), carbon monoxide (CO), and particulate matter of 10 microns or less (PM₁₀). As previously explained, the proposed amendments would result in slightly less overall potential development and thus less VMT and fewer emissions. The proposed changes would still produce emissions that would contribute to these existing basin-wide air quality impacts considered to be cumulative in nature, and impacts would remain significant and unavoidable. However, emissions would be reduced from what was identified in the FEIR, and therefore no additional environmental analysis is needed.

While the overall volume of pollutants would be reduced, like the impact identified in the FEIR, the VMT associated with implementation of the amendments would still result in the emission of air pollutants in excess of established SCQAMD daily thresholds. The FEIR determined these impacts were significant and unavoidable even with implementation of Mitigation Measures 4.3.4.1A through



4.3.4.1C and 4.3.4.3A through 4.3.4.3F as shown below. The proposed amendments would incrementally reduce buildout and associated air pollutant emissions, so no change in the impact identified in the FEIR would occur.

The following General Plan goals and policies were found to be applicable to General Plan build-out:

- 9.8.1.b Facilitate employment opportunities that offer low-vehicle-use and minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, and home occupations, in addition to implementation of mixed-use development strategies.
- 9.8.1.c Encourage patterns of commercial development that support use of public transit, including modifying development regulations to facilitate commercial and/or mixed use projects at sites near transit stops.
- 9.8.1.n. Encourage businesses and public agencies to offer telecommuting as a work alternative, and allow corporate satellite work centers near housing concentrations to enable residents who are employees of out-of-city businesses to reduce their commutes.
- 9.8.1.o. Require new development to incorporate features that reduce energy used for transportation, including pedestrian and bicycle pathways, and access to transit (where available).
- 9.8.1.p. Work with Omnitrans to provide turnouts for transit stops.
- 9.8.1.q. Pursue traffic signal timing coordination as a means of improving traffic and reducing vehicle idling times.
- 9.8.1.r. As appropriate, require new development and redevelopment projects to address the following: bicycle and pedestrian access internally and to other areas; safe access to public transportation and construction of paths that connect with other non-motorized routes; safe road crossings at major intersections for school children and seniors; and secure, weatherproof bicycle storage facilities. Ensure that such facilities will have ongoing maintenance.
- 9.8.1.s. Support and participate in the development of intermodal transit hubs that expand alternative transportation use.
- 9.8.1.t. Support and participate in the development of intermodal transit hubs that expand alternative transportation use.
- 9.8.1.u. Encourage the use of public transit and alternative modes of transportation through land use designations and zoning which cluster employment centers with a mix of other uses, and project design that incorporates car pool areas, “park and ride” facilities and similar incentives.
- 9.8.1.v. Ensure that transit systems provide for the storage of bicycles on transit as well as at transit centers.
- 9.8.1.w. Work with Omnitrans to post current schedules and maps at all transit stops and other key locations, to make real-time arrival information available to riders, and to provide shelters that adequately protect riders from inclement weather.



The 2006 GPEIR and 2009 GPEIR Addendum No. 1 were found to be consistent with these GP goals and policies and would have no significant impacts in this regard.

- c) Would the proposed amendments expose sensitive receptors to substantial pollutant concentrations?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Sensitive receptors include children, the elderly, and acutely ill and chronically ill persons. These receptors include the following land uses:

- Long-Term Health Care Facilities
- Rehabilitation Centers
- Convalescent Centers
- Retirement Homes
- Residences
- Schools
- Playgrounds
- Child Care Centers
- Athletic Facilities

The amendments generally would not add sensitive receptors but only changes the densities of certain residential development for specific parcels. Sensitive receptors may be exposed to blowing dust during daily grading and construction activity. With implementation of standard requirements and SCAQMD Rules 402 and 403 which are required of all projects. SCAQMD Rule 402 dictates that air discharged from any source shall not cause injury, nuisance, or annoyance to the health, safety, or comfort of the public. The purpose of the SCAQMD Rule 403 is to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. Similar to the impacts analyzed for the 2006 General Plan, impacts to nearby sensitive receptors associated with the proposed changes would be reduced to less than significant levels with adherence to standard fugitive dust control measures in SCAQMD Rules 402 and 403. While the proposed amendments would restrict/limit development in the selected areas of the City, in other areas, construction activities would still generate pollutants in proximity to sensitive receptors. Therefore, the impacts associated with the proposed changes would be the same and no more significant than that identified in the 2006 FEIR.

Based on the microscale (CO hot spot) analysis provided in the FEIR, impacts to the roadway system were determined to be less than significant. The proposed amendments would incrementally decrease VMT within the City. Because a less than significant impact was identified in the FEIR, it is reasonable to assume that with a slight reduction in traffic, the air quality impact would be no more significant than that identified in the FEIR with the implementation of the amendments.

- e) Would the proposed amendments result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR contains the following text regarding the creation of other emissions including ones that can lead to objectionable odors:



Implementation of the proposed General Plan will not in and of itself generate odor or toxic air contaminants. Individual development within the City that has the potential to generate odors or toxic air contaminants will be evaluated when project-specific information is available. The SCAQMD Rule 1401 will need to be followed for permit application for any facility that has the potential to emit toxic air contaminants. No additional control measures are required.

The proposed amendments do not include specific uses that would create objectionable odors not identified in the FEIR. The requirement for project specific analysis regarding the creation of objectionable odors, as stated in the FEIR, would ensure that impacts related to this issue remain less than significant with the implementation of the proposed amendments. Compared to the impacts to persons from objectionable odors forecast in the FEIR, the amended General Plan would have no adverse change or effect.

Mitigation Measures from the Final EIR

The FEIR included the following mitigation measures applicable to the proposed amendments:

4.3.4.1A. The following are the applicable SCAQMD Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

4.3.4.1B. Implement the following dust suppression measures in the SCAQMD *CEQA Air Quality Handbook*.

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.
- All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.

4.3.4.1C. Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions.

- The Construction Contractor shall select the construction equipment used on-site based on low



emission factors and high energy efficiency.

- The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.
- The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.

1)

4.3.4.3A. Encourage the use of building materials/methods, which reduce emissions.

I. **4.3.4.3B.** Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.

4.3.4.3C. Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.

4.3.4.3D. Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.

4.3.4.3E. Require stationary air pollution sources to comply with applicable air district rules and control measures.

4.3.4.3F. Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.

Refined Project Mitigation Measures

There are no refined mitigation measures. However, the General Plan does include the above-listed policies that would result in slight reduction of vehicle miles traveled and the reduction of greenhouse gases, which would incrementally reduce air quality impacts relative the levels reported in the 2006 General Plan and mitigated in the FEIR.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. The proposed amendments create consistency in terms of land use and zoning designations but will only result in incremental changes to development densities, vehicle miles traveled, and increase the amount of open space. While impacts related to PM₁₀, mobile source (vehicle) emissions and cumulative emissions remain significant and unavoidable, no new significant air quality impacts would result.



No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are no substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This addendum analyzes available relevant data to determine whether new information exists that was not available at the time the FEIR was certified that may indicate that a new significant air quality effect may occur. Based on the information and analysis above, there is no substantial new information that a new, significant air quality impact would result requiring major revisions to the FEIR. All future projects will be required to comply with the General Plan air quality and GHG policies in the General Plan. The proposed land use designation/zoning changes on individual parcels do not require additional or separate mitigation measures at a programmatic level, and some changes would incrementally reduce impacts identified in the 2006 General Plan. Instead, the amendments would result in emissions no greater than those identified in the 2006 GPEIR. This means, however, that impacts are still significant in terms of daily buildout emissions exceeding established SCAQMD thresholds even with implementation of Mitigation Measures 4.3.4.1A through 4.3.4.1C and 4.3.4.3A through 4.3.4.2F as outlined in the FEIR.

No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since certification of the 2006 General Plan FEIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives are required to would reduce the amended General Plan's impacts in the area of air quality, and a Supplemental or Subsequent EIR is not necessary.

4. Biological Resources

The proposed amendments will achieve consistency between the General Plan and Land Use Development Code. No new development is planned in areas previously identified as containing biological resources. Also, proposed amendments will incrementally reduce the number of units in the hillside open space areas.

- a) Would the amendments have a substantial adverse effect, either directly or indirectly or through habitat modification, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As discussed in the FEIR, 24 plant and animal species are potentially present within the City and sphere that are listed, proposed, or candidates for listing under the California and/or the Federal Endangered Species Act. An additional 35 non-listed sensitive species are considered to be potentially present, of which 17 species were considered to have a moderate to high potential to occur. Coastal sage scrub is considered a sensitive plant community by resource agencies and has the potential to contain numerous sensitive plant and animal species. The coastal sage scrub community is located predominately in areas designated Hillside Conservation Area.

The proposed amendments would not result in large physical changes to the scale of development within the City; rather, they would incrementally alter the extent, location, density, and type of



development that could occur on selected parcels in the City. The majority of the listed or sensitive species that occur within the City are in the Hillside Conservation Area, and the proposed amendments would incrementally increase the amount of open space in the hillside areas, so impacts associated with this issue would be equivalent to or slightly reduced relative to those described in the FEIR.

The following General Plan policies focus primarily on avoidance, preservation, and minimization of impacts to biological resources and habitats:

Land Use Element

2.2.3.1.c Development shall be clustered in the less sensitive and more developable portions of the site as a means of preserving the natural appearance of area hillsides, open space, and habitats. Under this concept, dwelling units and other forms of development are to be grouped in the more level and less environmentally sensitive portions of the site, while steeper and more environmentally sensitive areas are preserved in a natural state. The effect of permitted clustering is to preserve natural open space, enhance the protection of sensitive environmental resources within a development project, and facilitate the permanent protection of key natural features, such as steep slopes, biological habitats, ridgelines, and scenic areas. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, but may result in urban density development within portions of a site that would otherwise have rural densities as shown in Table 2.B.

- The location of clustered units is to be restricted to portions of a site less with than a 35 percent slope where sites have sufficient relatively flat areas to accommodate the development. Within sites comprising primarily or exclusively areas with slopes greater than 35 percent, the location of clustered units shall be designed to preserve open space, reduce necessary grading, and protect visual and biological resources.
- Within clustered development sites, development may be sited on mass graded pads, provided that the overall project results in the permanent preservation of large blocks of natural open space. Where individual clusters of development will exceed 100 to 200 dwelling units in size, such clusters should be separated from each other by natural open space, resulting in an interwoven mosaic natural and developed land.
- Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.
- When viewed from the valley floor to the north, clustered subdivisions should have no greater visual impacts than would a non-clustered development.

2.2.3.1.g Development shall, to the extent feasible, avoid “primary ridgelines,” which are defined as the area within 50 vertical feet of the highest point of a ridgeline that forms a backdrop against the sky when viewed from the downtown area of Loma Linda near the Campus Plaza. Development shall also, to the extent feasible, avoid impacts on riparian vegetation within “canyon bottoms,” which are defined as the land occurring within 50 feet of either side of a line referred to as a “blue line stream” as designated on a U.S. Geological Survey (USGS) map. Where impacts to such riparian vegetation are unavoidable, appropriate mitigation shall be provided.

2.2.3.1.m Site new development so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.



Community Design Element

- 3.1.9.2 In the Hillside Mixed Use designation, development shall only be permitted that is sensitively designed so that the natural character and habitat resources of the hills are preserved to the greatest extent feasible.
- 3.1.9.2.d Design new development so as to maximize the permanent preservation of open space and to minimize the loss of habitat, wildlife, and watershed resources.

Conservation and Open Space Element

- 9.2.9.2 Acquire, preserve and maintain open space and its natural resources for future generations.
 - 9.2.9.2.a Base open space preservation and acquisition on the evaluation of significant viewsheds and ridgelines, wildlife habitat and fragile ecosystems, significant scientifically, historically, or ecologically unique natural areas, passive recreational areas, and stream or creek environs.
- 9.4.4 Preserve habitats supporting rare and endangered species of plants and animals including wildlife corridors. Loma Linda General Plan Draft Environmental Impact Report
 - 9.4.4.a Comply with the Federal policy of no net loss of wetlands through avoidance and clustered development. Where preservation in place is found to be infeasible (such as an unavoidable a road crossing through habitats), require 1) on-site replacement of wetland areas, 2) off-site replacement, or 3) restoration of degraded wetland areas at a minimum ratio of one acre of replacement/restoration for each acre of impacted on-site habitat, such that the value of impacted habitat is replaced.
 - 9.4.4.b Require appropriate setbacks adjacent to natural streams to provide adequate buffer areas ensuring the protection of biological resources.
 - 9.4.4.d Through the project approval and design review processes, require new development projects to protect sensitive habitat areas, including, but not limited to, coastal sage scrub, and native grasslands. Ensure the preservation in place of habitat areas found to be occupied by state and federally protected species. Where preserved habitat areas occupy areas that would otherwise be graded as part of a development project, facilitate the transfer of allowable density to other, non-sensitive portions of the site.
 - 9.4.4.e Through development review, retain, as feasible, wildlife corridors in the Planning Area in particular, the San Timoteo Wash area.

However, the policies do not specify a method for identifying habitats that warrant such measures or the parameters to be used if avoidance or preservation are infeasible. Therefore, the following mitigation measures were included in the 2006 FEIR to address the identification and loss of habitats:

4.4.4.1A. Require the preparation of biological reports in compliance with standards established by the City of Loma Linda for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources. The report must be prepared by a qualified biologist; the City Community Development Department must be notified in advance that a report will be prepared for a specific project; the report must include a signed certification attesting to the report contents, specific information as to the type of survey (e.g.,



General Biological Resources Assessment or Habitat Assessment), site location, property owner. In addition, the report must include the following:

- a. Specified attachments (summary sheet, level of significance checklist, biological resources/project footprint map, and site photos);
- b. Information on literature sources (e.g., California Natural Diversity Data Base, California Department of Fish and Game, U.S. Fish and Wildlife Service, and environmental documents for nearby projects);
- c. A description of surveys, including timing, personnel, and weather conditions;
- d. A description of site conditions including plant and wildlife habitat, disturbances, and sensitive elements;
- e. An assessment of anticipated project impacts and a discussion of mitigation;
- f. A list of all species observed or detected and a recommendation for any additional focused surveys that may be necessary.

4.4.4.1B. The City establishes baseline ratios for mitigating the impacts of development related uses to rare, threatened, and endangered species and their associated habitats as the following:

- Preserve habitat at minimum of 1:1 replacement ratio in locations that provide long-term conservation value for impacted resources. This could involve acquisition of habitat occupied by the affected species, acquiring a key parcel that fills in a missing link or gap in a reserve that provides conservation for the species, or acquisition of credits in a mitigation bank (endorsed by the USFWS and/or CDFG) that has been established to provide conservation value for the species. Implementation of the mitigation measure shall include provisions for the preservation of such areas in perpetuity.
 - b) Would the amendments have a substantial adverse effect on any 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 the U.S. Fish and Wildlife Service?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. A preliminary evaluation of potential jurisdictional was conducted for the 2006 General Plan FEIR. Twenty-one acres of riparian plant habitat occur along the San Timoteo Wash south of Barton Road. The San Timoteo Wash is considered to be a regulated water. Regulated waters include non-wetland waters and wetlands that are regulated by the Army Corps of Engineers and the Regional Water Quality Control Board (RWQCB). In addition, other washes within the Hillside Conservation Area may also be considered to be regulated waters. The 2006 GPEIR and 2009 GPEIR Addendum No. 1 included Mitigation Measures 4.4.4.1A and 4.4.4.1B to reduce potential impacts to less than significant levels.

The General Plan goals and policies apply to buildout under the 2006 General Plan and the 2009 GPEIR Addendum No. 1 amendments. As stated in the excerpt from the General Plan below, environmentally sensitive areas shall be avoided, and all development shall be designed to preserve and protect habitat.

9.2.10.3: Guiding Policy for Avoidance of Environmentally Sensitive Areas. *New development shall be sited so as to maximize the permanent preservation of large blocks of unbroken open space and to minimize the loss of habitat, wildlife, and watershed resources.*



9.2.10.4: Guiding Policy for Development to Respect Wildlife Habitats. *Development projects are to be designed to protect habitat values and to preserve significant habitat areas and habitat connections in their natural condition:*

Implementing Policies

- a. *Within habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.*
- b. *Development shall avoid “canyon bottoms,” which are defined as the land occurring within 200 feet of either side of a line referred to as a “blue line stream” as designated on a U.S. Geological Survey (USGS) map. Within riparian and wetland areas, the vegetative resources that contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) shall be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources. Development shall not result in a net loss of wetlands.*
- c. *Buffer zones adjacent to areas of preserved biological resources shall be provided. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species that could negatively impact the value of the preserved resource.*

To further preserve habitats supporting rare and endangered species of plants and animals including wildlife corridors, the following Implementing Policies have been added to Section 9.4.4:

- f. *Require the landscape design of developments adjacent to areas of preserved biological resources to avoid the use of invasive species which could negatively impact the value of the preserved resource.*
- g. *Cooperate with the State and Federal agencies to encourage preserving streams and creeks in the south hills area in their natural state in order to maintain their value as percolation and recharge areas, natural habitat, scenic resources, and recreation corridors. Where such preservation is not technically and financially feasible, require appropriate mitigation for the loss or modification of a creek or stream.*

To further maximize the benefits of open space, the following Implementing Policy was added to Section 9.2.10.6:

- e. *Limit allowable on-trail activities to those that are consistent with protection of the environmental and the environmental values of adjacent land.*

The 2006 GPEIR and 2009 GPEIR Addendum No. 1 were found to be consistent with these GP goals and policies and would have no significant impacts in this regard.

As previously stated, the primary areas of the City where sensitive species may be located is the Hillside Conservation Area. With implementation of the proposed amendments, the extent, location, density, and type of development within certain portions of the City would continue to be limited and would incrementally increase the amount of open space in the hillside areas. Regulated waters may also exist in the Hillside Conservation Area. Other locations that contain riparian habitat are located outside of the Hillside Conservation Area however and are not included as a part of the Hillside Conservation Area preservation. The 2006 General Plan and FEIR include policies and mitigation measures to reduce impacts to riparian areas and sensitive species to less than significant levels.



Riparian protection provisions included in the General Plan would further ensure that impacts to riparian and environmentally sensitive areas are reduced and remain less than significant. Therefore, the proposed amendments would not have a greater impact than that identified in the FEIR.

- c) Would the amendments have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Wetlands or regulated waters within the City and sphere may be located within the Hillside Conservation Area where development would be limited by the General Plan. The proposed amendments would incrementally increase the amount of open space in the Hillside Conservation Area, thereby reducing or eliminating the potential for impacts to wetlands or jurisdictional waters. Compared to the 2006 General Plan, the proposed amendments would have no greater impacts to wetlands.

- d) Would the amendments interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native or resident migratory wildlife corridors, or impeded the use of native wildlife nursery sites?

No Impact. The mitigation measures and policies included in the FEIR detail measures to ensure avoidance and minimization of impacts to wildlife corridors. Methods to identify specific sites (either locally or regionally) that warrant such measures were also included in the FEIR. These measures specified parameters for compensating for the loss of wildlife movement when avoidance or minimization of impacts is considered to be infeasible. As discussed in the FEIR, the 2006 General Plan policies and mitigation measures would ensure that impacts associated with habitat fragmentation and the restriction of wildlife movement would be less than significant

The proposed amendments themselves would incrementally alter the extent, location, density, and type of development that could occur in certain portions of the City. They would incrementally reduce the amount of development in the Hillside Conservation Area of the City. Therefore, implementation of the amendments and the mitigation measures described in the FEIR (4.4.4.1A and 4.4.4.1B) would reduce impacts below what was analyzed in the FEIR.

- e) Would the amendments conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The 2006 General Plan includes policies listed below for the preservation of oak trees and other prominent natural features. Approximately three acres of coast live oak woodland occur within the City and sphere. The oak woodland consists of approximately 35 coast live oak (*Quercus agrifolia*) trees with an understory of the annual grasses, wild barley (*Hordeum* sp.) and fiddleneck (*Amsinckia* sp.). This stand of oak woodland habitat is isolated from other native habitat and therefore of reduced biological value. However, the trees have intrinsic value to the City as they are the only oak trees remaining. Therefore, loss of these oak trees was considered a potentially significant impact in the FEIR. As discussed in the FEIR, the impacts to these oak trees would be reduced based on the following policies:

9.2.9.1.a. Preserve outstanding natural features, such as the skyline of a prominent hill, rock outcroppings, and native and/or historically significant trees.

9.4.4.c. Preserve, as feasible, the oak woodland areas within the City by requiring development to incorporate the trees into the development design.



The amendments would not create new impacts to the oak trees. As discussed in the Chapter 2, these changes would incrementally reduce development intensities relative to the current General Plan and would not create any additional impacts to the oak trees. Compared to the current General Plan, the amendments would have no greater impact on local policies or ordinances protecting biological resources.

- f) Would the amendments conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The City and sphere are located outside of the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, the City of Loma Linda is located directly north of and adjacent to the Western Riverside County MSHCP and abuts areas covered by the MSHCP. The Hillside Conservation Area connects to a core open space area of Riverside County to the south through Reche Canyon and adjacent hills. The City is not located within any applicable habitat conservation plans or natural community conservation plans. The policies of the currently adopted General Plan are directed toward preserving open space, which as the benefit of creating areas for habitat conservation. Implementation of the proposed amendments will have a less than significant impact on conservation plans and will encourage further conservation by incrementally limiting development in the hillside areas. Compared to the 2006 General Plan and 2009 GPEIR Addendum No 1, the amendments would have no greater impacts regarding consistency with habitat conservation plans or natural community conservation plans.

Mitigation Measures from the FEIR

The FEIR included the following mitigation measures for potential impacts to listed or otherwise sensitive species and natural communities (sub-sections a and b) that are applicable to the proposed amendments:

4.4.4.1A. Require the preparation of biological reports in compliance with standards established by the City of Loma Linda for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources. The report must be prepared by a qualified biologist; the City Community Development Department must be notified in advance that a report will be prepared for a specific project; the report must include a signed certification attesting to the report contents, specific information as to the type of survey (e.g., General Biological Resources Assessment and Habitat Assessment), site location, property owner. In addition, the report must include the following:

- a. Specified attachments (summary sheet, level of significance checklist, biological resources/project footprint map, and site photos);
- b. Information on literature sources (e.g., California Natural Diversity Data Base, California Department of Fish and Game, U.S. Fish and Wildlife Service, and environmental documents for nearby projects);
- c. A description of surveys, including timing, personnel, and weather conditions;
- d. A description of site conditions including plant and wildlife habitat, disturbances, and sensitive elements;
- e. An assessment of anticipated project impacts and a discussion of mitigation;
- f. A list of all species observed or detected and a recommendation for any additional focused surveys that may be necessary.



4.4.4.1B. The City establishes baseline ratios for mitigating the impacts of development related uses to rare, threatened, and endangered species and their associated habitats as the following:

- Preserve habitat at minimum of 1:1 replacement ratio in locations that provide long-term conservation value for impacted resources. This could involve acquisition of habitat occupied by the affected species, acquiring a key parcel that fills in a missing link or gap in a reserve that provides conservation for the species, or acquisition of credits in a mitigation bank (endorsed by the USFWS and/or CDFG) that has been established to provide conservation value for the species. Implementation of the mitigation measure shall include provisions for the preservation of such areas in perpetuity.

4.4.4.3A. Require all new development in the hillside areas to prepare a biological report which includes identifying local and regional habitat patterns that provide movement routes for wildlife or where opportunities exist to establish movement routes between isolated habitat patches.

4.4.4.3B. Require avoidance of impacts that would eliminate, substantially constrict, or substantially inhibit wildlife movement, or acquire land that would establish movement routes between isolated habitat patches and create or restore habitat to reestablish the connection.

4.4.4.3C. Where on-site habitat preservation would not provide meaningful mitigation either for affected species or for habitat connectivity, off-site mitigation shall be implemented through the acquisition of lands that provide for regional habitat connectivity. Implementation of the mitigation measure shall include provisions for the preservation of such areas in perpetuity.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to biological resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, no major changes to the FEIR are required. Because the proposed amendments would incrementally reduce development potential for development within the Hillside Conservation Area, impacts to biological resources overall would be reduced, and no new significant biological resource impacts would result.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are no substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than the Final EIR.

This addendum analyzes all available relevant information to determine whether new information is available that was not at the time the FEIR was certified that may indicate a new significant effect on biological resources may occur. The proposed amendments will incrementally reduce potential development in the hillside areas, and mitigation measures are already in place as a part of the FEIR that require completion of biological resource surveys to assess and reduce project specific impacts. Based on the information and analysis above, there is no substantial new information that new, significant impact on biological resources would result requiring major revision of the FEIR.



No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since FEIR certification, no new information has surfaced showing that mitigation measures or alternatives once considered infeasible are now feasible or identifying feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives are required to reduce the amended General Plan's impacts to biological resources, and a Supplemental or Subsequent EIR is not necessary.

5. Cultural Resources

Implementation of the proposed amendments that relate to cultural resources include the slight reduction in maximum allowable development in the City and particularly in the hillside areas. This reduces the likelihood of potential impacts to cultural resources which may be located in these areas. The amendments would therefore not create any new impacts.

- a) Would the amendments cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, development permitted under the General Plan may disturb or destroy existing historic structures and resources through the construction of new residential, commercial, institutional, industrial land uses, and/or new infrastructure. As evidenced by an architectural/historical inventory of existing structures and the inclusion of a historic preservation chapter in the Municipal Code (Chapter 17.80), the City of Loma Linda has had a long-term interest in historical preservation. The City is committed to historical preservation as evidenced by the inclusion of General Plan policies directed at preserving historical resources.

The FEIR explained that General Plan implementation would require evaluation of new development in relation to existing historical structures, as well as the identification and preservation of existing historical structures. Implementation of the proposed amendments would incrementally change the density and amount of residential development on selected parcels within the City.

The Conservation and Open Space Element contains the following goal and policy regarding historical resources:

- 9.7.5** Preserve and protect the City's historic structures and neighborhoods. Identify and preserve the archaeological and paleontological resources in Loma Linda.
- 9.7.5.f** As a standard condition of approval for new development projects, require that if cultural or paleontological resources are encountered during grading, alteration of earth materials in the vicinity of the find shall be halted until a qualified expert has evaluated the find and recorded and/or recovered the identified cultural resource.

Compared to 2006 General Plan, the amendments would have no greater impacts to historical resources. Because all new development in the City is required to adhere to General Plan policies, including an evaluation of new development in relation to existing historical structures as well as the identification and preservation of existing historical structures, future development resulting from the amendments would not result in a greater impact on historical structures or resources than that identified in the FEIR.



- b) Would the amendments cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State's CEQA Guidelines?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The General Plan identifies one policy (9.7.5.f as shown above) within the Conservation and Open Space Element that provides guidance for the preservation and protection of archaeological resources. This policy requires site-specific cultural resource surveys be conducted prior to development activities. Such a cultural resources survey can identify the existence of above-surface human remains. However, the survey cannot determine with certainty whether buried cultural resources will be uncovered until the surface soil is disturbed, such as during grading activities. Therefore, FEIR mitigation measures 4.5.5.2A through 4.5.5.2C further reduce potential impacts to archaeological resources. The FEIR stated that, with implementation of the General Plan policy and mitigation measures, potential impacts to archaeological resources would be reduced to a less than significant level.

As previously explained, implementation of the proposed amendments would incrementally reduce the overall density, location, and amount of residential development from that previously analyzed in the FEIR. The possibility of disturbing any archaeological resources could still occur in the areas that are still available for development, impacts associated with the discovery of archaeological resources during construction would be the same as or less than those analyzed in the FEIR. Adherence to the adopted General Plan policy and mitigation measures, such as requiring permanent conservation easements in areas containing cultural resources, would reduce impacts to a less than significant level. Relative to the impact on archaeological resources forecast in the FEIR, no adverse change or effect would occur as soil disturbance would still occur. Because the proposed amendments would incrementally reduce the density, location, and amount of residential development from that previously analyzed in the FEIR, no greater archaeological resource impact would occur from implementation of the proposed amendments.

- c) Would the amendments disturb any human remains, including those interred outside of formal cemeteries?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. According to the FEIR, the Guachama Rancheria (SBR-2311/H) is an important historically known Native American property within the General Plan area. The potential for disturbance of any human remains, including those interred outside of formal cemeteries, may occur during future subsurface activities (e.g., excavation, grading). As identified in the FEIR, in the unlikely event that unknown human remains are uncovered during ground-disturbing activities, standard City conditions of approval require work to stop and a qualified archaeologist to be consulted. The FEIR included mitigation measure 4.5.5.2A and regulatory compliance with State Health and Safety Code 7050.5 which, in conjunction with adherence to the adopted General Plan goal 9.7.5 and policy 9.7.5.f, would further reduce impacts to a less than significant level. While larger areas may be left undeveloped (or developed with a lower density), even with adoption of the proposed amendments, the potential still exists that previously undetected human remains could be uncovered. Impacts associated with the discovery of human remains during construction would be the same as or less than those analyzed in the FEIR because the possibility of disturbing any human remains could still occur in the areas that are still available for development. Because the proposed changes could incrementally reduce the density, location, and amount of residential development in the City (especially in the hillside areas) from that previously analyzed in the FEIR, no greater impact associated with the discovery of human remains would occur from implementation of the proposed amendments.



Mitigation Measures from the FEIR

The FEIR included the following mitigation measures that are still applicable to future development:

4.5.5.2A. If human remains are encountered during a public or private construction activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The San Bernardino County Coroner must be notified within 24 hours.

- a. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.

4.5.5.2B. Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.

4.5.5.2C. If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:

- a. A participant-observer from the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site.
- b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the Community Development Department for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource.
- c. After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report. The Test Level Report shall be submitted to the City Planning Department for review and comment. If cultural resources that would be affected by the project are found ineligible for listing in the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.
- d. If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a Treatment Program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the City Planning Department for review and comment.



- e. After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically, a Treatment Program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, shall be developed. This data recovery report shall be submitted to the City Planning Department for review and comment.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to cultural resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not alter the analysis conclusions in the FEIR, there are no new significant cultural resource impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are no substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This addendum has analyzed all available relevant information to determine whether new information is available that was not available at the time the FEIR was certified that may indicate a new significant effect on cultural resources may occur. Based on the information and analysis above, there is no substantial new information that there will be some new, significant impact on cultural resources requiring major revision of the FEIR.

No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since FEIR certification, no new information has become available showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives are required to reduce the amended General Plan's impacts in the area of cultural resources, and a Supplemental or Subsequent EIR is not necessary.

7. Energy

The requirement to address this CEQA Checklist topic was added after the General Plan EIR was certified in 2006 and GPEIR Addendum No. 1 approved in 2009.

Implementation of the proposed amendments that relate to energy resources include the slight reduction in maximum allowable development and particularly in the hillside areas. The amendments would slightly reduce potential impacts on energy resources by resulting in slightly fewer homes being built and consuming energy.

- a) Would the amendments result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?



No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Development permitted under the General Plan would result in the consumption of various energy resources (electricity, natural gas, vehicle fuels, etc.) both during construction and occupancy of future land uses. Implementation of the proposed amendments would incrementally change the density and amount of residential development on selected parcels. Compared to the 2006 General Plan, the amendments would have no greater impacts to energy resources. Because all new development in the City is required to adhere to the State Green Building Code (CalGreen) and General Plan policies regarding energy and resource conservation, future development would not result in a greater impact on energy resources than identified in the FEIR.

- b) Would the amendments conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Development permitted under the General Plan would result in the consumption of various energy resources (electricity, natural gas, vehicle fuels, etc.) both during construction and occupancy of future land uses. Implementation of the proposed amendments would incrementally change the density and amount of residential development on selected parcels. Compared to 2006 General Plan, the amendments would have no greater impacts to energy resources. All new development in the City is required to adhere to the CalGreen Title 24 Energy Conservation Regulations, General Plan policies regarding energy and resource conservation, and the City's Climate Action Plan (CAP) as it relates to energy use. Therefore, future development would not result in a greater impact on adopted energy resource plans relative to the FEIR.

Mitigation Measures from the FEIR

The FEIR contained no energy-related mitigation measures but did identify compliance with established state programs for energy conservation.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to energy resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not alter the FEIR analysis or conclusions, there are no new significant energy impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are no substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This addendum analyzes all available relevant information to determine whether new information is available that was not available at the time the FEIR was certified that may indicate a new significant effect on energy resources may occur. Based on the information and analysis above, no substantial new information indicates that there will be a new significant impact on energy resources requiring major revision of the FEIR.



No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since FFEIR certification, no new information has been presented showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that feasible new mitigation measures or alternatives exist substantially different from those analyzed in the FEIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives exist that would reduce the amended General Plan's impacts relative to energy resources, and a Supplemental or Subsequent EIR is not necessary.

7. Geology and Soils

Implementation of the proposed amendments would incrementally reduce maximum allowable buildout in the City by modifying land use designations and/or zoning classifications on selected parcels. Therefore, these changes are discussed on a programmatic level in each of the following geology and soils checklist questions. These changes are not expected to create any new impacts or cause any greater impacts than originally identified in the 2006 General Plan FEIR relative to geologic or soil constraints since the amendments would not allow development in areas other than those identified in the current General Plan.

a) Would the amendments expose people or structures to potential adverse effects, including 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?***

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. According to the FEIR, the potential exists for property loss, injury, or death resulting from development in a seismically active region that includes Alquist-Priolo zones. With respect to geology and soils, the proposed amendments do not generally apply to geologic conditions or hazards. With implementation of the amended General Plan, approximately 31,709 people would reside within the City and sphere of influence. Compared to the 2006 General Plan at build-out, the City would have slightly fewer residents by reducing the overall amount of housing. Since the anticipated population under the amended General Plan would be less than what was previously identified in the 2006 General Plan, the potential for people and structures to be impacted by earthquake-related hazards such as liquefaction, ground subsidence, mudslides, and landslides would be less relative to the 2006 General Plan.

The 2006 General Plan identifies policies related to seismic hazards in the *Public Health and Safety Element* which would reduce or minimize the effects associated with seismic hazards. The FEIR analyzed the policies' effectiveness in reducing the effect of seismic hazards. The policies related to development stress the importance of building design features and siting development in a manner that minimized exposure to geologic hazards. However, the General Plan policies do not provide specific development standards for areas subject to seismic hazards. To provide adequate mitigation for potential seismic hazards, the FEIR identified mitigation measures that require site-specific ground shaking assessments and compliance with specific design standards.

Compared to the 2006 General Plan, the proposed amendments would slightly reduce the number of residential units at buildout. The greatest reduction in density that would occur is in the hillside area. The reduction in density within the hillside area would reduce the number of potential dwelling units and number of people exposed to seismic hazards associated with the San Jacinto Fault Zone.



Compared to 2006 General Plan's impact relative to seismic hazards, impacts related to the amendments would be reduced.

ii) Strong seismic ground shaking?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Loma Linda is located adjacent to the San Jacinto Fault, approximately 5 miles northeast of the San Andreas Fault, approximately 13 miles northwest of the Cucamonga Fault, approximately 22 miles southwest of the Elsinore Fault, and approximately 48 miles southwest of the Newport-Inglewood Fault. The FEIR addressed seismic ground shaking impacts and provided mitigation for identified impacts. In addition, all structures in the City and sphere are required to meet the seismic requirements of the Uniform Building Code. The FEIR determined that adherence to these mitigation measures and Uniform Building Code standards would reduce potential ground shaking impacts to less than significant levels.

As previously stated, the greatest reduction in density from the proposed amendments would occur in the hillside area which is bisected by the San Jacinto Fault Zone. The reduction in density would reduce the number of potential dwelling units and people exposed to ground shaking and surface rupture. Therefore, no greater impact would occur from implementation of the amendments relative to the FEIR.

iii) Seismic-related ground failure, including liquefaction?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. As explained in the FEIR, there is a moderate to moderately high susceptibility for liquefaction hazards in the northwest portion of the General Plan area and the southern reaches of Reche Canyon. The north-central and western portions are moderately susceptible to liquefaction hazards. However, site-specific geotechnical studies are the only practical and reliable way of determining the liquefaction potential of a particular site. While implementation of the liquefaction policies contained in the *Public Health and Safety Element* would reduce the significance of potential liquefaction impacts, they do not provide specific development standards for development within areas subject to liquefaction, nor do they provide adequate mitigation for potential liquefaction impacts that may be identified through the use of new scientific data, equipment, or procedures. However, the 2006 General Plan FEIR identifies mitigation measures that would reduce liquefaction impacts to a less than significant level.

As there would be slightly less overall residential development and therefore fewer people in the City and sphere under the amended General Plan, the magnitude of liquefaction impacts would also be slightly reduced. While the level of significance associated with this issue would remain the same as that identified in the 2006 General Plan FEIR, the number of people exposed to this hazard would be reduced. Site-specific geotechnical studies would be required for development under both the existing General Plan and the proposed amendments. Therefore, the significance of the impacts associated with liquefaction impacts would be the same as the impacts originally identified in the 2006 General Plan FEIR.

iv) Landslides?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR noted that the southern portion of the City has steep natural slopes, which are susceptible to instability. The type of instability anticipated in this area includes landslides, surficial soil slips, wet debris flows, and surficial creep. The FEIR states



that implementation of slope failure policies contained in the *Public Health and Safety Element* would reduce the significance of potential landslide impacts to a less than significant level.

With the incorporation of the proposed amendments, population would be incrementally reduced due to the reduction in buildout potential of the hillside areas. Therefore, implementation of the proposed amendments would slightly reduce exposure of people and structures to landslide hazards. The potential exposure to landslide impact is reduced in magnitude under the amended General Plan. Based on this analysis, no greater landslide impacts would occur from the implementation of the proposed amendments than identified in the FEIR.

b) Would the amendments result in substantial soil erosion or loss of topsoil?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Grading and site preparation for development projects would expose surface soil to erosion. The FEIR stated that General Plan policies would reduce potential impacts associated with soil erosion and the loss of topsoil to a less than significant level. The proposed amendments do not allow for development in any areas not already planned for development.

Any development that would require the excavation, stockpiling, and movement of on-site soils resulting in the disturbance of 1.0 acre or more is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). As part of NPDES requirements, the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that identifies best management practices (BMPs) to limit the soil erosion during project construction would be required. Adherence during construction to provisions of the policies contained in the FEIR, the NPDES permit, and applicable BMPs contained in the SWPPP would ensure that potential impacts related to soil erosion are less than significant.

The General Plan (Section 9.2.8.3) identifies landform grading standards that seek to minimize grading, avoid tall manufactured slopes and steep embankments that could lead to soil erosion and silting of lower slopes, and create artificial slopes that stimulate the appearance of surrounding natural terrain. By reducing the areas where residential development and the density of development (e.g., large lot residential development in the hillside areas) may occur in the City, and through implementation of landform grading standards, the proposed amendments would minimize the potential for soil erosion and loss of topsoil since as less land would be disturbed. Therefore, soil erosion impacts under the amendments would be incrementally reduced in magnitude when compared to the 2006 General Plan.

c) Would the amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As stated in the FEIR, development within the General Plan area may result in the construction and occupation of structures in areas underlain by expansive soils. If not properly mitigated by site preparation and/or foundation design, expansive soil conditions can cause substantial damage to structures and other improvements over time. Development pursuant to General Plan policy and zoning regulations could increase the number of persons, residential units, and non-residential uses developed on collapsible and expansive soils. The *Public Health and Safety Element* includes identified policies to be implemented when development occurs on expansive or unstable soils. Therefore, no greater impact would occur from implementation of the proposed amendments.



- d) Would the amendments be located on properties with expansive soils, as defined in Table 18-1-b of the Uniform Building Code (1994), creating substantial risks to life or property?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Refer to Response 4(c).

- e) Would the amendments result in development on 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?

No Impact. A few small areas are not connected to the City's sanitary sewer system: the southwestern portion of the City and the eastern sphere of influence north and south of Barton Road. The *Public Services and Utilities Element* contains policies that would be implemented as future development occurs. The identified General Plan policies set standards for future sewer service, in addition to recognizing needed improvements. Implementation of these policies would ensure that in the event a septic sewer or alternative wastewater disposal system is required, soils would be able to support such a sewer system. Adherence to the identified General Plan policies would reduce impacts associated with this issue to a less than significant level. The proposed amendments would have no direct impacts since the same policies would apply. No new or more severe impacts would occur.

- f) Would the amendments directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

(This CEQA Checklist topic was moved to the Geology and Soils Section of the CEQA Checklist subsequent to General Plan EIR certification and approval of General Plan EIR Addendum No. 1.)

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As stated in the FEIR, implementation of the General Plan would allow development of structures within areas that have been identified as having a high sensitivity for paleontological resources. With the development of undisturbed land, there remains the possibility that paleontological resources may be disturbed during grading activities. The General Plan includes a policy within the Conservation and Open Space Element that requires, as a standard condition of development, work to be halted in the event paleontological resources are encountered during site grading. Work shall remain halted until a qualified paleontologist evaluates and records the find. The policy, however, does not contain a provision that would require the resource to be collected, cataloged, and curated or for the submittal of a report to the Planning Department documenting findings.

The General Plan recognizes the importance of paleontological resources; however, it lacks a recovery program. Therefore, the impact to paleontological resources were identified as potentially significant. The FEIR identified mitigation measures to reduce potential impacts to paleontological resources that may result from grading activities in high sensitivity areas. With implementation of these mitigation measures, the FEIR identified that potential impacts to paleontological resources would be reduced to a less than significant level.

Implementation of the proposed amendments would incrementally reduce the density, location, and amount of residential development relative to that analyzed in the FEIR (especially in the hillside areas). While development could still occur in paleo-sensitive areas, impacts associated with the discovery of paleontological resources during construction would be the same as or less than those analyzed in the FEIR. Adherence to the adopted General Plan policies and FEIR mitigation measures would reduce impacts to a less than significant level. Because the proposed amendments would



slightly reduce the overall density, location, and amount of residential development, no greater paleontological resource impact would occur from implementation of the proposed amendments.

Mitigation Measures from the FEIR

The FEIR includes the following mitigation measures, which reduced potentially significant impacts resulting from seismic events and geotechnical conditions to a less than significant level.

Impact 4.6.4.1 Fault Rupture

4.6.4.1A. Before a project is approved or otherwise permitted within an A-P Zone or within 150 feet of any other active or potentially active fault mapped in a published United States Geological Survey (USGS) or CGS reports, or within other potential earthquake hazard area (as determined by the City), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City of Loma Linda Public Works Department and Building Division to be relevant to each development. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources.

Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to City of Loma Linda Public Works Department and Building Division for review and approval prior to the issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City.

Impact 4.6.4.2 Ground Shaking

4.6.4.2A. As determined by the City, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Loma Linda Public Works Department and Building Division for review and approval prior to the issuance of construction and/or building permits.

Impact 4.6.4.3 Liquefaction

4.6.4.3A. As determined by the City, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4.6.4.1A. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Loma Linda Public Works Department and Building Division for review and approval prior to the issuance of construction and/or building permits.

4.6.4.3B. Where development is proposed within an identified or potential liquefaction hazard area (as determined by the City), adequate and appropriate measures such as (but not limited to) design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk,



shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the City of Loma Linda Public Works Department and Building Division for review prior to the approval of the building permits.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, no major changes to the FEIR are required. There are no new significant impacts on geology and soils that would be created with implementation of the proposed Amendments because they are consistent with the General Plan as described in the FEIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in Final EIR.

This addendum analyzes all available relevant information to determine whether new information exists that was not available at the time the FEIR was certified that may indicate that a new significant effect from geology or soils may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact from geology or soils requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the FEIR certification, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives are required to reduce the amended General Plan's impacts in the areas of geology and soils, and a Supplemental or Subsequent EIR is not necessary.

8. Greenhouse Gas Emissions

The requirement to address this CEQA Checklist topic was added subsequent to FEIR certification in 2006 and approval of General Plan EIR Addendum No. 1 in 2009.

Implementation of the proposed amendments regarding generation of greenhouse gas (GHG) emissions focus on the slight reduction in maximum allowable development in the City. The changes would slightly reduce GHG emissions due to fewer homes being built and consuming energy.

- a) Would the amendments result in generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Development permitted under the General Plan would result in the consumption of various energy resources, which in turn generates GHGs



associated with electricity consumption, the burning of natural gas and vehicle fuels, etc. both during construction and occupancy of future land uses. Implementation of the proposed amendments would incrementally change the density and amount of residential development on selected parcels. Due to the overall similar amount and type of land uses, the amendments would have no greater impacts in terms of GHG emissions compared to the current General Plan. All new development is required to adhere to State Green Building Code (CalGreen), State Title 24 Energy Conservation regulations and the City's General Plan policies regarding energy and resource conservation; thus, future development would not result in a greater impact on energy resources than that identified in the FEIR.

- b) Would the amendments conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Development permitted under the General Plan would result in the consumption of various energy resources (electricity, natural gas, vehicle fuels, etc.) both during construction and occupancy of future land uses. Implementation of the proposed amendments would incrementally change the density and amount of residential development on selected parcels. Compared to 2006 General Plan, the amendments would have no greater impacts to energy resources. All new development will be required to adhere to CalGreen regulations, implement the General Plan's Public Services and Facilities Element goal and policies regarding energy and resource conservation, and conform with the City's Climate Action Plan (CAP) as they relate to GHG emissions:

- 8.10.6 Ensure the provision of adequate communication and utility systems for existing and future residents and the business community.
- 8.10.6.a Work with Southern California Edison to improve transmission line corridors with attractive, community-serving uses such as ornamental planting and recreational uses, including trails and playing fields.
- 8.10.6.b Require new development to underground all utility lines needed to serve future buildings and their occupants, and work with Southern California Edison to underground utilities in existing neighborhoods.
- 8.10.6.c Underground existing overhead utility lines throughout the City with available funding.
- 8.10.6.d Continue to monitor cable services and encourage competition to ensure the highest quality service consistent with Federal Communications Commission guidelines.
- 8.10.6.e Encourage all new development to provide the technology to support multiple telecommunications facilities and providers such as multi-media products, wireless technologies, and satellite communications.
- 8.10.6.f Develop appropriate siting regulations for the installation of utilities and telecommunication facilities to minimize potential impacts to the community

The 2006 FEIR and Addendum No. 1 found the General Plan amendments to be consistent with these policies. Therefore, future development would not result in a greater impact on adopted GHG mitigation plans compared to the current General Plan (issue was not addressed in the FEIR in 2006).



Mitigation Measures from the FEIR

The FEIR contained no mitigation measures applicable to future development under the General Plan but did identify compliance with established state programs for GHG emissions.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to GHG emissions.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not alter the analysis conclusions in the FEIR, no new significant GHG impacts would occur.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

No substantial changes in circumstances would result requiring major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This addendum analyzes all available relevant information to determine whether new information exists that was not available at the time the FEIR was certified that may indicate a new significant effect on GHG emissions may occur. Based on the information and analysis above, no substantial new information exists that a new significant impact would result related to GHG emissions requiring major revision of the FEIR.

No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since approval of the 2006 FEIR, no new information has been presented showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR are available that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of GHG emissions are required, and a Supplemental or Subsequent EIR is not necessary.

9. Hazards and Hazardous Materials

Implementation of the proposed amendments related to hazards and hazardous materials include reduction in the maximum allowable residential density in certain land use categories and more limited development in certain hillside areas, consistent with voter-adopted policy.

- a) Would the amendments create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR determined that the acreage of new commercial, business park, and/or industrial developments would more than double over the existing developed acres at build-out. These anticipated new uses would require or generate hazardous materials, potentially increasing exposure of residents and employees to hazardous materials and waste. As stated in the FEIR, hazardous materials are commonly used by all segments of society. If improperly handled, stored, or disposed of, these materials could have substantial health and environmental consequences. Proper identification of potential problems associated with the



handling, storage, and disposal of hazardous materials would play an increasingly important role in the anticipated commercial and industrial economic growth of Loma Linda and its sphere of influence in the coming years. The *Loma Linda General Plan* establishes policies pertaining to hazards and hazardous materials in the Public Health and Safety Element. As explained in the FEIR, the policies provide specific guidance for the location of new development within the hillsides, while identifying and regulating local routes related to the transportation of hazardous material and hazardous waste.

Adoption of the proposed amendments would slightly amend the existing General Plan with regard to residential land use locations and densities on selected parcels. Future development that may occur under the proposed changes would still be required to comply with the following General Plan policies from the Public Health and Safety Element that protect the public from potential hazards that may result from the routine transport, use, or disposal of hazardous materials:

- 10.5.2.b. Support and implement policies contained in the San Bernardino County Hazardous Waste Management Plan that encourages and assist the reduction of hazardous waste from businesses and homes in Loma Linda.
- 10.5.2.c Continue a program of regular inspections and monitoring to ensure compliance with local, State, and Federal regulations, in order to reduce the risks associated with the use and handling of hazardous materials and wastes.
- 10.5.2.d Carefully review and require appropriate mitigation for pipelines and other channels for hazardous materials.
- 10.5.2.e Where applicable, identify and regulate appropriate regional and local routes for transportation of hazardous material and hazardous waste by maintaining formally designed hazardous materials routes away from populated and other sensitive areas and restricting all processors and new large generators to access only along established material carrier routes.
- 10.5.2.g Provide educational and technical assistance to all hazardous materials users and waste generators to aid in their source reduction efforts (e.g., substitute less hazardous products and modification of operation procedures) in cooperation with the County.
- 10.5.2.i Locate hazardous materials facilities at a sufficient distance from populated areas to reduce potential health and safety impacts by requiring risk assessment studies to determine potential health impacts for all proposed hazardous waste processors and large generators as part of permit application submittals.

Because all development implemented under these proposed changes would still be required to adhere to these same policies, in comparison to the analysis within the FEIR, no greater hazards and hazardous material impacts would occur.

- b) Would the amendments create a significant harm to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. According to the FEIR, illegal dumping of hazardous waste is a region-wide problem not unique to the City of Loma Linda. It is anticipated that as the City continues to develop, the amount of unimproved land will decrease and therefore areas



where dumping could occur would be reduced. The proposed amendments would incrementally decrease the actual buildout of residential units, particularly in the hillside areas.

Numerous properties within the planning area were developed prior to the existing hazardous materials standards. As these properties are redeveloped, the likelihood exists that hazardous materials (e.g., asbestos) could be encountered. Many vacant parcels could be the site of earlier development or unknown dumping of potentially hazardous materials. Future development that may occur under the proposed amendments would still be required to adhere to applicable local, State, and Federal safety standards. While the proposed changes would result in slightly different development densities, these uses would still be required to adhere to City policies related to the use, transport, and storage of hazardous materials. Because all development implemented under the proposed changes would still be required to adhere to these same local, State, and Federal safety standards, and guidelines, and/or regulations in the General Plan, in comparison to the analysis within the FEIR, no greater hazards and hazardous material impacts would occur.

- c) Would the amendments result in emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Changes in the Project or in the Circumstances and No New Information that Would Require the Preparation of a Subsequent or Supplemental EIR. The transport, storage, handling, and retail sale of hazardous materials would be required to adhere to applicable local, State, and Federal safety standards, guidelines, and/or regulations. The proposed amendments would incrementally reduce the overall location, density, and amount of residential development relative to that previously analyzed in the FEIR. However, future development that would occur under the proposed changes would still be required to adhere to applicable local, State, and Federal safety standards, guidelines, and/or regulations, assuring a less than significant impact related to the emission of hazardous materials or waste within one-quarter mile of an existing or proposed school. No greater impact than of that identified in the FEIR would occur with adoption of the proposed amendments.

- d) Would the amendments be on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 675962.5 and, as a result, would it create a significant hazard for people residing or working in the project area?

No Changes in the Project or in the Circumstances and No New Information that Would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, common hazardous materials and hazardous waste concerns within the City are related to medical waste, transportation accidents, illegal dumping, underground storage tank (UST) leaks, leaking natural gas pipelines, commercial/industrial wastes, agricultural pesticides, and illegal drug laboratories. Several properties within the City are listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

The proposed amendments would incrementally reduce the overall location, density, and amount of residential development. Relative to the FEIR analysis, development would still occur on sites that are on the list of hazardous materials sites; however, because of the increased preservation of open space areas, less potential area would be available for development. Nonetheless, the potential for development on a hazardous materials site may still occur. As identified in the FEIR, adherence to applicable local, State, and Federal safety standards, guidelines, and/or regulations would result in a less than significant impact related to this issue. As future development that may occur under the proposed changes would still be required to adhere to applicable local, State, and Federal safety standards, guidelines, and/or regulations, no greater impact related to hazardous materials sites would occur with adoption of the proposed amendments.



- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the amendments result in a safety hazard or excessive noise for people residing or working in the project area?

No Changes in the Project or in the Circumstances and No New Information that Would Require the Preparation of a Subsequent or Supplemental EIR. San Bernardino International Airport is located approximately 1.5 miles from the northern boundary of the City. Portions of the City fall within the 2-mile radius considered within the airport influence area. According to Government Code, Section 65302.3, general plans must be consistent with the Airport Land Use Commission's plan for the area included within their jurisdiction. In 2016, a, Airport Land Use Plan (ALUP) for the San Bernardino International Airport was adopted. The proposed amendments would result in a slight reduction in the overall location, density, and amount of development previously analyzed, especially in the hillside areas. However, development would still occur within the San Bernardino International Airport influence area. It is possible that some future development under the proposed amendments could occur within the airport influence area, but any development would still be subject to airport hazards and would have to be consistent with the development limitations outlined in the ALUP. Therefore, the proposed amendments would have no increased impacts than compared to the FEIR (i.e., less than significant with regulatory compliance), so no greater airport safety hazard impact would occur with implementation of the proposed amendments.

- f) Would the amendments impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Changes in the Project or in the Circumstances and No New Information that Would Require the Preparation of a Subsequent or Supplemental EIR. As stated in the FEIR, the Loma Linda Emergency Operations Plan (EOP) implements the City's emergency planning, organization, and response policies and procedures. More specifically, the EOP identifies how the City would respond to extraordinary events or disasters, from preparation through recovery. The City has recognized that the planning process must address a wide range of hazards that could potentially threaten the City. The identified hazards have been placed into three broad categories: natural, technological or man-made, and national security. The plan addresses the integration and coordination with other agencies and governmental levels when required. In addition, the plan provides assistance in the development of department Standard Operating Procedures (SOP). Each department's SOP defines their responsibilities pertaining to specific emergency situations. Once an emergency occurs, the Loma Linda Emergency Operations Plan offers recovery operations organization, responsibilities, and damage/safety assessment. The plan also discusses after-action reporting procedures and possible disaster assistance programs depending on the type of emergency.

The proposed amendments would not be substantially affected by or affect the various policies of the Public Health and Safety Element of the General Plan related to the City's adopted EOP, which provides specific guidance to the location of new development within the hillsides and establishes design standards that ensure compatibility with existing development. As identified in the FEIR, compliance with the following General Plan policies of the Public Health and Safety Element that reduce the impact to the City's adopted emergency plan to a less than significant level:

- 10.6.2 Maintain a level preparedness to respond adequately to emergency situations and disasters.
- 10.6.2.a Maintain and update the City's Emergency Response Plan, as required by State law.
- 10.6.2.b Maintain ongoing emergency response coordination with surrounding jurisdictions.



- 10.6.2.c Develop a public awareness program on the nature and extent of natural hazards in the Planning Area, and ways of minimizing disasters.
- 10.6.2.d Require all City staff to be adequately trained to respond to emergency situations and conduct regular emergency preparedness drills with local organizations including City and County Fire, Police, Emergency Medical Services, and Public Works.
- 10.6.2.e Establish community programs that train volunteers to assist police, fire, and civil defense personnel during and after disasters.

Projects will be reviewed on a case-by-case basis for adherence to these design standards. Because development that would occur subject to the proposed amendments would still be subject to the City's adopted emergency plan and design standards, and changes in land use, residential densities, housing policies, and/or traffic level of service standards would not alter the implementation of the EOP, impacts related to the EOP would not be greater than those identified in the FEIR.

- g) Would the amendments expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Changes in the Project or in the Circumstances and No New Information that Would Require the Preparation of a Subsequent or Supplemental EIR. Development of residential uses in the lower foothills to the south and southwest creates additional problems in controlling a wildland fire due to limited firefighting facilities, and lack of direct access to the areas, thereby lengthening response times. Compared to the level of development resulting under the approved General Plan, the proposed amendments would only slightly reduce or change the location, density, and amount of development in the City, especially in the hillside areas. This slight reduction, especially within the wildfire prone areas of the hillside areas, would result in reduced potential for injury or death involving wildland fires. This would include areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. In comparison to the analysis in the FEIR, no greater impact related to wildfire hazards would occur from implementation of the proposed amendments since development locations and densities would be slightly reduced.

Mitigation Measures from the FEIR

The FEIR did not include mitigation measures related to Hazards and Hazardous Materials.

Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments; therefore, no new and/or refined mitigation measures are required for issues related to hazards and hazardous materials.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not change the analysis conclusions in the FEIR, no new significant hazards and hazardous materials impacts would occur.



No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicates that the proposed amendments would not result in a substantial change in circumstances related to hazards and hazardous materials requiring major EIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

This Addendum analyzes all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect may occur that was not reported in the FEIR. Based on the foregoing analysis and information, there is no substantial new information that greater significant effects related to hazards and hazardous materials would occur.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since approval of the General Plan FEIR, no new information has arisen showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. Therefore, no new or substantially different mitigation measures or alternatives are required to reduce the amended General Plan's impacts in the areas of hazards and hazardous materials, and a Supplemental or Subsequent EIR is not necessary.

10. Hydrology and Water Quality

Implementation of the proposed amendments would likely have minimal impacts relative to hydrology and water quality as addressed in the FEIR. They would incrementally change and in most cases lower the maximum allowable buildout on certain parcels in certain land use categories and slightly restrict the amount of future growth in the hillside areas. Therefore, these changes will not impact hydrology, water quality, drainage areas, runoff, or flooding. The amendments would not create additional impacts to hydrology and water quality, as no increase in dwelling units or households anticipated in the City at build-out would occur, nor are substantially increased densities proposed in areas that would adversely impact hydrology or water quality.

- a) Would the amendments violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, construction, grading, and excavation activities would result in temporary soil erosion during storm events, which would contribute to short-term increases in the sediment load in the City's storm drain system. Additionally, substances such as oils, fuels, paints, and solvents may be transported to nearby drainage systems, watersheds, and groundwater recharge areas from the conversion of permeable areas to impermeable areas and increased runoff. The significance of these water quality impacts would vary depending upon the level of construction activity, location, weather conditions, and soil conditions.

The proposed amendments would slightly reduce the overall density and amount of residential development on selected parcels in the City, especially in the hillside areas. The General Plan establishes policies to maintain water quality and regulate waste discharge requirements within both the Public Services and Facilities Element and Conservation and Open Space Element. As explained in the FEIR, these policies guide development within the hillsides and establish development standards for new development that ensure compatibility with water quality standards. Compliance



with the following General Plan policy from the Public Services and Facilities Element that reduce the impact to the City's water quality to a less than significant level:

- 8.7.2. Provide a water system that supplies high quality water to serve existing and future needs of the City during peak use conditions, with sufficient water in storage reservoirs for emergency and fire protection.

Projects will be reviewed on a case-by-case basis. Additionally, implementation of BMPs to reduce drainage system discharge would be required, along with the implementation of the National Pollutant Discharge Elimination System (NPDES), for municipal and private projects to protect groundwater recharge areas from construction runoff and other potential sources of pollutant runoff. The amendments would slightly reduce the overall number of residential units. In addition, they will reduce the density in hillside areas so less native ground will be disturbed. A decrease in development in the hillside areas would result in decreased impervious areas, which would correspondingly decrease the amount of runoff. The reduction of development, construction, and soil disturbance within the hillside areas would reduce the potential for sediment and other pollutants to be released during a storm event. The General Plan included the following guiding policy and implementing policy relative to hydrology and water quality.

9.6.2 Guiding Policy

Water quality and availability are critical to the current and future residents of the City of Loma Linda, its planning area and its sphere of influence. No new development shall be approved that endangers the quality or quantity of water delivered to households within the City.

Implementing Policies

- a. No development project shall be approved which would cause the quality of water delivered to Loma Linda households to fail to meet State and/or Federal water quality standards, or which would cause an increase in residential rates, or which would result in a restriction of water usage, except for those projects exempt under State and/or Federal law.

The implementation of the above policies would ensure that impacts related to water quality would be reduced when compared to the General Plan as analyzed in the FEIR. Therefore, the amendments would not cause water quality impacts greater than that analyzed in the FEIR.

- b) Would the amendments substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Increased development in the City would reduce the amount of permeable surfaces suitable for recharge, increases the rate and volume of runoff and the subsequent flow of water in streams, and increases the amount of oil and grease and other non-point source pollutants that enter streambeds and recharge areas. Because a slight overall reduction in development would occur, water demand would also decrease, resulting in less withdrawal of groundwater. Furthermore, Implementing Policy 9.6.2e was revised to deny projects for which assured water supply was not available. Combined with the slight reduction in residential uses envisioned by the proposed amendments, this requirement will ensure groundwater supplies would be sufficiently maintained to support existing and planned uses. No adverse change or effect greater than that identified in the FEIR would occur.



- c.i) Would the amendments substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As stated in the FEIR, future development under the 2006 General Plan would increase the amount of impervious surfaces. While existing drainage facilities are not adequate to accommodate the existing stormwater runoff during 100-year floods in the northern section of the City, new development would increase the volume and rate of stormwater entering the current drainage system. However, the 2006 FEIR determined that the policies of the General Plan would reduce impacts associated with this issue to a less than significant level. These policies are still in effect for all development that may occur within the City under the amended General Plan. The impacts of the amendments would therefore have a similar impact to that identified in the Final EIR.

As stated in the FEIR, natural materials in the Planning Area are relatively susceptible to erosion. Development, especially in the hillside area, would increase the potential for soil erosion. Development would increase and concentrate runoff, which if not controlled, may accelerate the rates of erosion of unprotected surfaces. Increased rates of erosion would likely accelerate sedimentation of drainage channels and flood control features, which would impact the effectiveness of these features. The General Plan (Section 9.2.8.3) identifies landform grading standards that seek to minimize grading, avoid tall manufactured slopes and steep embankments that could lead to soil erosion and silting of lower slopes, and create artificial slopes that stimulate the appearance of surrounding natural terrain. Slightly reducing the areas where residential development and the density of development (e.g. more rural residential development and open space in the hillside areas) and implementing landform grading standards, the proposed amendments would help reduce the potential for soil erosion and loss of topsoil as less land would be disturbed.

As discussed in Response 10.a, the proposed amendments would result in a slight reduction in the overall residential density and amount of development within the City compared to what was previously analyzed in the General Plan FEIR. Adherence to the required NPDES requirements will ensure that development does not create or contribute to a significant off-site drainage impact. Compared to the 2006 General Plan, the amendments would therefore have no greater impact on existing drainage patterns or increases to the rate or amount of surface runoff.

- c.ii) Would the amendments substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As discussed in Responses 10.a and 10.c.i, the proposed amendments would result in a slight reduction in the overall residential density and amount of development within the City compared to the 2006 General Plan. As such, a decrease in the need of paved surfaces would occur, and fewer modifications to natural features would be necessary. No increase in runoff impacts is anticipated to occur with implementation of the proposed amendments.



The FEIR has stated that with the continued development water resources would continue to decline. Because the proposed amendments incrementally reduce the overall population and amount of residential development within the City at buildout compared to that identified in the 2006 General Plan, impacts to water resources would be slightly reduced. Policies have been included in the General Plan that would reduce impacts to water resources as shown in Response 8a. The 2009 Addendum No. 1 also added the following policies regarding water efficiency and conservation:

9.6.1.2 Guiding Policy for Water Efficiency

Maximize water efficiency, water reuse, and the beneficial use of stormwater, including groundwater recharge and water quality improvement

Implementing Policy

- a. Reduce the waste of potable water through efficient technologies, conservation efforts, and design and management practices, and by better matching the source and quality of water to the user's needs.
- b. Support efforts to reduce waste and increase reuse through integrated planning of programs and complementary land use and building regulations. Assess and remove barriers to integrated water resource planning
- c. Initiate a Water Conservation Program. Develop model water demand management programs using best practices, including the following:
 - Requiring water conservation in new construction
 - Requiring water conservation fixtures
 - Encouraging business rebates
 - Encouraging plumbing maintenance programs
- d. Require site-appropriate, drought-tolerant low water use landscaping and efficient irrigation systems where appropriate for new development. For parcels adjacent to publicly managed open space, appropriate landscaping will also be non-invasive and have low flammability. Limit the amount of water intensive landscaping, particularly lawn area allowed, in order to reduce the amount of water needed for irrigation.
- e. Encourage use of irrigation technologies such as evapo-transpiration systems — where real-time weather data is transmitted to installed controllers to automate water needs — that save water, promote greater plant health, and reduce runoff. Encourage water agencies to conduct irrigation training workshops for homeowners and professionals.
- f. Encourage use of on-site rainwater capture, storage, and infiltration for irrigation and other non-potable uses, and work with appropriate authorities to establish standards for rainwater quality and use. Ensure that catchments do not adversely affect habitat dependent on in-stream flow.

The implementation of the policies listed above would ensure that efficient water usage within the City and reduce the demand for water within the City. These policies in combination with the policies identified under Response 10.a would ensure that no greater impact than that identified in the FEIR would occur with implementation of the proposed amendments.



- c.iii) Would the amendments substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The current General Plan includes a flood control facility performance standard (Section 10.2.4.2), "...Provide sufficient facilities development to protect structures designed for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event. Do not approve projects where adequate flood protection to meet this standard is not available." The placement of housing within a 100-year flood would remain the same as in the 2006 General Plan because the potential for development within the 100-year flood plain remains the same with the proposed amendments. Impacts of the proposed amendments, like those of the existing General Plan, will remain less than significant with adherence to mitigation and no impact greater than that analyzed in the FEIR would occur.

- c.iv) Would the amendments substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Please refer to Response 8(f). As previously explained, the proposed amendments would reduce the amount of development from that identified and analyzed in the FEIR. A performance standard for flood control facilities is identified in the General Plan which will ensure structures approved for human occupation and evacuation routes are appropriately protected from inundation during 100-year flood events and do not impede or redirect any flood flows. The potential for residential development within the 100-year floodplain remains the same. Therefore, relative to 100-year flood hazard identified in the FEIR, the amount of development potentially subject to flood hazard would remain the same. Compared to the General Plan, no adverse change or effect is anticipated to occur. Impacts remain less than significant with adherence to mitigation.

- d) In flood hazard, tsunami, or seiche zones, would the amendments risk release of pollutants due to project inundation?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As explained in the FEIR, the majority of the area potentially subject to flood hazards is located in the northern portion of the planning area. Existing topography and water storage tanks increase the potential for flood events in other portions of the planning area. In addition, failure of the Seven Oaks Dam at a time when the reservoir is full, while not likely, would represent a substantial flood hazard for downstream areas, including the northern portions of the City.

As explained in the FEIR, the northern portion of planning area is within the inundation area of the Seven Oaks Dam, the failure of which would impact the City and its sphere of influence. Additionally, canals, levees, and flood control channels may be vulnerable to the earthquake-induced effects of liquefaction, lateral spreading, and primary fault rupture. Compared to the 2006 General Plan, the proposed amendments would result in a slight reduction in the density and the amount of residential development within the City. No increase in effects is anticipated to occur with implementation of the proposed amendments related to the exposure of people or structures to inundation by seiche, tsunami, or mudflow forecast in the FEIR. Though they would slightly reduce residential development



and the overall population, the changes would have essentially the same impacts related to this issue compared to the approved General Plan. No change in the impact identified in the FEIR would occur as a result of the amendments.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, construction, grading, and excavation activities within the planning area would result in temporary soil erosion during storm events, which would contribute to short-term increases in the sediment load in the City's storm drain system. Additionally, substances such as oils, fuels, paints, and solvents may be transported to nearby drainage systems, watersheds, and groundwater recharge areas from the conversion of permeable areas to impermeable areas and increased runoff. The significance of these water quality impacts would vary depending upon the level of construction activity, location, weather conditions, and soil conditions.

Surface water quality in the Los Angeles Basin is regulated by the Los Angeles Basin Water Quality Management Plan as implemented by the Los Angeles Regional Water Quality Control Board. Local groundwater is already adjudicated and it managed by a court-appointed Watermaster.

The proposed amendments would slightly reduce the overall density and amount of residential development on selected parcels in the City, especially in the hillside areas. Increased development in the City would reduce the amount of permeable surfaces suitable for recharge, increases the rate and volume of runoff and the subsequent flow of water in streams, and increases the amount of oil and grease and other non-point source pollutants that enter streambeds and recharge areas. Because a slight overall reduction in development within the planning area would occur, water demand would also decrease, resulting in less withdrawal of groundwater. Furthermore, Implementing Policy 9.6.2e was revised to disallow the approval of projects for which assured water supply is not available. Combined with the slight reduction in residential uses envisioned by the proposed amendments, this requirement will ensure that groundwater supplies would be sufficiently maintained to support existing and planned uses. No adverse change or effect greater than that identified in the FEIR would occur.

Mitigation Measures

The FEIR included the following mitigation measures that are applicable to future development under the proposed amendments:

4.8.4.2A. New development shall incorporate features to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. Features such as (but not be limited to) detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Groundwater recharge features shall be included on development plans and shall be reviewed by the Loma Linda Department of Public Works, Water Division and the Community Development Department prior to the issuance of grading permits.

4.8.1. Development in Zone 4 will be required to provide appropriate water storage capacity and hydraulic pumps as necessary to meet required water and fire flow during emergencies.

4.9.5.1A. Development within the 100-year floodplain shall be prohibited unless mitigation measures consistent with the National Flood Insurance Program are provided.



CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there are no major changes to the FEIR are required. Because the proposed amendments would not change the analysis conclusions in the FEIR, there are no new significant hydrology and water quality impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicate that the proposed amendments would not result in a substantial change in circumstances related to hydrology and water quality requiring major EIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts to hydrology and water quality, and a supplemental or subsequent EIR is not necessary.

11. Land Use and Planning

Implementation of the proposed amendments relate to land use and planning because they will make a variety of changes to the land use or zoning designations for a number of parcels throughout the City and will result in a slight decrease in the maximum buildout of the City in a number of land use categories, primarily various residential densities. They will also reduce the amount of development in the hillside areas by shifting development from single family residential to rural estates and open space. The incorporation of these amendments would not create additional impacts to land use and planning as no overall increase in dwelling units or households anticipated in the City at build-out would occur.

- a) Would the amendments physically divide an established community?

No Impact. The proposed amendments would modify the residential densities on a number of parcels but, overall, the changes will slightly reduce the extent, location, density and type of development within certain parts of the City. As with the implementing projects that would take place under the 2006 General Plan, projects that would take place based on the proposed amendments would require review by the City staff to ensure that a division of an established community within the City would not occur. The amendments do not propose specific development that would divide an established community. Compared to the 2006 General Plan's impact from physically dividing an established community, the amendments would have no greater impact.

- b) Would the amendments conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The proposed changes are intended to make the General Plan Land Use Map and the Zoning Map consistent with each other. The proposed changes to the Land Use Element would slightly alter the extent, location, density, and type of residential development that could occur on certain parcels within the City. Compared to the 2006 General



Plan's impact relative to consistency with applicable land use plans, the amended General Plan and zoning map would have no greater impacts.

Mitigation Measures from the Final EIR

The FEIR did not include mitigation measures related to land use and planning. In the absence of any mineral resource, the proposed amendments would have no land use and planning impacts compared to the impacts identified in the FEIR and no change would occur.

New/Refined Project Mitigation Measures

There are no new significant impacts associated with the amendments. Therefore, no new and/or refined mitigation measures are required for issues related to land use or planning.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. There are no new significant impacts on land use and planning that will be created with implementation of the amendments they are consistent with the 2006 General Plan as described in the FEIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicated that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect related to land use or planning may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact related to land use or planning requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the areas of land use and planning, and a supplemental or subsequent EIR is not necessary.

12. Mineral Resources

The proposed amendments do not impact mineral resources as an increase in land disturbance would not occur and the changes would only make minor modifications to the land use designations or zoning classifications of individual properties.



- a) Would the amendments 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?

No Impact. As stated in the FEIR, no significant mineral resources are known to exist within the City or sphere. No impact upon the availability of mineral resources would occur as a result of the amendments. Due to the absence of any significant mineral resources in the City and the policies implemented under the amended General Plan, amendments would not have a significant effect on mineral resources when compared to the impacts identified in the 2006 General Plan.

- b) Would the amendments 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?

No Impact. Please refer to response 10(a). No mineral resources within the City have been identified and therefore no impacts associated with the General Plan were identified.

Mitigation Measures from the Final EIR

The FEIR did not include mitigation measures related to mineral resources. In the absence of any mineral resource, the proposed amendments would have no mineral resource impact. Compared to the impacts identified in the FEIR and no change would occur.

New/Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to mineral resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. There are no new impacts on mineral resources that will be created with implementation of the amendments because there are no mineral resources within the City of Loma Linda.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect on mineral resources may occur. Based on the information and analysis above, there is no substantial new evidence that there will be a new, significant impact on mineral resources requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General



Plan's impacts in the area of mineral resources, and a supplemental or subsequent EIR is not necessary.

13. Noise

Implementation of the proposed amendments that could have an effect on noise include the slight reduction in maximum buildout in certain land use categories including hillside areas (by changing land uses to rural estate and open space.

- a) Would the amendments result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR identifies three major sources of noise in the City: transportation noise, daily life/community activities noise, and railroad noise. Major transportation noise sources in the City occur on Interstate 10, Redlands Boulevard, Barton Road, Anderson Street, Mountain View Avenue, and Mission Road, and from trains traveling along the Union Pacific Railroad.

While the General Plan contains policies directed at minimizing the effect of construction noise, potentially significant impacts would still occur as development occurred under the General Plan. Implementation of the proposed amendments would incrementally reduce the amount of construction that would occur in the hillside areas due to the reduced densities and reduced sewer, water, street, and utility construction. The FEIR includes mitigation measures to ensure noise impacts are reduced to a less than significant level. Implementation of the following General Plan policies from the Noise Element directed at minimizing the effect of construction noise:

- 7.8.1.1.h Require new noise sources to use best available control technology (BACT) to minimize noise from all sources.
- 7.8.1.1.i Ensure that construction activities are regulated as to the hours of operation in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.
- 7.8.1.1.j Regulate the hours of operation for construction activities so as to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.
- 7.8.1.1.k Require proposed development adjacent to occupied noise-sensitive uses to implement a construction-related noise mitigation plan that identifies the location of construction equipment storage and maintenance areas, and documents the methods that will be used to minimize impacts on adjacent noise-sensitive land uses.
- 7.8.1.1.l Require that all construction equipment utilize noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

The FEIR also identified mitigation measures that would reduce potential construction-related noise impacts and those impacts remain at a less than significant level with the implementation of the proposed amendments.



- 4.11.5.1A Standard construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction activities shall be allowed on weekends and holidays until after the buildings are enclosed without prior authorization of the City.
- 4.11.5.1B To reduce daytime noise impacts due to construction, to the maximum feasible extent, the City shall ask all project applicants to develop a site-specific noise reduction program, subject to the City's approval, which includes the following measures:
- Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems.
 - An on-site complaint and enforcement manager shall be posted to respond to and track complaints.
 - A pre-construction meeting shall be held with the job inspectors and the general contractor/onsite project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.).
 - Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
 - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from the where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
 - Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.
- 4.11.5.1C If pile-driving occurs as part of the project, it shall be limited to between 8:00 a.m. and 4:00 p.m., Monday through Friday, with no pile driving permitted between 12:30 and 1:30 p.m. No pile driving shall be allowed on Saturdays, Sundays, or holidays.
- 4.11.5.1D To further mitigate potential pile-driving and/or other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities:
- Implement "quiet" pile-driving technology, where feasible, in consideration of geotechnical and structural requirements and conditions;
 - Erect temporary plywood noise barriers around the entire construction site;
 - Utilize noise control blankets on the building structure as it is erected to reduce noise emission from the site;



- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and
- Monitor the effectiveness of noise attenuation measures by taking noise measurements.

4.11.5.1E A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise:

- A procedure for notifying City staff and Police Department;
- A list of telephone numbers (during regular construction hours and off-hours);
- A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem;
- Designation of a construction complaint manager for the project; and
- Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities.

The proposed changes would slightly limit development densities in hillside areas. The land use designations or zoning classifications of some residential properties would become more dense while others would become less dense, but overall there would be a slight decrease in the buildout figures for the City. Therefore, the impact is reduced in extent or magnitude yet remains similar to that identified in the FEIR. The proposed amendments would not result in development or generation of traffic in excess of that identified in the FEIR. Impacts associated with the exposure of persons to noise levels in excess of established standards are the same as or less than those analyzed in the FEIR.

- b) Would the amendments expose persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Implementation of the General Plan does not include any noise sources that would generate long-term vibrations that would be perceptible to humans at nearby sensitive receptors (e.g., new railroads). Short-term construction period pile driving and the resulting impacts associated with construction at individual project sites are addressed in the construction impacts discussion. Groundborne vibrations from passing trains are usually localized to areas within about 100 feet of the track. Implementation of the proposed amendments would result in a reduction in densities in hillside areas, thus less development would occur in these areas than what was previously analyzed in the FEIR. Vibration/noise impacts resulting from project construction will be short-term. The operation of equipment on the site will require compliance with applicable City standards regarding the generation of ground vibration or groundborne noise. Adherence to these measures will reduce impacts associated with this issue to a less than significant level. The amended General Plan's impacts associated with the exposure of persons to excessive groundborne vibration or groundborne noise levels would be the same as or less than those analyzed in the FEIR.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the amendments expose people residing or working in the project area to excessive noise levels?

No Impact. The FEIR identified that the City is located approximately 1.5 miles south of the San Bernardino International Airport and approximately 8 miles west of Redlands Municipal Airport. Due to the planning area's distances from these airports, no significant airport noise impacts would occur in



the City. Because the proposed amendments would not alter the City's boundaries and would not expose people residing or working in the project area beyond that analyzed in the FEIR, no impact would occur with respect to airport noise.

Mitigation Measures from the Final EIR

The FEIR included the following mitigation measures that are applicable to the proposed amendments:

4.11.5.1A. Standard construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction activities shall be allowed on weekends and holidays until after the buildings are enclosed without prior authorization of the City.

4.11.5.1B. To reduce daytime noise impacts due to construction, to the maximum feasible extent, the City shall ask all project applicants to develop a site-specific noise reduction program, subject to the City's approval, which includes the following measures:

- Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems.
- An on-site complaint and enforcement manager shall be posted to respond to and track complaints.
- A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.).
- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from the where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.

4.11.5.1C. If pile-driving occurs as part of the project, it shall be limited to between 8:00 a.m. and 4:00 p.m., Monday through Friday, with no pile driving permitted between 12:30 and 1:30 p.m. No pile driving shall be allowed on Saturdays, Sundays, or holidays.

4.11.5.1D. To further mitigate potential pile-driving and/or other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. These attenuation



measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities:

- Implement “quiet” pile-driving technology, where feasible, in consideration of geotechnical and structural requirements and conditions;
- Erect temporary plywood noise barriers around the entire construction site;
- Utilize noise control blankets on the building structure as it is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and
- Monitor the effectiveness of noise attenuation measures by taking noise measurements.

4.11.5.1E. A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise:

- A procedure for notifying City staff and Police Department;
- A list of telephone numbers (during regular construction hours and off-hours);
- A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem;
- Designation of a construction complaint manager for the project; and
- Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities.

4.11.5.2A. Buildings associated with noise sensitive uses and are directly exposed to traffic noise levels exceeding 57 dBA CNEL should be equipped with air conditioning or mechanical ventilation to allow the windows and doors to remain closed for prolonged periods of time, thus reducing noise levels below the level of significance (45 dBA CNEL).

4.11.5.2B. Buildings associated with noise-sensitive uses and are directly exposed to traffic noise levels exceeding 69 dBA CNEL should incorporate mitigation measures such as building façade upgrades.

4.11.5.2C. Outdoor active use areas, such as backyards and school playgrounds, would need to be protected by freestanding sound walls along the property boundaries where exposed to noise levels above 70 dBA.

New/Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments because they would not result in the addition of any new noise sources to the City that were not previously analyzed in the FEIR. No new or refined mitigation measures are required.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. A comparison of the FEIR with the proposed amendments has determined that



there are no significant environmental impacts related to noise resulting from implementation of the proposed amendments.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant noise impact may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant noise impact requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's noise impacts and a supplemental or subsequent EIR is not necessary.

14. Population and Housing

Implementation of the proposed amendments that relate to population and housing include the change in land use or zoning designations for some properties in the City which will incrementally decrease the overall buildout of the City. These amendments do not significantly impact population and housing as they would not cause population growth, divide a community, or displace residents within the City more than what was identified in the FEIR.

- a) Would the amendments induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The proposed amendments would create higher density development in some areas while reducing density in other areas. The overall result of the amendments would be a slight reduction in buildout population compared to that predicted under the adopted General Plan. Therefore, the proposed amendments would not induce population growth beyond that already anticipated in the FEIR. As such the proposed amendments would not create any greater impacts than those identified in the FEIR.

- b) Would the amendments displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The FEIR identified that approximately 17,261 residential units and 27,567 jobs would result from development within the City through the build-out of the General Plan. The proposed amendments would slightly reduce the overall density and amount of development in the City in selected areas such as hillsides. Compared to the 2006 General Plan's impacts in this category, impacts from the proposed changes would be the same. Whether housing is displaced during development is dependent on where new development occurs. Whether displacement occurs will be



determined at the time that specific development applications are accepted at the City. Compared to the impact identified in the FEIR, impacts related to this issue would be the same. No greater impact related to the displacement of substantial numbers of existing housing which would necessitate the construction of replacement housing elsewhere would occur from implementation of the proposed amendments than that identified in the FEIR.

Mitigation Measures from the FEIR

The FEIR did not include mitigation measures related to population and housing.

Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendment; therefore, no new and/or refined mitigation measures are required for issues related to population and housing.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed Amendments would not change the analysis conclusions in the FEIR, there are no new significant population and housing impacts.

Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments, therefore, no new and/or refined mitigation measures are required for issues related to population and housing.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicate that the proposed amendments would not result in a substantial change in circumstances related to population and housing requiring major FEIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect may occur that was not reported in the FEIR. Based on the foregoing analysis and information, there is no substantial new information that would result in greater significant effects related to population and housing.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the areas of population and housing, and a supplemental or subsequent EIR is not necessary.



15. Public Services

Implementation of the proposed amendments that would have minimal effects on public services as a result of a small decrease in the overall buildout of the City. These changes would have incremental impacts on public services such as police and fire services in comparison to that identified in the FEIR.

- a) Would the amendments 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) **Fire?**

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The Loma Linda Fire and Rescue Division of the Department of Public Safety provides fire protection services for the City. Currently the City has only one fire station. The FEIR includes a discussion stating that the City will require a new fire station in the future and that the additional development of the Hillside Conservation Area would create a greater fire hazard due the increase in human activity in this area. For reference this text is included below.

...The Hillside Conservation Area portion of the City is identified as needing a second station for several reasons: first, it lies within the City's identified Hazardous Fire Area; second, the extended drive times into the area from the headquarters station; and third, future development in the area, which may include over 2,000 dwelling units. The need to expand services in the near future is also shown by the rapidly increasing rate of calls for service. In 2002, the Fire and Rescue Division experienced an approximate 14 percent increase in call volume over 2001 volumes. Additionally, approximately 25% of the calls received by the Department are simultaneous calls...

...The Hillside Conservation Area has a greater chance of being exposed to wildland fires. This area also has a greater density of vegetation, which has a very high oil content that creates fire danger. Providing fire service to the Hillside Conservation Area is currently difficult. The presence of structures and residents in the area will continue to be a hazard in the future...

The proposed amendments would incrementally reduce development potential in the hillside areas. The slight reduction in population and units at buildout could slightly reduce the number of service calls but the impact would remain similar related to fire services in comparison to what was analyzed in the FEIR. The level of demand for would be reduced, however, the level of impact would likely be similar to that identified in the FEIR.

Compliance with the following General Plan goal and policies of the Public Services and Facilities Element, and compliance with all relevant City requirements will reduce all impacts associated with the provision of fire protection services to the City to a less than significant level:

- 8.1.2 Provide an adequate number of fire stations, along with fire fighting personnel and equipment to protect the residents and businesses of Loma Linda.
 - 8.1.2.a Assess the short-term and long-term needs of the Department of Public Safety to ascertain how the fire department should grow to serve Loma Linda adequately.



- 8.1.2.b All discretionary development projects shall be reviewed by the Department of Public Safety to ensure that a five-minute response time (including three-minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a Citywide response area basis.
- 8.1.2.c Consider adoption of a land-based financing to assist with fire protection services or capital improvements for new development in the southern hillside area of the City.
- 8.1.2.d Conduct an annual assessment of the adequacy of facilities and services serving Loma Linda, personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in Implementing Policy b, above. This assessment should be undertaken as part of the annual review of proposed capital projects required by the California Government Code Sections 65103(c) and 65410.
- 8.1.2.e Require implementation of fire protection measures, such as fuel/vegetation modification areas, defensible space, building setbacks and construction requirements (roofing materials, vents, walls, decks, windows and doors, etc.), built-in fire protection systems, adequate infrastructure (streets, water supply, etc.) in areas of high fire hazard.
- 8.1.2.f Continue to collaborate with other jurisdictions in the provision of back-up fire services in emergency situations.
- 8.1.2.g Continue and expand Fire Education and Safety Programs.

Compared to the 2006 General Plan's impact on fire services, the proposed amendments have slightly fewer impacts.

ii) Police?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Police services are provided to the City under contract with the San Bernardino County Sheriff's Department. According to the FEIR, increases in population and employment resulting from implementation of the General Plan would increase the need for police personnel, facilities, and/or support services. The FEIR identifies several policies that will reduce impacts associated with the provision of police services to a less than significant level. The proposed amendments would reduce the projected impacts on police services by slightly reducing the number of residences and residents and decreasing residential density throughout the City. This in turn would proportionally reduce the projected future population and the likely number of calls for service which would reduce the demand for law enforcement services. These changes would incrementally reduce the demand for police services and therefore, like the 2006 General Plan will not require any additional mitigation beyond the policies stated in the General Plan and FEIR. Compared to the 2006 General Plan's impact on police services, the amendments would have fewer impacts.

iii) Schools?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The City is located within the boundaries of two school districts: Redlands Unified School District and the Colton Joint Unified School District. The implementation of the 2006 General Plan as approved would increase the number of dwelling units in the City and, therefore, the number of students attending local schools. The proposed amendments would slightly reduce the extent of the density of future residential development within selected areas



of the City. Compared to the 2006 General Plan the amendments would slightly reduce the total projected population of the City. Therefore, a proportional reduction in the local student population would occur and no increase in local student population over what was analyzed in the FEIR would occur. Additionally, FEIR includes policies to reduce potential impacts to schools associated with implementation of the General Plan to a less than significant level. As previously stated, the amendments would slightly reduce the projected population of the City at General Plan build-out and therefore will not require additional school services over and above that analyzed in the FEIR. Compared to the 2006 General Plan's impact on school services, the amendments would have slightly fewer impacts.

iv) Parks?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Implementation of the proposed amendments will not result in any increase in population over what is projected in the 2006 General Plan and therefore would not result in significant impacts to parks. Compared to the 2006 General Plan's impact on parks, the amendments will have fewer impacts.

v) Other Public Facilities?

No Changes in the Project or in the Circumstances and No New Information that would require the Preparation of a Subsequent or Supplemental EIR. The FEIR identified the provision of library services as a potentially significant impact associated with the build-out of the General Plan. Policies were identified in the General Plan to reduce these impacts to a level that is less than significant. As the Amendments would slightly reduce the population of the City at build-out compared to the 2006 General Plan, impacts on other public facilities would be reduced compared to what was forecast in the FEIR.

Applicable Mitigation Measures from the Final EIR

There are no mitigation measures included in the FEIR regarding public services.

New/Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for impacts associated with public services.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the amendments are consistent with and reduces impacts in comparison to the 2006 General Plan as described in the FEIR, there are no new significant impacts to public services that will be created.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicated that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was approved that may indicate that a new



significant impact to public services may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact related to land use or planning requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of public services, and a supplemental or subsequent FEIR is not necessary.

16. Recreation

Implementation of the proposed amendments that relate to recreation include the reduction in maximum allowable density in certain land use categories and the restriction of development in certain parts of the City. The implementation of the proposed amendments would not create additional impacts to recreation as no increase in the number of dwelling units or households anticipated in the City at build-out would occur.

- a) Would the amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The City currently provides park maintenance services. No recreational programs are offered. As the City's population grows as projected, increases in the need and use of existing parkland and recreational facilities would occur. The City's General Plan identifies several policies addressing recreational services and maintenance of facilities within the *Public Services and Facilities Element*.

The General Plan policies anticipate and address the future needs for recreational programs. Methods of funding for these programs are also identified. Performance standards for maintenance of the parkland and facilities are established in the General Plan policies. As policies identify and cover recreational programs and maintenance of parklands and facilities, the impact to these recreational resources will be reduced to a less than significant level. Implementation of the proposed amendments would slightly reduce the density, location, and amount of residential development previously analyzed in the FEIR, thereby slightly reducing the City's anticipated build-out population. Relative to the impact on parks and recreational facilities previously forecast in the FEIR, no adverse change or effect would occur. Because the amendments would result in slightly fewer residents, no greater recreational impact would occur from implementation of the proposed amendments than that identified in the FEIR.

- b) Do the amendments include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The FEIR included an analysis of parkland and recreational facilities within the City based on the existing parkland acreage and population of 2002



(19,636 persons). The FEIR identified that implementation of the 2006 General Plan is forecast to generate a population of 37,649 persons at General Plan build-out, an increase of 18,013 persons over year 2002. As identified in the FEIR, the various policies of the General Plan recognize the requirement to meet the City standard of 5 acres of parkland per 1,000 population. The policies address the funding for new parkland in addition to the design and location. The policies also cover standards for facilities and provide that facilities appropriate to all ages and interests shall be developed within the City. As identified in the FEIR, implementation of the performance standards contained within the General Plan policies related to parks and recreational facilities would minimize the impact of growth and development on parkland.

The proposed amendments would not increase demand on local or regional park/recreation facilities beyond what was identified in the FEIR as the amendments would result in a slight reduction in density and amount of development previously analyzed. With a reduction in density and amount of development occurring through implementation of the amendments, there is a corresponding reduction in total population growth and housing growth that was forecast to occur under implementation of the 2006 General Plan. Under the proposed amendments, the population of the City would slightly decrease in population forecast at build-out. Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

Applicable Mitigation Measures from the Final EIR

The FEIR did not include mitigation measures related to recreation.

New/Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments related to recreation, therefore, no new and/or refined mitigation measures are required for issues related to recreation.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. amendments.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant recreational impact may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant noise impact requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or



substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of recreation, and a supplemental or subsequent EIR is not necessary.

17. Transportation/Traffic

The proposed amendments would slightly modify the extent, location, density, and type of residential development that would be permitted on various parcels throughout the City. These changes modify the type of development allowed under the General Plan and may slightly change the volume and extent of traffic generated. However, these changes would not create any new impacts or cause any greater traffic-related impacts than that originally identified in the 2006 General Plan FEIR.

- a) Would the amendments conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the FEIR, the adopted General Plan would result in new traffic. Although implementation of the General Plan Traffic and Circulation Element policies and mitigation measures in the FEIR outlined below would reduce impacts, there are no guarantees that improvements would be made to freeway mainlines. For the 2006 General Plan, the FEIR stated that impacts associated with traffic along freeway mainline segments would remain significant and unavoidable.

General Plan Policies

6.10.1.a Facilitate roadway capacity by implementing the Loma Linda Circulation Plan.

- Pursue the Evans Street interchange and roadway extension.
- Although included in regional funding for additional lanes, maintain a four-lane divided highway on Redlands Boulevard except at intersection of Anderson Street where additional through lanes will be necessary.
- Provide access to new development in the southern hills via Oakwood Drive, with emergency access connection to Reche Canyon.

6.10.1.b Promote the design of roadways to optimize safe traffic flow within established roadway configurations by minimizing driveways and intersections, uncontrolled access to adjacent parcels, on-street parking, and frequent stops to the extent consistent with the character of adjacent land uses.

6.10.1.c As development occurs, provide adequate capacity at intersections to accommodate future traffic volumes by installing intersection traffic improvements and traffic control devices, as needed.

- At the intersection of California Street and Redlands Boulevard, add additional lanes as necessary.
- At the intersection of Benton Street and Barton Road, provide additional lanes when necessary.
- Provide additional lanes at Anderson Street and Redlands Boulevard to accommodate traffic as needed.
- Provide two-way center left turn lane at the intersection of the proposed Evans Street as needed.



- Realign Mission Road intersection to coincide with Orange Avenue intersection.
- 6.10.1.d. Facilitate the synchronization of traffic signals along Redlands Boulevard, Barton Road, Anderson Street, and Mountain View Avenue.
- 6.10.1.e. Require the provision of reciprocal access and parking agreements between adjacent land uses where appropriate to facilitate off-street vehicular movement between adjacent commercial and other non-residential uses, and to reduce the number of driveways along major roadways.
- 6.10.1.f. Encourage regional goods movement to remain on area freeways and other appropriate routes.
- 6.10.1.g. Require the design of new developments to focus through traffic onto arterial streets, and away from local neighborhoods.
- 6.10.1.h. Require that existing driveways that are unnecessary or substandard be removed or upgraded, wherever feasible, in conjunction with any on-site development or any adjacent street construction.
- 6.10.1.i. Where single-family residences have no feasible alternative but to front on collector or arterial roadways, require, wherever possible, that circular driveways or on-site turnarounds be provided to eliminate the need for residents to back onto the street.
- 6.10.1.j. Locate driveways on corner parcels as far away from the intersection as is possible.
- 6.10.1.k. Avoid locating driveways within passenger waiting areas of bus stops or within bus bays. Locate driveways so that drivers will be able to see around bus stop improvements.
- 6.10.1.l. Where a series of traffic signals is provided along a route, facilitate the coordination of traffic signals to optimize traffic progression on a given route. Traffic signalization should emphasize facilitating access from neighborhood areas onto the City's primary roadway network, and should work to discourage through traffic from using local streets.
- 6.10.1.m. Expand intersections to include additional turning and through lanes at intersections where needed to relieve congestion and improve intersection operation, so long as the intersection can continue to accommodate pedestrians and bicyclists. improvements that facilitate vehicular turning and bus movements, but that also discourage pedestrian or bicycle movements.
- 6.10.1.n. Maintain the first priority for public streets of providing safe and efficient travel for the public with on-street parking as a second priority.
- 6.10.1.o. Pursue construction of parking structures within the downtown area to serve projected parking demand and facilitate mixed-use development without the need to meet off-street parking standards on each individual parcel.
- 6.10.1.p. Work with the Loma Linda University/Medical Center to provide a direct connection of Van Leuven Street to Anderson Street, preferably at the existing intersection of Academy Street.



- 6.10.1.q Work with the Loma Linda Academy to modify its entry to provide stacking room for parents' vehicles waiting to drop off or pick up students.
- 6.10.1.r As part of the development of the mixed-use area west of California Street, realign Mission Road to connect to Orange Street. West of California Street, design the realigned Mission Road to maximize access to lands north of Barton Road.

Mitigation Measures

- 4.14.4.1A Individual development projects undertaken pursuant to the General Plan shall be required to provide roadway/intersection improvements or provide a fair share contribution toward such improvements as are needed to maintain applicable Level of Service standards on roadway links, intersections, and at freeway interchanges. For impacts on roadways and intersections outside of the City of Loma Linda, as well as for freeway interchanges, implementation of the requirement to provide improvements or fair share contributions shall be predicated on the commitment of the agency controlling the roadway, intersection, or interchange to commit to completing the improvement.

In 2009 an updated traffic impact analysis (Appendix A of EIR Addendum No. 1) was prepared which analyzed traffic conditions resulting from the previous General Plan amendments identified a number of measures that, when implemented, would maintain acceptable service level standards along all affected roadway segments, which include freeway mainline segments. However, even if future development permitted under the amended General Plan provides required fair share contributions, the Addendum concluded the City could not ensure that the improvements needed to maintain level of service standards in surrounding communities or at freeway interchanges would actually be completed. While there is no mechanism in place that would provide for developer contributions to improvements along freeway mainline segments and there is no guarantees that improvements would be made to freeway mainlines, the General Plan identify efforts the City will undertake with other Cities, SANBAG, and Caltrans to coordinate transportation facilities and facilities funding. The General Plan states the City will work with these agencies to mutually require developments that are not subject to a local Nexus Study to provide mitigation for impacts created to another jurisdiction's local roadway system, and to work to establish a feasible sub-regional system for the payment of fees to Caltrans to mitigate development-related impacts on freeways. Therefore, like the impact identified in the 2006 General Plan, impacts associated with traffic along freeway mainline segments in the amended General Plan would remain significant and unavoidable.

The currently proposed amendments would slightly change the extent, location, density, and type of residential development that could occur on selected parcels within the City. These changes would also incrementally decrease the potential buildout of the City under the General Plan. The current General Plan requires that, except where the current level of service is lower than level of service (LOS) C, all new development projects must maintain LOS C throughout the City. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that traffic is maintained at levels no worse than that existing at the time an application for development is filed. In any location where LOS F occurs at the time a development application is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time the application for development is submitted. Projects for which mitigation necessary to achieve the above stated objectives is infeasible shall not be approved unless and until feasible mitigation measures are identified and implemented.



Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

- b) Would the amendments conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? **[regarding VMT]**

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. In the past the analysis focused on the Level of Service (LOS) which measured congestion at local intersections and roadway segments. The emphasis of these past studies was to assure the street grid network functioned well and allowed for efficient movement of vehicles. The current focus is to encourage active transportation (e.g., pedestrians, bicyclists, etc.) and transit, and to limit increases in Vehicle Miles Travelled (VMT). An important part of this analysis is to determine if a proposed action is consistent with both the vehicular and non-vehicular aspects of the Circulation Element of the City's General Plan as well as the regional Congestion Management Plan.

General Plan and CMP Consistency

The 2006 General Plan (Circulation Element) states that bicycling and walking are key elements of the City's planned circulation system and identified an extensive network of sidewalks to reduce reliance on private automobile use. The future development that would occur would be required to comply with adopted policies that support alternative transportation. The proposed amendments would modify the extent, location, density, and type of residential development that could occur in selected areas of the City. Therefore, the changes do not result in any new impacts or conflict with adopted policies, plans, or programs that support alternative transportation. All development would still be required to adhere to policies identified in the City's Transportation and Circulation Element of the General Plan. Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

The 2006 General Plan FEIR provided a discussion on the San Bernardino County Management Plan (CMP) as part of the analysis for traffic impacts. The CMP establishes a level of service (LOS) of E as the regional performance standard for roadways and highways (as analyzed at intersections, freeway interchanges, and along freeway mainlines), unless operations are at LOS F in the existing condition, in which case LOS F is the performance standard. However, the CMP permits cities and the County to establish more stringent standards for roadway performance. The City of Loma Linda currently uses LOS D as the performance standard for the intersections it controls, as well as at freeway interchanges. Since the performance standard of LOS D for roads or highways within the City is higher than the performance standard of LOS E established by the CMP, analysis is based on the performance standard set by the City as it is the more stringent standard in effect.

As identified in the FEIR, under General Plan build-out conditions, 45 intersections would not meet the minimum level of service standard of D. However, the FEIR does identify policies that address the impacts of prospective development on traffic and transportation. The transportation policies identified in the FEIR focus on needed traffic improvements within the City but do not specifically require individual development projects within the City to undertake such construction.

VMT Consistency

Level of Service (LOS) has long been the standard of determining significant traffic impacts under CEQA, which in turn influence air pollutant emissions. In 2013 the state legislature passed SB 743 which requires agencies to focus on reducing vehicle miles traveled (VMT) rather than LOS as a determination of significance under CEQA. Per the 2020 CEQA Statute and Guidelines, vehicle miles



traveled (VMT) is “the most appropriate measure of transportation impacts.” According to the State of California’s *Technical Advisory on Evaluating Transportation Impacts in CEQA* “residential, office, and retail projects tend to have the greatest influence on VMT.” OPR recommended that specific thresholds outlined in the Technical Advisory be used for analysis and mitigation of those types of projects but also advised that lead agencies may develop thresholds for other project types if they so desire.

OPR and the 2020 State CEQA Guidelines mandate the use of quantitative VMT calculations starting July 1, 2020. However, SCAG and the San Bernardino Council of Governments (SANBAG) have not yet adopted sub-regional thresholds against which to compare project VMT generation to specifically determine if a project meets the mandated VMT reductions under SB 743 (i.e., 15 percent below the sub-regional threshold) so it is problematic to determine if a project’s VMT actually represents a significant impact under CEQA.

The general guidance from the State to date has been that projects which decrease overall VMT will be considered to not have a significant impact under the new analysis guidelines. At present, Loma Linda has a jobs/housing ratio of 1.2 (Data USA 2020). SCAG considers communities that have a job/housing ratio of 1.15 which is the regional average as having a healthy balance of trip generating vs. trip attracting uses which helps minimize regional VMT over the long-term.

The proposed amendments will incrementally reduce potential residential buildout in the City so the changes would slightly improve the City’s jobs/housing balance. Based on available information, the amendments will incrementally reduce VMT in the City so it will not conflict and is consistent with CEQA Guidelines section 15064.3, subdivision (b).

Therefore, the inclusion of these proposed amendments would not result in any new traffic-related impacts greater than those that have been identified and analyzed in the FEIR.

- c) Would the amendments substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The existing road system serving the City is transitioning to a more urban character. All development within the planning area would be required to comply with appropriate design features required by the City.

The currently proposed amendments would slightly change the extent, location, density, and type of residential development that could occur on selected parcels within the City. These changes would also incrementally decrease the potential buildout of the City under the General Plan. As a result, impacts associated with this issue would remain less than significant and no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

- d) Would the amendments result in inadequate emergency access?

No Impact. The existing paved roadways currently provide adequate emergency access per the 2006 General Plan FEIR. Future development that would occur within the planning area would be designed and constructed to provide adequate emergency access to the property and on-site structures. Since all future development would have to provide adequate emergency access, no impact associated with this issue would occur.

As all future development within the General Plan would still be required to provide adequate emergency access based on existing City standards, the proposed amendments would not result in



any new impacts to inadequate emergency access. The proposed amendments would not change the conclusions identified in the 2006 General Plan FEIR associated with emergency access adequacy. Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

Mitigation Measures from the Final EIR

Impact 4.14.4.1 Increase Traffic Volumes.

4.14.4.1A. Individual development projects undertaken pursuant to the General Plan shall be required to provide roadway/intersection improvements or provide a fair share contribution toward such improvements as are needed to maintain applicable Level of Service standards on roadway links, intersections, and at freeway interchanges. For impacts on roadways and intersections outside of the City of Loma Linda, as well as for freeway interchanges, implementation of the requirement to provide improvements or fair share contributions shall be predicated on the commitment of the agency controlling the roadway, intersection, or interchange to commit to completing the improvement.

Mitigation Measure 4.14.4.1A still requires all development projects within the City to provide roadway/intersection improvements or a fair-share contribution toward those improvements. Since Mitigation Measure 4.14.4.1A would accomplish the same goal as the mitigation measure identified in the 2006 General Plan FEIR, there are no new significant impacts associated with the proposed amendments.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments are consistent with the project as described in the FEIR, there are no new significant impacts on transportation.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicated that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

The amendments would slightly improve LOS as less development at buildout would be allowed. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was approved that may indicate that a new significant impact on transportation may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact on transportation requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of transportation/traffic, and a supplemental or subsequent EIR is not necessary.



18. Tribal Cultural Resources

This topic was added to the CEQA Checklist after the GPEIR was approved in 2006 and GPEIR Addendum No. 1 was approved in 2009.

Implementation of the proposed amendments that relate to tribal cultural resources include the slight reduction in maximum allowable development in the City and especially in the hillside areas. The changes would also slightly reduce potential impacts to tribal cultural resources which may be located in these areas as well. These changes would therefore result in less than significant impacts to tribal cultural resources as a result of incremental reduction in development potential on vacant land within the City and hillside areas.

It should be noted the evaluation of cultural resources in the past was mainly limited to archaeological artifacts or physical items typically found by shallow excavations including those found during previous cultural studies on other sites. The term "tribal cultural resources" extends well beyond specific archaeological artifacts which are addressed in the previous Section 5 on Cultural Resources. The term refers to encompasses both physical and non-physical aspects of a Native American tribe's heritage or history. For example, it can include geographic areas (landscapes) or specific topographic features within a region that contributed to the history and oral traditions of that tribe. The determination of what constitutes a tribal cultural resource is made by each tribe and state law now requires local governmental jurisdictions (e.g., cities and counties) as lead agencies under CEQA to consult directly with interested and affected tribes to determine what tribal cultural resources are in a particular area and/or could be impacted by a proposed program, action or project.

At the time the General Plan was last updated (2009 under GPEIR Addendum No. 1), the state requirements regarding NA consultation (SB 18 and AB 52) were not in place but the City did contact local tribal representatives during preparation of the General Plan and its EIR in 2004-2006. The City notified local tribes that the General Plan and its EIR were being prepared and asked for comments on those documents from the tribes.

The proposed amendments would only make minor changes to the land use designations or zoning classifications for a number of parcels in the City and would make no physical or environmental changes at this time. Therefore, no impacts are anticipated to any tribal cultural resources that may be present.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As outlined in the previous Section 5, the City's General Plan identifies one policy within the Conservation and Open Space Element that provides guidance for the preservation and protection of archaeological resources. This policy requires site-



specific cultural resource surveys be conducted prior to development activities. Such a cultural resources survey can identify the existence of above-surface human remains. However, the survey cannot determine with certainty whether buried cultural resources will be uncovered until the surface soil is disturbed, such as during grading activities. Therefore, the FEIR proposed mitigation measures to further reduce potential impacts to archaeological resources. The FEIR stated that, with implementation of the following General Plan policy from the Conservation and Open Space Element and mitigation measures, potential impacts to archaeological resources would be reduced to a less than significant level.

9.7.5 Preserve and protect the City's historic structures and neighborhoods. Identify and preserve the archaeological and paleontological resources in Loma Linda.

9.7.5.f As a standard condition of approval for new development projects, require that if cultural or paleontological resources are encountered during grading, alteration of earth materials in the vicinity of the find shall be halted until a qualified expert has evaluated the find and recorded and/or recovered the identified cultural resource.

As previously explained, implementation of the proposed amendments would incrementally reduce the overall density, location, and amount of residential development from that previously analyzed in the FEIR. The possibility of disturbing any archaeological resources could still occur in the areas that are still available for development. Impacts associated with the discovery of archaeological resources during construction would be the same as or less than those analyzed in the FEIR. Adherence to the adopted General Plan policy and mitigation measures, such as requiring permanent conservation easements in areas containing cultural resources, would reduce impacts to a less than significant level.

In addition, the FEIR stated the Guachama Rancheria (SBR-2311/H) is an important historically known Native American property within the General Plan area. The potential for disturbance of any human remains, including those interred outside of formal cemeteries, may occur during future subsurface activities (e.g., excavation, grading). As identified in the FEIR, in the unlikely event that unknown human remains are uncovered during ground-disturbing activities, standard City conditions of approval require work to stop and a qualified archaeologist to be consulted. The FEIR included mitigation measures, such as compliance with State Health and Safety Code 7050.5, which in conjunction with adherence to the adopted General Plan policy would further reduce impacts to a less than significant level.

Relative to the impact on archaeological resources forecast in the FEIR, no adverse change or effect would occur as soil disturbance would still occur. Because the proposed amendments would only incrementally reduce the density, location, and amount of residential development from that previously analyzed in the FEIR, the conclusions relative to archaeological resource impacts also apply to tribal cultural resources relative to implementation of the proposed amendments than of that identified in the FEIR.

Because the proposed changes could incrementally reduce the density, location, and amount of residential development in the City (especially in the hillside areas) from that previously analyzed in the FEIR, no greater impact associated with tribal cultural resources would occur from implementation of the proposed amendments than that identified in the FEIR.



Mitigation Measures from the FEIR

The FEIR did not include any measures specific to tribal cultural resources but did include the following measures that relate to tribal resources that are applicable to future development under the General Plan:

4.5.5.2A. If human remains are encountered during a public or private construction activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The San Bernardino County Coroner must be notified within 24 hours.

a. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.

4.5.5.2B. Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.

4.5.5.2C. If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:

a. A participant-observer from the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site.

b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the Community Development Department for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource.

c. After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report. The Test Level Report shall be submitted to the City Planning Department for review and comment. If cultural resources that would be affected by the project are found ineligible for listing in the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.

d. If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a Treatment Program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment



Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the City Planning Department for review and comment.

e. After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically, a Treatment Program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, shall be developed. This data recovery report shall be submitted to the City Planning Department for review and comment.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to tribal cultural resources.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not alter the analysis conclusions in the FEIR, there are no new significant tribal cultural resource impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There are no substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate a new significant effect on tribal cultural resources may occur. Based on the information and analysis above, there is no substantial new information that there will be some new, significant impact on tribal cultural resources requiring major revision of the FEIR.

No New Information Showing Ability to Reduce Significant Effects in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of tribal cultural resources, and a supplemental or subsequent EIR is not necessary.

19. Utilities and Service Systems

Implementation of the proposed amendments that relate to utilities and service systems include the slight reduction in maximum allowable development in the City and especially in the hillside areas. The changes would also slightly reduce potential impacts to utilities which may be located in these



areas as well. These changes would therefore result in less than significant impacts to utilities as a result of incremental reduction in development potential on vacant land within the City and in hillside areas.

Therefore, the amendments would not create any new impacts or cause any greater impacts than that originally identified in the 2006 General Plan FEIR. Impacts associated with water supply and solid waste are discussed on a programmatic level in each of the following checklist questions, as these apply to utilities and service systems impacts.

- a) Would the amendments require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The proposed amendments would slightly modify the extent, location, density, and type of development that would be permitted on certain parcels and in certain areas of the City. All new development within the City would be subject to the same utility and service system requirements and standards as development under the adopted 2006 General Plan. Additionally, all development under the amended General Plan would still be required to adhere to policies identified in the Public Services and Utilities Element of the 2006 General Plan. Impacts would remain less than significant as identified in the FEIR. The proposed amendments would not change the conclusions identified in the FEIR associated with wastewater treatment requirements. Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

- b) Would the amendments have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The City produces enough water to meet the projected average daily demand at 2006 General Plan build-out, but not enough to supply peak daily demand. To meet the future demand for water, new wells would need to be constructed. Although the FEIR recognized the water supply issues and encourages the use of water conservation measures, the policies do not ensure the provision of water supplies adequate to support peak demand development that may occur as a result of 2006 General Plan implementation. Despite adherence to General Policies, and the modification of Implementing Policy 9.6.2(e), which states the City will not, "...approve projects for which assured water supply is not available," the implementation of the General Plan will have a significant and unavoidable effect on water supply.

Although slightly less residential development would occur with implementation of the proposed amendments which would lessen the amount of water that would be required, as there is no guarantee of water being available to meet future water demand a significant and unavoidable impact would still remain. Therefore, the proposed amendments would not result in any new impacts that were not already disclosed and analyzed in the 2006 General Plan FEIR.

- c) Would the amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As identified in the 2006 General Plan FEIR, the



City's sewer service area consists of approximately 10.6 square miles, which included the City and sphere of influence areas. Undeveloped areas accounted for nearly 48 percent of the City and sphere. The FEIR identified policies establishing standards for future wastewater service and recognized existing needed improvements. Implementation of these policies and the continual updating of the Master Plan of Sewer Facilities would ensure that adequate wastewater facilities are in place to accommodate existing and future development. The 2006 General Plan FEIR also identified that future development would comply with regulations that implement waste discharge prohibitions and meet water quality objectives administered by the Regional Water Quality Control Board (RWQCB), the City, and the County of San Bernardino. Therefore, the effects associated with the future development forecast in the 2006 General Plan were determined to be less than significant.

The proposed amendments would not change the conclusions identified in the 2006 General Plan associated with the construction or expansion of new or existing wastewater treatment facilities. Because policies would still apply to any new development that would occur under the amended General Plan, no new impacts would be associated with the proposed amendments. Therefore, no greater impact would occur from the implementation of the proposed changes than that identified in the 2006 General Plan FEIR.

- d) Would the amendments be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. Solid waste in the City is collected and transported to various solid waste facilities for processing. "Green waste" is transported to Inland Empire Composting, where the green waste is grinded and chipped and eventually used as ground cover, mulch, or soil additives. Recyclable materials such as aluminum, paper, cardboard, glass, and plastics are collected in the City and transported to a transfer station in Moreno Valley. Solid waste not diverted to recycling or composting facilities is transported to San Timoteo Solid Waste Disposal Site in Redlands.

The County of San Bernardino Solid Waste Division has stated that, based on current permitted disposal rates and capacity, this landfill will reach capacity by May 2016. However, adequate room at the San Timoteo landfill is available for further expansion. Development of land uses identified in the adopted General Plan has been planned and the solid waste disposal needs of such development have been incorporated into local and regional waste management planning. Thus, the 2006 General Plan FEIR identified that long-term planning and adherence to existing local, State, and Federal solid waste requirements would reduce potential impacts associated with this issue to a less than significant level.

Slightly less residential development would occur with implementation of the proposed amendments which would lessen the amount of solid waste that would be generated. Therefore, the proposed amendments would not result in any new impacts that were not already disclosed and analyzed in the 2006 General Plan FEIR.

- e) Would the amendments comply with Federal, State, and local statutes and regulations related to solid waste?

No Impact. Future development associated with 2006 General Plan build-out conditions is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, State, and Federal solid waste disposal standards, compliance with these requirements ensures that no impacts associated with this issue would occur.



Slightly less residential development would occur with implementation of the proposed amendments which would lessen the amount of solid waste that would be generated. The amendments would not result in any new solid waste impacts or conflict with compliance of Federal, State, and local statutes and regulations related to solid waste. All future development would still be required to adhere to policies identified in the City's Public Services and Utilities Element of the adopted General Plan including additional measures to further reduce the amount of solid waste delivered to landfills. Therefore, no greater impact would occur from the implementation of the proposed amendments than that identified in the FEIR.

Mitigation Measures from the Final EIR

The 2006 General Plan FEIR did not include mitigation measures related to utilities and service systems.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to utilities and service systems would be required by implementation of the proposed amendments.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments are consistent with the General Plan as described in the FEIR, there are no new significant impacts to utilities and service systems that will be created.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicated that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant impact on utilities or service systems may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact on utilities and service systems requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the areas of utilities and service systems, and a supplemental or subsequent EIR is not necessary.



20. Wildfires

This CEQA Checklist topic was added after the GPEIR was approved in 2006 and GPEIR Addendum No. 1 was approved in 2009.

Implementation of the proposed amendments that relate to wildfires includes a slight reduction in maximum allowable buildout development in the City. These changes would therefore result in less than significant impacts related to wildfires as a result of incremental reduction in development potential on vacant land especially in hillside areas.

- a) Would the amendments substantially impair an adopted emergency response plan or emergency evacuation plan?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The development of residential uses in the lower foothills to the south and southwest creates problems in controlling a wildland fire due to limited firefighting facilities, and lack of direct access to the areas, thereby lengthening response times. Compared to the level of development resulting under the approved General Plan, the proposed amendments would only slightly reduce or change the location, density, and amount of development in the City, especially in the hillside areas. The reductions in the wildfire prone hillside areas would incrementally reduce the potential of injury or death involving wildland fires. This would include areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. In comparison to the analysis in the FEIR, no greater impact related to wildfire hazards would occur from implementation of the proposed amendments as development locations and densities are slightly reduced.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, would the amendments expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The development of residential uses in the hillside areas causes specialized problems in fighting wildfires, especially when regional winds and drought conditions exacerbate local fire dangers. During wildfires local residents experience increased poor air quality due to smoke and dust. The proposed amendments would slightly reduce or change the location, density, and amount of development in the City, especially in the hillside areas. This slight reduction, especially within the wildfire prone areas of the hillside areas, would result in less exposure of residents to wildfire risks. In comparison to the analysis in the FEIR, no greater impact related to wildfire hazards would occur from implementation of the proposed amendments as development locations and densities are slightly reduced.

- c) Would the amendments require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. The proposed amendments would only slightly reduce or change the location, density, and amount of development in the City, especially in the hillside areas. This slight reduction, especially within the wildfire prone hillside areas, could result in the need to install less fire-related infrastructure such as roads, water lines, etc. In comparison to the



analysis in the FEIR, no greater impact related to wildfire hazards would occur from implementation of the proposed amendments as development locations and densities are slightly reduced.

- d) Would the amendments expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As outlined in Responses a-c above, the proposed amendments would slightly reduce or change the location, density, and amount of development in the City, especially in the hillside areas. This slight reduction, especially within the wildfire prone areas of the hillside areas, would result in less improvements that could result in downstream flooding, erosion, or landslides. In comparison to the analysis in the FEIR, no greater impact related to wildfire hazards would occur from implementation of the proposed amendments as development locations and densities are slightly reduced.

Mitigation Measures from the Final EIR

The 2006 General Plan FEIR did not include mitigation measures related to wildfires.

Refined Project Mitigation Measures

There are no new significant impacts associated with the proposed amendments. Therefore, no new and/or refined mitigation measures are required for issues related to wildfires by implementation of the proposed amendments.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments are consistent with the General Plan as described in the FEIR, there are no new significant impacts to wildfires that will be created.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

There is no information in the record or otherwise available that indicated that there are substantial changes in circumstances that would require major changes to the FEIR.

No New Information Showing Greater Significant Effects than in the Final EIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant impact on wildfires may occur. Based on the information and analysis above, there is no substantial new information that there will be a new, significant impact on wildfires requiring major revisions to the FEIR.

No New Information Showing Ability to Reduce Significant Effects Described in the Final EIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of wildfires, and a supplemental or subsequent EIR is not necessary.



21. Mandatory Findings of Significance

- a) Do the amendments 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?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As previously stated, the City and sphere provide potential habitat for endangered and threatened species. Even with the implementation of **Mitigation Measure 4.4.4.1A** through **Mitigation Measure 4.4.4.3C** from the General Plan Final EIR, impacts to biological resources would still remain significant and unavoidable. While previous earthmoving activities within the City have not revealed any cultural resources, a potential for the discovery of such resources would exist during future grading activities that would take place as a part of the implementation of the proposed amendments. Implementation of **Mitigation Measure 4.5.5.2A** through **Mitigation Measure 4.5.5.2C** related to the discovery, recovery, and/or recordation of cultural resources and/or human remains during construction activities would ensure a less than significant impact to cultural resources. Because the proposed amendments would slightly reduce the potential for buildout development within the City, including development within the hillside areas, impacts to biological or cultural resources overall would be reduced, and no new significant biological resource impacts will be created.

- b) Do the amendments have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.)

New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR. Because the proposed amendments would slightly reduce the density and amount of buildout development previously analyzed, such impacts would be proportionally and incrementally reduced. The FEIR identified significant cumulative impacts related to air quality, biological resources, water resources, land use, public services and utilities, and transportation and traffic. However, like the significant impacts related to aesthetics, air quality, biological resources, water resources, and transportation and circulation identified in the FEIR, the cumulative effect of development per the provisions of the proposed amendments, would remain significant and unavoidable. This is not a change over what was identified in the General Plan FEIR.

- c) Do the amendments have environmental effects on human beings, either directly or indirectly?

No Changes in the Project or in the Circumstances and No New Information that would Require the Preparation of a Subsequent or Supplemental EIR. As detailed in the preceding responses, implementation of the proposed amendments would not result, either directly or indirectly, in substantially adverse effects to human beings. Less than significant impacts related to this issue would occur.

Mitigation Measures from the FEIR

The FEIR includes mitigation measures to reduce impacts related to the implementation of the General Plan with the proposed amendments. These mitigation measures have been included within the appropriate section of this EIR addendum.



Refined Project Mitigation Measures

There are no new potentially significant impacts associated with the proposed amendments, therefore, no new and/or refined mitigation measures are required for issues related to biological resources, cultural resources, aesthetics, air quality, and hydrology and water quality.

CEQA Determinations

Major EIR Revisions Not Required.

Based on the foregoing analysis and information, there is no evidence that major changes to the FEIR are required. Because the proposed amendments would not modify the analysis or conclusions in the FEIR, and there are no new significant impacts.

No Substantial Change in Circumstances Requiring Major EIR Revisions.

The foregoing analysis and information indicates that the proposed amendments would not result in a substantial change in circumstances requiring major EIR revisions.

No New Information Showing Greater Significant Effects than in FEIR.

This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the FEIR was certified that may indicate that a new significant effect may occur that was not reported in the FEIR. Based on the foregoing analysis and information, there is no substantial new information that would result in greater significant effects related to biological resources, cultural resources, aesthetics, air quality, traffic and circulation, hydrology and water quality.

New Information Showing Ability to Reduce Significant Effects in the FEIR.

Since the approval of the FEIR for the 2006 General Plan, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the FEIR that the City declines to adopt. There are therefore no new or substantially different mitigation measures or alternatives that would reduce the amended General Plan's impacts in the area of mandatory findings of significance, and a supplemental or subsequent EIR is not necessary.



4.0 REFERENCES AND PREPARERS

4.1 REFERENCES

City of Loma Linda General Plan Update EIR Addendum No. 1, City of Loma Linda, 2009.

City of Loma Linda General Plan, City of Loma Linda, adopted June 2006.

City of Loma Linda General Plan Update Draft Program Environmental Impact Report, City of Loma Linda, March 22, 2004.

City of Loma Linda General Plan Update Final Program Environmental Impact Report, City of Loma Linda, June 21, 2004.

Traffic Impact Analysis City of Loma Linda General Plan, LSA Associates, Inc., July 17, 2008.

4.2 PREPARERS

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