

# **AGENDA**

## **LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY**

**SAN BERNARDINO CITY COUNCIL CHAMBERS  
300 NORTH D STREET, FIRST FLOOR, SAN BERNARDINO**

### **REGULAR MEETING OF OCTOBER 19, 2016**

#### **9:00 A.M. – CALL TO ORDER – FLAG SALUTE**

**ANNOUNCEMENT:** Anyone present at the hearing who is involved with any of the changes of organization to be considered and who has made a contribution of more than \$250 in the past twelve (12) months to any member of the Commission will be asked to state for the record the Commission member to whom the contribution has been made and the matter of consideration with which they are involved.

#### **CONSENT ITEMS:**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter

1. Approval of Minutes for Regular Meeting of September 21, 2016
2. Approval of Executive Officer's Expense Report
3. Ratify Payments as Reconciled for Month of September 2016 and Note Cash Receipts

#### **PUBLIC HEARING ITEMS:**

4. Consent Items Deferred for Discussion
5. Consideration of: (1) Review of Negative Declaration Prepared by the County of San Bernardino for the Development and Use of a Church that Consists of a 19,100 Sq. Ft. Main Sanctuary Building, a 12,250 Sq. Ft. Fellowship Hall, and a 13,600 Sq. Ft. Youth Sanctuary on 8.1 Acres, as CEQA Responsible Agency for LAFCO SC#408; and (2) LAFCO SC#408 – City of Loma Linda Irrevocable Agreement to Annex for Water and Sewer Service (Southeastern California Conference of Seventh-day Adventists)

#### **DISCUSSION ITEMS:**

6. First Quarter Financial Review for Period July 1 through September 30, 2016:
  - A. Financial Review
  - B. Recognize Increased Revenues of \$17,927 In Carryover (Account 9970)

#### **INFORMATION ITEMS:**

7. Legislative Update Oral Report

8. Executive Officer's Oral Report

9. Commissioner Comments

(This is an opportunity for Commissioners to comment on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission and that no action may be taken on off-agenda items unless authorized by law.)

10. Comments from the Public

(By Commission policy, the public comment period is limited to five minutes per person for comments related to other items under the jurisdiction of LAFCO not on the agenda.)

**Members of the Commission will be participating in educational activities during the California Association of LAFCOs (CALAFCO) conference October 26 through October 28, 2016 in Santa Barbara**

The Commission may adjourn for lunch from 12:00 to 1:30 p.m. The Commission may take action on any item listed in this Agenda whether or not it is listed For Action. In its deliberations, the Commission may make appropriate changes incidental to the above-listed proposals.

Materials related to an item on this Agenda submitted to the Commission or prepared after distribution of the agenda packet will be available for public inspection in the LAFCO office at 215 N. D St., Suite 204, San Bernardino, during normal business hours, on the LAFCO website at [www.sbclafco.org](http://www.sbclafco.org), and at the hearing.

Current law and Commission policy require the publishing of staff reports prior to the public hearing. These reports contain technical findings, comments, and recommendations of staff. The staff recommendation may be accepted or rejected by the Commission after its own analysis and consideration of public testimony.

IF YOU CHALLENGE ANY DECISION REGARDING ANY OF THE ABOVE PROPOSALS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED DURING THE PUBLIC TESTIMONY PERIOD REGARDING THAT PROPOSAL OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE LOCAL AGENCY FORMATION COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

The Political Reform Act requires the disclosure of expenditures for political purposes related to a change of organization or reorganization proposal which has been submitted to the Commission, and contributions in support of or in opposition to such measures, shall be disclosed and reported to the same extent and subject to the same requirements as provided for local initiative measures presented to the electorate (Government Code Section 56700.1). Questions regarding this should be directed to the Fair Political Practices Commission at [www.fppc.ca.gov](http://www.fppc.ca.gov) or at 1-866-ASK-FPPC (1-866-275-3772).

A person with a disability may contact the LAFCO office at (909) 388-0480 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

**ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING**

**DRAFT – ACTION MINUTES OF THE – DRAFT  
LOCAL AGENCY FORMATION COMMISSION  
HEARING OF SEPTEMBER 21, 2016**

**REGULAR MEETING**

**9:00 A.M.**

**September 21, 2016**

**PRESENT:**

**COMMISSIONERS:**

<b>Jim Bagley</b>	<b>Larry McCallon</b>
<b>Kimberly Cox, Chair</b>	<b>Thurston “Smitty” Smith, Alternate</b>
<b>James Curatalo</b>	<b>Acquanetta Warren, Alternate</b>
<b>Steve Farrell, Alternate</b>	<b>Diane Williams</b>
<b>Robert Lovingood</b>	

**STAFF:**

**Kathleen Rollings-McDonald, Executive Officer**  
**Clark Alsop, LAFCO Legal Counsel**  
**Samuel Martinez, Assistant Executive Officer**  
**Michael Tuerpe, Project Manager**  
**Jeffrey Lum, LAFCO Analyst**  
**Bob Aldrich, LAFCO Consultant**

**ABSENT:**

**James Ramos, Vice Chair**    **Janice Rutherford, Alternate**

**CONVENE REGULAR SESSION OF THE LOCAL AGENCY FORMATION COMMISSION  
– CALL TO ORDER – 9:07 A.M. – SAN BERNARDINO CITY COUNCIL CHAMBERS**

Chair Cox calls the regular session of the Local Agency Formation Commission to order and leads the flag salute.

**ANNOUNCEMENT OF CONTRIBUTIONS**

Chair Cox requests those present who are involved with any of the changes of organization to be considered today by the Commission and have made a contribution of more than \$250 within the past 12 months to any member of the Commission to come forward and state for the record their name, the member to whom the contribution has been made, and the matter of consideration with which they are involved. There was none.

**CONSENT ITEMS:**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter.

ITEM 1.        Approval of Minutes for Regular Meeting of July 20 and August 17, 2016

ITEM 2.        Approval of Executive Officer’s Expense Report for July and August 2016

## ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING

- ITEM 3. Ratify Payments as Reconciled for Month of July and August 2016 and Note Cash Receipts
- ITEM 4. Review and Approval of Merit Acknowledgement Payment for Executive Officer
- ITEM 5. Consideration of: (1) CEQA Statutory Exemption for LAFCO 3210; and (2) LAFCO 3210 – Annexation of Apple Valley Heights County Water District (APN 0438-132-21)

Commissioner Lovingood states that he will abstain from voting on Item 4 of the Consent Calendar. Commissioner Williams requests that Item 4 be pulled for further discussion.

Chair Cox asks the Commission if there is interest in moving the balance of the Consent Calendar.

Executive Officer Kathleen Rollings-McDonald states that each Commissioner has received an addition to the Executive Officer's expense report which reflects reimbursement for attending a Special Districts Association meeting held on Monday, September 19<sup>th</sup>.

Commissioner Lovingood moves approval of Items 1 and 2, as amended, and Items 3 and 5, second by Commissioner Williams. There being no opposition, the motion passes unanimously with the following roll call vote: Ayes: Bagley, Cox, Curatalo, Lovingood, McCallon and Williams. Noes: None. Abstain: None. Absent: James Ramos

Commissioner Lovingood leaves the dais at 9:25 A.M.

### **PUBLIC HEARING ITEMS:**

#### **(CONSENT ITEMS DEFERRED FOR DISCUSSION)**

#### **ITEM 6. CONSENT ITEM DEFERRED FOR DISCUSSION -- REVIEW AND APPROVAL OF MERIT ACKNOWLEDGEMENT PAYMENT FOR EXECUTIVE OFFICER**

Chair Cox calls for any questions from the Commission regarding this item.

Commission Williams states that she has no issue with the Executive Officer's contract amendment but would like to see the amended language inserted into the actual contract for review prior to approval. She also states that it is important to recognize that this merit acknowledgement payment is a one-time occurrence and is not precedent setting.

Chair Cox notes that the language in the staff report was reviewed by the Executive Committee, and they determined it was consistent with the agreement on this issue reached by the Commission.

Executive Officer Rollings-McDonald states that language addressing the requirements for the Commission granting merit acknowledgement pay is specifically outlined in the contract amendment approved at the August hearing.



## ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING

LAFCO Counsel Clark Alsop states that if the Commission wants to move forward on this item today, language in the contract which addresses the parameters of merit acknowledgement pay can be inserted into the staff report for clarification purposes.

Commissioner McCallon concurs with this approach.

Commissioner Williams moves approval of Item 6, as amended by the Commission, second by Commissioner McCallon. There being no opposition, the motion passes unanimously with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon and Williams. Noes: None. Abstain: Lovingood. Absent: Ramos

### **ITEM 7 CONSIDERATION OF: (1) CEQA STATUTORY EXEMPTION FOR LAFCO 3208; AND (2) LAFCO 3208 – SPHERE OF INFLUENCE AMENDMENT FOR THE WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT** *(Continued from the August 17, 2016 Hearing)*

Assistant Executive Officer Sam Martinez presents the staff report for LAFCO 3208, a complete copy of which is on file in the LAFCO office and is made a part of the record by its reference here. The item has been advertised in the *Inland Valley Daily Bulletin*.

Mr. Martinez states that that both Items 3208 and 3209 were continued from the August 17, 2016 hearing due to a lack of a quorum. He notes that both proposals were submitted by the West Valley Mosquito and Vector Control District and will be considered separately by the Commission since their boundaries are not coterminous; therefore the sphere amendment will be considered first followed by the reorganization proposal.

Assistant Executive Officer Martinez states that it is staff's position that a sphere of influence amendment does not require a service review be conducted pursuant to Government Code Section 56430. He indicates, however, that because mosquito and vector control is a service that has not been reviewed for over ten years, staff is recommending that a service review for mosquito and vector control be moved to the Fiscal Year 2016-17 cycle for consideration.

Mr. Martinez provides an overview of the key factors of consideration required to be considered by the Commission. He notes that the West Valley Mosquito and Vector Control District currently provides its services to the Cities of Chino, Chino Hills, Montclair, Ontario and Rancho Cucamonga, including the unincorporated spheres of influence for the Cities of Chino, Montclair and Rancho Cucamonga. He states that the area proposed to be added to the sphere of influence consists of the City of Upland and its unincorporated sphere area which totals approximately 18.3 square miles in size and includes a full range of land uses. He further states that the proposed sphere of influence amendment will result in no change in land uses.

Mr. Martinez states that the proposed sphere expansion area is currently served by the San Bernardino County Mosquito and Vector Control Program, and notes that because of increasing threats of new vector-borne diseases, an enhanced vector control program is needed. He notes that the West Valley Mosquito and Vector Control District currently

## ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING

provides a higher level of service than the County. He explains the different assessment districts and zones of benefit of the District. He also notes that if the proposed sphere of influence expansion is approved and the subsequent reorganization proposal is successful, the entire west valley region of San Bernardino County will be within the District's service area.

Assistant Executive Officer Martinez states that Government Code Section 56425(i) requires the Commission, during a sphere of influence update or amendment, to review and identify a range of services to be provided and the nature and location of these services. He notes that staff is recommending that the Commission affirm the service description for the District as identified in the LAFCO Policy and Procedure Manual. He notes that approval of LAFCO 3208 represents a reasonable expansion of the District's sphere of influence to solidify a uniform system for the delivery of its services that is cohesive and comprehensive.

He further notes the proposal has been submitted in order to move forward with LAFCO 3209, a companion reorganization proposal that the District has submitted to annex the City of Upland and its unincorporated sphere along with the North Etiwanda portion of the City of Rancho Cucamonga's sphere of influence and transfer the responsibility for mosquito and vector control services from the County to the District. The approval of this subsequent action will consolidate the range and level of service within the west valley region under a single jurisdiction providing for a more cohesive and responsive delivery of service. He notes that LAFCO's environmental consultant, Tom Dodson, has determined that the proposal is statutorily exempt from CEQA. Mr. Martinez recommends Commission approval of LAFCO 3208.

Chair Cox asks if the Commission has any questions regarding the proposed sphere amendment. There are none.

Chair Cox asks if there are any comments from the public. There are none.

Commissioner Curatalo moves approval of LAFCO 3208, including the recommended actions outlined in the staff report, second by Commissioner Bagley. There being no opposition, the motion passes unanimously with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon and Williams. Noes: None. Abstain: Lovingood. Absent: Ramos

**ITEM 8        CONSIDERATION OF: (1) CEQA STATUTORY EXEMPTION FOR LAFCO 3209; AND (2) LAFCO 3209 – REORGANIZATION TO INCLUDE ANNEXATIONS TO THE WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT AND ITS ASSESSMENT DISTRICT NO. 1 AND ZONE A** *(Continued from the August 17, 2016 Hearing)*

Assistant Executive Officer Sam Martinez presents the staff report for LAFCO 3209, a complete copy of which is on file in the LAFCO office and is made a part of the record by its reference here. The item has been advertised in the *Inland Valley Daily Bulletin*, as required by law and individual notice has been provided to all landowners within the boundaries of the proposed reorganization.

## ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING

He states that in January 2016 the West Valley Mosquito and Vector Control District initiated a reorganization application proposing to annex two areas: Area 1, approximately 18.3 square miles, consisting of the City of Upland and its unincorporated sphere area commonly known as San Antonio Heights; and, Area 2, approximately 9.3 square miles, consisting of the remainder of the District's sphere of influence which includes the entirety of the City of Rancho Cucamonga's unincorporated sphere area generally known as the North Etiwanda area.

Mr. Martinez indicates that the District's proposal also includes annexation of the two areas into its Vector Control Assessment District No. 1, Zone A. However, he indicates that staff is proposing a modification to the proposal to annex the territory into the District's Assessment District No. 2, Zone C, instead of its Assessment District No. 1, Zone A. Mr. Martinez states that the primary reason for the proposed modification is that the proposed annexation territory is adjacent to territory currently in Assessment District No 2, Zone C, which will provide a more cohesive assessment territory. He notes that current rates within the two assessment districts are the same. Mr. Martinez states that the modification provides for a more gradual and predictable increase in assessments since the rates in Assessment District No. 2, Zone C, are tied to the Consumer Price Index with a maximum annual increase not to exceed three percent while assessments in Assessment District No. 1, Zone A, cannot exceed \$50.00 annually per parcel.

Mr. Martinez states that the primary reason for the proposal is to consolidate mosquito and vector control services in the west valley region of San Bernardino County. He reviews the proposed reorganization boundary on the overhead display and notes that the reorganization will also allow for enhanced mosquito and vector control services. He states that the City of Upland is in support of the proposed reorganization and, if approved, will be given a seat on the District Board providing a direct voice in the implementation of programs and outreach efforts to the citizens of the City of Upland.

Assistant Executive Officer Martinez states that the proposed reorganization territory includes a full range of land uses and that no change in land use is anticipated as a result of the reorganization proposal. He discusses the District's Plan of Services and reiterates that the District provides comprehensive mosquito and vector control services. Mr. Martinez provides an overview of the District's finances. He indicates that the District's existing Vector Control Assessment District - Assessment District No. 2, Zone C - will replace the County's existing benefit assessment and, if successful, will take effect beginning Fiscal Year 2017-18. He notes that a condition of approval has been recommended by staff which requires the County and the District to enter into a contract prior to the issuance of the Certificate of Completion which requires the County to transfer a pro-rated share of the County's Vector Control assessment for Fiscal Year 2016-17 to the District based on the effective date of the reorganization.

Mr. Martinez states that the District currently has a six-member Board of Trustees with members appointed by the Cities of Chino, Chino Hills, Montclair, Ontario and Rancho Cucamonga and the sixth member is appointed by the San Bernardino County Board of Supervisors. If LAFCO 3209 is successful, he states that the City of Upland will appoint a seventh Trustee representing the City of Upland. Mr. Martinez states that LAFCO's environmental consultant, Tom Dodson, of Tom Dodson and Associates, has determined the proposed reorganization is statutorily exempt from CEQA.

## ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING

In summary, he states that the proposal will both consolidate mosquito and vector control services in the west valley region for San Bernardino County and provide an enhanced level of service. He recommends approval of the LAFCO 3209 as outlined in the recommendation included on page one of the staff report.

Executive Officer McDonald informs the Commission that, because of the proposed extension of a special tax, approximately 21,000 notices were sent out to landowners within the reorganization territory. She noted that if LAFCO 3209 is approved by the Commission, another 21,000 notices will be sent out to landowners prior to the Protest Hearing outlining their ability to protest.

Chair Cox asks if there are any comments from the Commission.

Commissioner Williams inquires if staff received protest on this proposal.

Executive Officer McDonald responds that based on the large number of landowners and property owners, protest was very minimal.

Commissioner Farrell states the he is monitoring the North Etiwanda Preserve and inquires if the proposed assessment applies to property within the preserve. Executive Officer McDonald states that because the preserve is in public ownership, the assessment would likely not apply. Commissioner Farrell notes that the District should be cautious when applying mosquito treatments to conservation areas due to their sensitive nature.

Commissioner Bagley questions the size of the District's \$2.5 million reserve, to which Executive Officer McDonald responds that this represents a carryover of the benefit assessment from each year. She states that staff will be looking at that issue through the upcoming service review.

Chair Cox asks if there are any comments from the public. There are none.

Commissioner Curatalo moves approval of LAFCO 3209, including the recommended actions outlined in the staff report, second by Commissioner Bagley. There being no opposition, the motion passes unanimously with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon and Williams. Noes: None. Abstain: Lovingood. Absent: Ramos

### **DISCUSSION ITEMS:**

#### **ITEM 9 APPOINTMENT OF VOTING DELEGATE FOR CALAFCO BUSINESS MEETING AT OCTOBER CALAFCO ANNUAL CONFERENCE**

Executive Officer McDonald states that the Commission must appoint a delegate to vote on items at the 2016 CALAFCO Conference in Santa Barbara. She notes that historically the Commission has appointed the Chair as primary delegate and the Executive Officer as the secondary delegate.

Commissioner McCallon moves to appoint Chair Cox as the primary delegate and Executive Officer McDonald as the secondary delegate at the 2016 Santa Barbara

## **ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING**

CALAFCO Conference, second by Commissioner Bagley. There being no opposition, the motion passes unanimously with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon and Williams. Noes: None. Absent: Lovingood and Ramos

Commissioner Lovingood returns to the dais at 9:50 A.M.

### **INFORMATION ITEMS:**

#### **ITEM 10 LEGISLATIVE UPDATE REPORT**

Executive Officer Kathleen Rollings-McDonald presents the legislative daily report, a complete copy of which is on file in the LAFCO office and is made a part of the record by its reference here. She notes that this is a downtime for the Legislature and updates the Commission on several bills recently signed by the Governor, including AB 2032, which addresses residual issues relating to the disincorporation statute, and AB 2910, the CALAFCO omnibus bill. She states that AB 2470, which addresses municipal water districts and water service in tribal lands, and SB 1266, which addresses joint exercise of powers and the requirement to file JPA formations with LAFCO for information purposes, were also signed by the Governor. Finally, she notes that AB 1362, which addresses the number of directors on the San Mateo Vector Control District, and AB 1658 which allows non-residents to be buried in the Happy Homes Cemetery District, were also signed by the Governor. Executive Officer McDonald announces that Commissioner Curatalo will serve as Chair of CALAFCO Board of Directors beginning in October.

#### **ITEMS 11 EXECUTIVE OFFICER'S ORAL REPORT**

Executive Officer McDonald informs the Commission that there will be an October 2016 LAFCO meeting to consider a Loma Linda service contract. She states that she can provide interested Commissioners with agendas and other materials from CALAFCO Executive Director Pamela Miller and others who testified before the Little Hoover Commission on special district issues. She also references an article on CalPERS relating to the potential suspension of three agencies for failure to pay their annual contract obligations including the possibility that existing retirees may be impacted by this suspension. Executive Officer McDonald notes that San Bernardino LAFCO received notification from their insurer that because there have been no property or worker's compensation claims filed for the previous five consecutive years, the agency will receive a reduction in insurance rates. Finally, she informs the Commission that she will be leaving on a two-week vacation and will return on October 11 .

Chair Cox asks for an update on the office move to the transit center.

Executive Officer McDonald responds that she and Assistant Executive Officer Martinez met yesterday with the design team and SANBAG. She notes some concern with the schedule after yesterday's meeting, but states the project is moving forward.

#### **ITEM 12 COMMISSIONER'S COMMENTS**

Chair Cox asks if there are any Commissioner comments.

**ACTION MINUTES OF SEPTEMBER 21, 2016 HEARING**

Commissioner Curatalo relates that a recent *Los Angeles Times* article indicates that the Voter's Guide to the November election is the longest in history and includes 17 initiatives.

Commissioner Bagley thanks Executive Officer McDonald for the article on CalPERS. He states that he believes the public retirement-related issues remain one of California's biggest challenges.

**ITEM 13 COMMENTS FROM THE PUBLIC**

Chair Cox asks if there are any comments from the public. There are none.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE HEARING IS ADJOURNED AT 10:02 A.M.**

**ATTEST:**

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**KATHLEEN ROLLINGS-McDONALD**  
Executive Officer


**LOCAL AGENCY FORMATION COMMISSION**

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**KIMBERLY COX, Chair**

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**DATE:** OCTOBER 12, 2016  
**FROM:**  **KATHLEEN ROLLINGS-McDONALD, Executive Officer**  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: AGENDA ITEM #2 – APPROVAL OF EXECUTIVE OFFICER’S  
EXPENSE REPORT**

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**RECOMMENDATION:**

Approve the Executive Officer’s Expense Report for Procurement Card Purchases for the month of September 2016 as presented.

**BACKGROUND INFORMATION:**

The Commission participates in the County of San Bernardino’s Procurement Card Program to supply the Executive Officer a credit card to provide for payment of routine official costs of Commission activities as authorized by LAFCO Policy and Procedure Manual Section II – Accounting and Financial Policy #3(H). Staff has prepared an itemized report of purchases that covers the billing periods of August 23, 2016 through September 22, 2016.

Staff recommends that the Commission approve the Executive Officer’s expense report as shown on the attachment.

KRM/mt

Attachment



**COUNTY OF SAN BERNARDINO  
PROCUREMENT CARD PROGRAM**

**MONTHLY PROCUREMENT CARD PURCHASE REPORT**

<b>Card Number</b>	<b>Cardholder</b> Kathleen Rollings-McDonald	<b>Billing Period</b> 8/23/16 to 9/22/16
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Date	Vendor Name	Receipt/ Invoice No.	Item Description	Purpose	\$ Amount	Reconciled (R) Disputed (D)	Sales Tax Included on invoice (Yes or No)
8-22	Thomson West	1	Payment	Law Library Updates	190.91	R	Y
8-23	Frontier	2	Payment	Phone line for Internet	806.96	R	N
8-25	J M Trophies	3	Payment	Name plates for hearings	21.60	R	Y
8-30	Grizzly Cafe	4	Dinner – Rollings, Martinez, Aldrich	Community Meeting in Wrightwood	42.00	R	Y
8-30	Jolly Giant USA LLC	5	Payment	Software License Renewal	75.00	R	N
8-30	Daisy IT	6	Payment	Office Supplies	146.80	R	Y
8-30	Daisy IT	7	Payment	Office Supplies	114.12	R	Y
8-30	Daisy IT	8	Payment	Office Supplies	18.42	R	Y
8-30	Daisy IT	9	Payment	Office Supplies	273.49	R	Y
8-30	Daisy IT	10	Payment	Office Supplies	571.69	R	Y
8-30	Storeretrieve	11	Payment	Records Storage and Maintenance	49.03	R	N
8-31	California Planning & Devel. Report	12	Payment	Annual Renewal of Publication	238.00	R	N
9-12	Frontier	13	Payment	Phone line for Alarm & Fax, Aug & Sept	109.49	R	N
9-12	Advanced Copy Systems	14	Payment	Copy machine for office	1,477.11	R	Y
9-14	Storeretrieve	15	Payment	Records Storage and Maintenance	49.03	R	N
8-30	Daisy IT	16	Payment	Office Supplies	701.49	R	Y
8-30	Daisy IT	17	Payment	Office Supplies	5.73	R	Y

The undersigned, under penalty of perjury, states the above information to be true and correct. If an unauthorized purchase has been made, the undersigned authorizes the County Auditor/Controller-Recorder to withhold the appropriate amount from their payroll check after 15 days from the receipt of the cardholder's Statement of Account.

<b>Cardholder (Print &amp; Sign)</b> Kathleen Rollings-McDonald 	<b>Date</b> 10-12-16
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<b>Approving Official (Print &amp; Sign)</b> Kimberley Cox, Chair	<b>Date</b> 10-19-16
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# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**DATE :** OCTOBER 12, 2016



**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** AGENDA ITEM #3 - RATIFY PAYMENTS AS RECONCILED FOR  
MONTH OF SEPTEMBER 2016 AND NOTE REVENUE RECEIPTS

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## **RECOMMENDATION:**

Ratify payments as reconciled for the month of September 2016 and note revenue receipts for the same period.

## **BACKGROUND INFORMATION:**

Staff has prepared a reconciliation of warrants issued for payments to various vendors, internal transfers for payments to County Departments, cash receipts and internal transfers for payments of deposits or other charges that cover the period of September 1, 2016 through September 30, 2016.

Staff is recommending that the Commission ratify the payments for September outlined on the attached listings and note the revenues received.

KRM/MT

Attachment

**MONTHLY RECONCILIATION OF PAYMENTS**

**MONTH OF SEPTEMBER 2016 PAYMENTS PROCESSED**

<b>VOUCHER ID</b>	<b>ACCOUNT</b>	<b>NAME</b>	<b>WARRANT NO.</b>	<b>WARRANT DATE</b>	<b>AMOUNT</b>
PV8908615	2115	ECS IMAGING INC	8917906	7/9/16	\$ 1,313.00
PV8908616	2444	MJS ALARM CORP	3286730	7/9/16	\$ 84.00
PV8908617	2424	TOM DODSON & ASSOCIATES	3286779	7/9/16	\$ 1,657.50
PV8908618	2445	ROBERT J ALDRICH	3286756	7/9/16	\$ 3,600.00
PV8908619	2905	215 NORTH D STREET BLDG LLC	3286795	7/9/16	\$ 4,484.01
PV8908620	2400	BEST BEST & KRIEGER	3286647	7/9/16	\$ 3,300.00
PV8908621	2941	CALAFCO	8918802	8/9/16	\$ 4,490.00
PV8908622	9910	HESPERIA FIRE PROTECTION DIST (REFUND)	8918721	8/9/16	\$ 15,736.00
PV8908623	2445	ROBERT J ALDRICH	3287605	9/15/16	\$ 3,675.00
PV8908626	2405	SBCERA (GASB 68 PROCESSING)	3287977	9/21/16	\$ 3,892.42
PV8908627	2085	DAILY JOURNAL	8922572	9/15/16	\$ 1,846.48
PV8908628	2905	215 NORTH D STREET BLDG LLC	3287828	9/19/16	\$ 4,484.01
PV8908629	2445	JIM BAGLEY	8923476	9/19/16	\$ 297.10
PV8908630	2445	ACQUANETTA WARREN	8924034	9/20/16	\$ 217.28
PV8908631	2445	DIANE WILLIAMS	8923459	9/19/16	\$ 228.08
PV890863201	2445	JANICE RUTHERFORD	8924069	9/20/16	\$ 200.00
PV890863202	2445	JAMES C RAMOS	8924901	9/21/16	\$ 200.00
<b>TOTAL</b>					<b>\$ 49,704.88</b>

**MONTH OF SEPTEMBER 2016 INTERNAL TRANSFERS PROCESSED**

JVIB 02062037D	2037	PHONE CHARGES - COUNTY SYSTEM		9/6/16	\$ 255.96
JVCS 20160920040	2305	OFFICE DEPOT SURCHARGE		9/27/16	\$ 1.71
JVPURRT02759	2310	COUNTY MAIL - INTER-OFFICE MAIL		9/8/16	\$ 216.20
JVPURRT02765	2310	COUNTY MAIL - PACKAGING		9/8/16	\$ 441.53
JVPURRT02767	2310	COUNTY MAIL - 1ST-PRESORT		9/8/16	\$ 332.27
JVPURRT02763	2310	COUNTY MAIL - PRESORT FLATS		9/12/16	\$ 69.19
JVPURRT02737	2310	COUNTY MAIL - PACKAGING		9/16/16	\$ 15.79
JVPURRT03599	2323	COUNTY PRINTING SERVICES		9/29/16	\$ 2,263.21
JVIB 02062410	2410	COUNTY DATA PROCESSING		9/6/16	\$ 652.25
JVATXRT03616	2415	COWCAP - 3RD QUARTER		9/21/16	\$ 3,309.00
JVIB 02062420J	2420	COMMUNICATION DEVICE		9/6/16	\$ 17.47
JVIB 02062421D	2421	COUNTY DESKTOP SUPPORT		9/6/16	\$ 743.94
JVATXRT02686	2445	COUNTY PAYROLL FILING, 2ND QUARTER		9/7/16	\$ 891.00
JV890RT02992	2445	ROV, LAFCO 3210		9/16/16	\$ 100.60
JV890RT03746	2445	ASSESSOR, LANDOWNER LISITNG		9/28/16	\$ 312.00
<b>TOTAL</b>					<b>\$ 9,622.12</b>

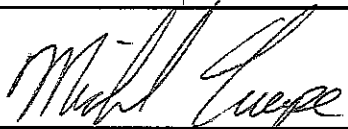
**MONTHLY RECONCILIATION OF PAYMENTS**

**MONTH OF SEPTEMBER 2016 CASH RECEIPTS**

DEPOSIT DOCUMENT ID	ACCOUNT	DESCRIPTION	DEPOSIT DATE	AMOUNT
CRATXA02804	8842	APPORTIONMENT - PHELAN PINON HILLS	9/1/16	\$ 9,885.54
	8842	APPORTIONMENT - CITY OF UPLAND		\$ 11,881.93
CR890A03270	9545	INDIVIDUAL NOTICE	9/14/16	\$ 700.00
	9555	LEGAL		\$ 650.00
	9660	ENVIRONMENTAL		\$ 450.00
	9800	LAFCO FEES		\$ 1,000.00
CR890A03929	9545	INDIVIDUAL NOTICE	9/28/16	\$ 700.00
	9555	LEGAL		\$ 1,200.00
	9660	ENVIRONMENTAL		\$ 750.00
	9800	LAFCO FEES		\$ 7,000.00
	9930	MISCELLANEOUS		\$ 10.00
<b>TOTAL</b>				<b>\$ 34,227.47</b>

**MONTH OF SEPTEMBER 2016 INTERNAL TRANSFERS RECEIVED**

TRANSFER DOCUMENT ID	ACCOUNT	NAME	TRANSFER DATE	AMOUNT
JVATX00571ACCRUR	8500	INTEREST, 2016 4TH QUARTER	9/1/16	\$ 2,116.30
<b>TOTAL</b>				<b>\$ 2,116.30</b>



Michael Tuerpe, Project Manager

10/12/2016  
DATE

RECONCILIATION APPROVED BY:




KATHLEEN ROLLINGS-McDONALD, Executive Officer

10/12/2016  
DATE

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: lafco@lafco.sbcounty.gov  
www.sbclafco.org

---

**DATE:** OCTOBER 12, 2016   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
SAMUEL MARTINEZ, Assistant Executive Officer  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Agenda Item #5: LAFCO SC#408 – City of Loma Linda Irrevocable Agreement to Annex for Water and Sewer Service (Southeastern California Conference of Seventh-day Adventists)

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**INITIATED BY:**

City of Loma Linda, on behalf of the property owner/developer

**RECOMMENDATION:**

Staff recommends that the Commission approve LAFCO SC#408 by taking the following actions:

1. For environmental review as a responsible agency:
  - a. Certify that the Commission has reviewed and considered the County's environmental assessment and Mitigated Negative Declaration prepared by the County of San Bernardino for the Conditional Use Permit to develop a church that consists of a 19,100 sq. ft. main sanctuary building, a 12,250 sq. ft. fellowship hall, and a 13,600 sq. ft. youth sanctuary on approximately 8.1 acres, and found them to be adequate for Commission use;
  - b. Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for this project; that all mitigation measures are the responsibility of the County of San Bernardino and/or others, not the Commission, and are self-mitigating through implementation of the Conditions of Approval; and,
  - c. Note that this proposal is exempt from Department of Fish and Wildlife fees because the filing fee was the responsibility of the County as CEQA

lead agency, and direct the Executive Officer to file a Notice of Determination within five (5) days of this action.

2. Approve LAFCO SC#408 authorizing the City of Loma Linda to extend water and sewer service outside its boundaries to Assessor Parcel Number (APN) 0293-091-08.
3. Adopt LAFCO Resolution #3236 setting forth the Commission’s determinations and approval of the agreement for service outside the City of Loma Linda’s boundaries.

**BACKGROUND:**

The City of Loma Linda (hereinafter the “City”) has submitted a request for approval of an Irrevocable Agreement to Annex that outlines the terms by which it will extend water and sewer service. The agreement relates to a single parcel, APN 0293-091-08 (formerly comprised of APNs 0293-091-01, -03, -06, and -07), generally located at the northwest corner of Bermudez and New Jersey Streets (11475 New Jersey Street), within the City of Loma Linda’s eastern sphere of influence. Figure 1 below outlines the location of the contract area and Attachment #1 includes the vicinity map of the site along with maps outlining the location of the infrastructure to be extended.

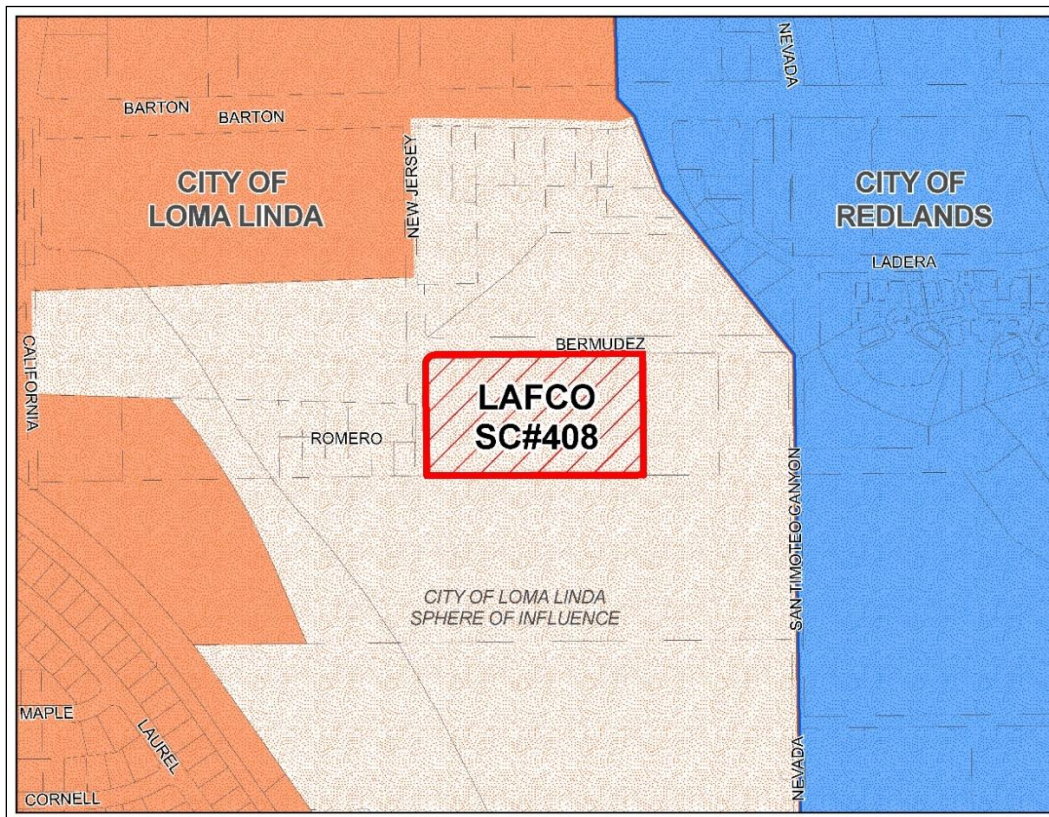


FIGURE 1 – Vicinity Map

In 2010, the County Land Use Services Department (LUSD) processed and approved a Conditional Use Permit (CUP) for the development of a church facility on the 8.1-acre project site. In 2014, the County LUSD approved a parcel merger as well as a revision to the original CUP (Revision to Approved Action) that included the requirement to connect to the City of Loma Linda's water and sewer facilities (see Conditions 76, 78, and 81 of the Revision to Approved Action). A copy of the Conditions of Approval for the Revision to Approved Action is included as Attachment #3 to this report.

Therefore, the City, on behalf of the property owner/develop, has requested that the Commission authorize the extension of water and sewer service to the parcel pursuant to the provisions of Government Code Section 56133. Authorization of this agreement is required before the City can take the final actions to implement the terms of the agreement.

*Issues Associated with the Irrevocable Agreement:*

The City's application was originally submitted with an agreement that was executed in April 2014. However, after reviewing the materials, LAFCO staff identified that the original agreement only addressed the provision of water service to the proposed church facility. After informing the City of this error, it immediately contacted the property owner/developer to execute a new agreement reflecting all services to be delivered. The new agreement now identifies the provision of both water and sewer service to the proposed project.

In addition, the new agreement now reflects the new parcel number (APN 0293-091-08) associated with the project site. As identified earlier, the County approved a parcel merger that took effect after the original agreement was executed. As a result, the original agreement is technically flawed since the parcel numbers identified do not exist anymore.

The new agreement, which replaces the original agreement, was signed by the property owner representative and was approved by the City on October 11, 2016. A copy of the new agreement is included as part of Attachment #2 to this report.

**PLAN FOR SERVICE:**

The City's application (included as Attachment #2 to this report) indicates that water service will be provided to the proposed church facility by requiring the property owner/developer to install the water facilities by looping the City's existing water system. This is being accomplished by extending an 8-inch water main in San Timoteo Canyon Road (from the existing 8-inch water main in Barton Road) and in Bermudez Street (to the existing 8-inch water main in New Jersey Street) totaling 2,402 linear feet. A 4-inch water meter and a fire service line will then be extended to the project site. See Figure 2 below for an illustration of the proposed water facilities.



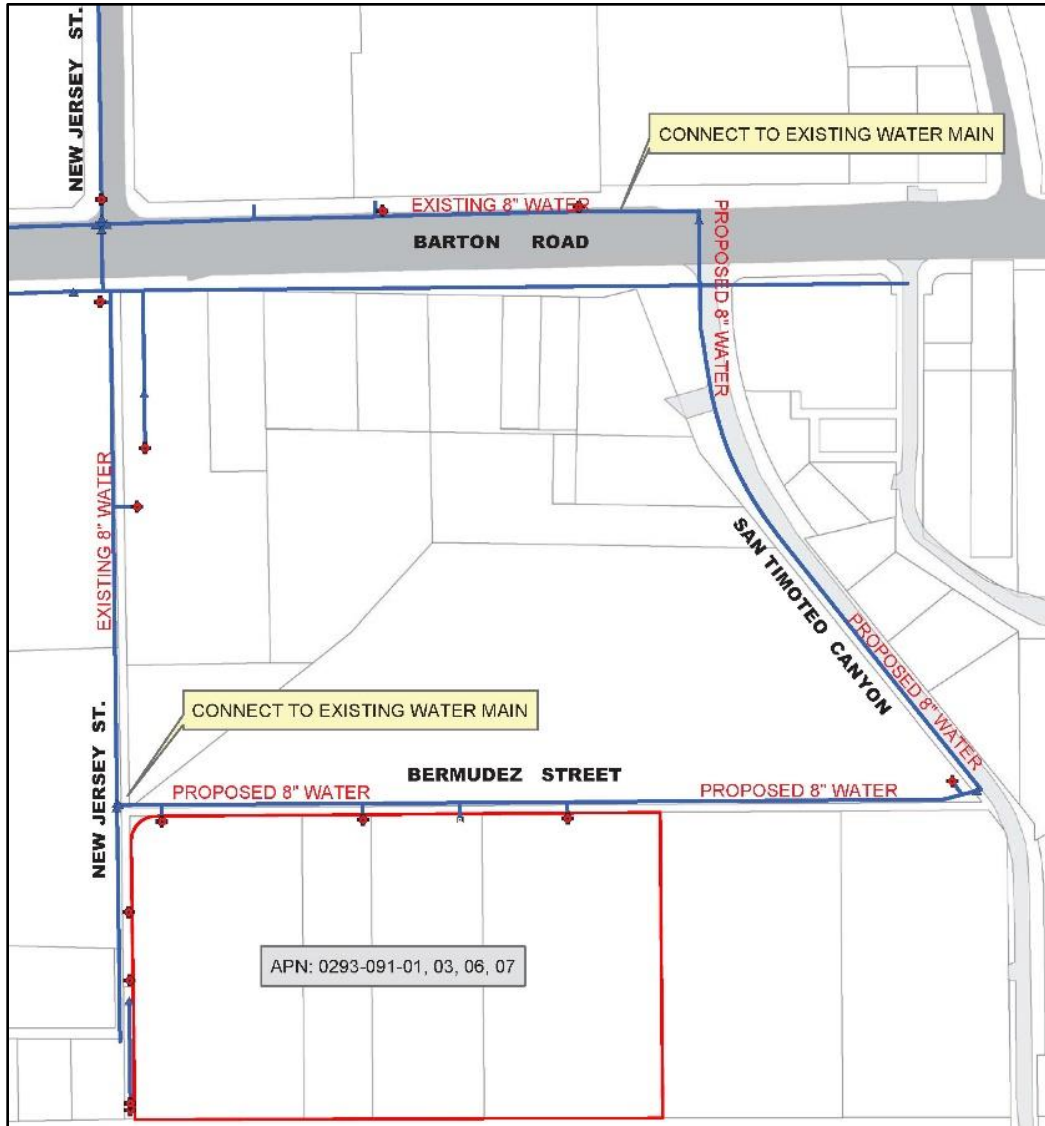


FIGURE 2 – Water Facilities Map

In addition, the application indicates that sewer service will be provided by extending an 8-inch sewer main approximately 2,065 linear feet along Bermudez Street and along New Jersey Street and extending northerly to connect to the existing 8-inch sewer main located at the intersection of Barton Road and New Jersey Street. Three 4-inch sewer laterals will be extended to the project site. See Figure 3 below for an illustration of the proposed sewer facilities.

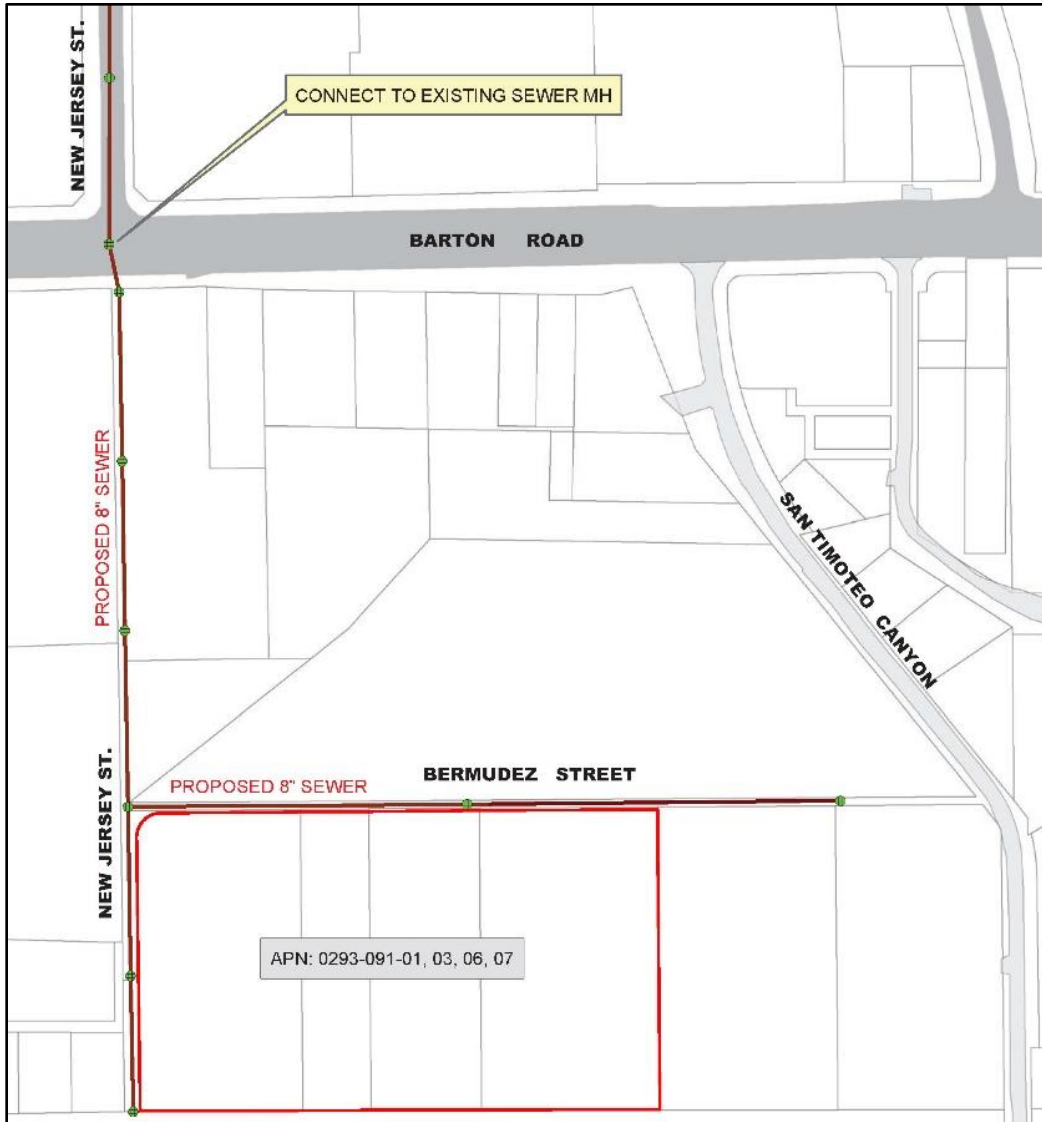


FIGURE 3 – Sewer Facilities Map

Pursuant to the Commission’s application requirements for service contracts, information must be provided regarding all financial obligations for the extension of services outside an agency’s boundaries. The City of Loma Linda has identified an estimated cost of \$81,191.43 in water and sewer fees (see the City of Loma Linda’s Development Impact Fee Spreadsheet and the City of San Bernardino Municipal Water Department Sewer Capacity Worksheet included as part of Attachment #2 to this report). The following table shows the breakdown of fees/charges:



<b>FEES</b>	<b>Fees/Unit &amp; Number of Units</b>	<b>TOTAL</b>
Water Generation Fee (per sq. ft.)	\$0.463/sq. ft. x 43,834 sq. ft.	\$20,295.14
Sewer Collection System (per sq. ft.)	\$0.085/sq. ft. x 43,834 sq. ft.	\$3,725.89
<b>Sub-total (City of Loma Linda Water &amp; Sewer Fees)</b>		<b>\$24,021.03</b>
Sewer Capacity Fee*		\$57,170.40
Paid to the City of San Bernardino *Sewer Capacity Fee for the church facility is determined based on occupancy and rate (gallons/day) for each of the different structures. Sewer capacity fee calculation included as part of Attachment #2.		
Other Fees: \$24,371.70 - Fire suppression facilities fee*		
*Property owner/developer is required to pay the fire suppression facilities fee for the project; however, this fee is not included as a part of the overall water and sewer fees.		
<b>OVERALL WATER &amp; SEWER FEES</b>		<b>\$81,191.43</b>

In addition, the property owner/developer was responsible for the entire cost of the construction and installation of the water and sewer main/laterals to the project, which have all been installed for a total price tag of \$483,184.00. The City has indicated that there is no rate difference for providing service outside the City’s boundaries; therefore, the church facility will be charged the normal in-City monthly rate for water and sewer service.

**ENVIRONMENTAL DETERMINATION:**

In 2010, the County prepared an Initial Study and a Mitigated Negative Declaration for a CUP to develop a church facility that included an 84,720 sq. ft. two-story building with a 25,726 sq. ft. sanctuary, an 11,273 sq. ft. youth chapel, a 12,966 sq. ft. dining area, a 7,763 sq. ft. gymnasium, a 6,102 sq. ft. lobby, and 20,890 sq. ft. of classrooms on approximately 8.1 acre. The County then approved a revision to the original CUP that has been significantly reduced from the original project, which now only includes a 19,100 sq. ft. main sanctuary building, a 12,250 sq. ft. fellowship hall, and a 13,600 sq. ft. youth sanctuary on the same 8.1-acre project site.

The Commission’s Environmental Consultant, Tom Dodson and Associates, has reviewed the County’s environmental assessment and the Mitigated Negative Declaration for the proposed project site. Mr. Dodson’s analysis indicates that the County’s Initial Study and Mitigated Negative Declaration are adequate for the Commission’s use as a CEQA responsible agency.

Mr. Dodson has indicated that the necessary environmental actions to be taken by the Commission are as follows:

- a) Certify that the Commission, its staff and its Environmental Consultant, have independently reviewed and considered the County’s environmental assessment and Mitigated Negative Declaration;

- b) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the County's environmental documents are the responsibility of the County and/or others, not the Commission; and,
- c) Direct the Executive Officer to file the Notice of Determination within five (5) days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the County, as lead agency, has paid said fees for its environmental determination.

**CONCLUSION:**

The proposed development of the church facility approved by the County of San Bernardino requires that it receive water and sewer service from the City of Loma Linda. In order for the proposed development to proceed, the property owner/developer must show proof of its ability to connect to the City of Loma Linda's water and sewer infrastructure - which is the Commission's authorization for this agreement.

Staff has reviewed this request for the provision of water and sewer service from the City of Loma Linda outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The parcel to be served is within the sphere of influence assigned the City of Loma Linda and is anticipated to become a part of the City sometime in the future. Staff supports the City's request for authorization to provide water and sewer service to the proposed project since its facilities are adjacent to the anticipated development, and there is no other existing entity available to provide these services within the area.

**DETERMINATIONS:**

- 1. The project area, identified as APN 0293-091-08, is within the sphere of influence assigned the City of Loma Linda and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Loma Linda water and sewer service. This requirement for water and sewer connection are conditions of approval as identified in the County's approval of the Revision to Approved Action for the church facility. Therefore, approval of the City's request for authorization to provide water and sewer service is necessary in order to satisfy these conditions of approval.
- 2. The Irrevocable Agreement to Annex being considered is for the provision of water and sewer service by the City of Loma Linda to APN 0293-091-08, which is generally located at the northwest corner of Bermudez and New Jersey Streets (11475 New Jersey Street). This contract will remain in force in perpetuity for the proposed development or until such time as the project area is annexed. Approval of this application will allow the property owner/developer and the City

of Loma Linda to proceed in finalizing the contract for the extension of these services.

3. The fees charged by the City of Loma Linda for the extension of water and sewer service to the parcel are identified as totaling \$81,191.43 (see table on pages 3 and 4 for a breakdown). In addition, the costs to complete improvements needed to extend water and sewer service to the proposed project were the responsibility of the property owner/developer and have been installed based upon the City's original 2014 contract approval.
4. During the period from July 2009 to March 2010, acting as the CEQA lead agency, the County prepared an environmental assessment for a Conditional Use Permit (CUP) to develop a church facility on approximately 8.1 acres. The County's environmental assessment indicates that the project would not have a significant effect on the environment through its development under the Conditions of Approval that has been prepared for the proposed project. It should also be noted that the approved revision to the original CUP is significantly smaller than the original project.

LAFCO's environmental consultant, Tom Dodson and Associates, has reviewed the County's environmental assessment and recommends that, if the Commission approves LAFCO SC#408, the County's Initial Study and Mitigated Negative Declaration are adequate for the Commission's use as CEQA responsible agency. The Commission will not be adopting alternatives or additional mitigation measures, as these are the responsibility of the County and/or others and are considered self-mitigating through implementation of the Conditions of Approval. Attachment #4 to this report includes a copy of Mr. Dodson's response and recommendation regarding the Commission's environmental review and the necessary actions to be taken.

KRM/sm

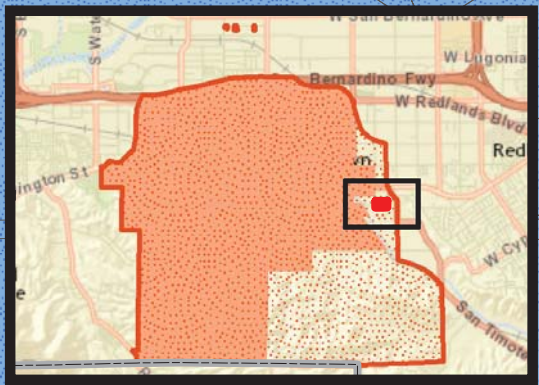
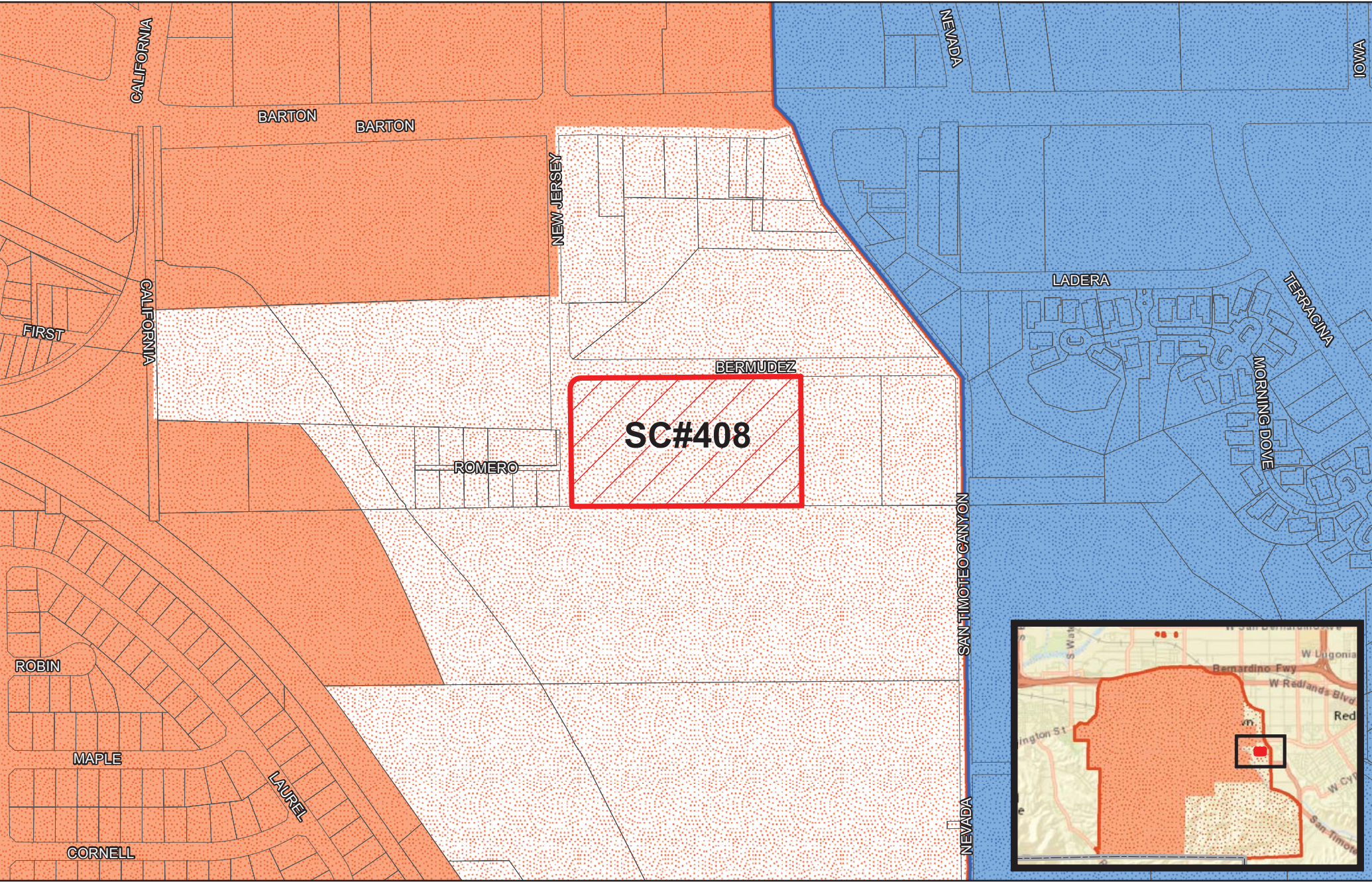
Attachments:

1. Vicinity Map and Maps of the Contract Area
2. City of Loma Linda's Application and Contract
3. County Conditions of Approval for the Conditional Use Permit
4. Tom Dodson and Associates' Response Including the County's Environmental Assessment for the Conditional Use Permit to Develop a Church Facility on 8.1 Acres
5. Draft Resolution #3236

**Vicinity Map and Maps  
of the Contract Area**







**Attachment 1**

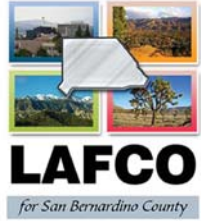




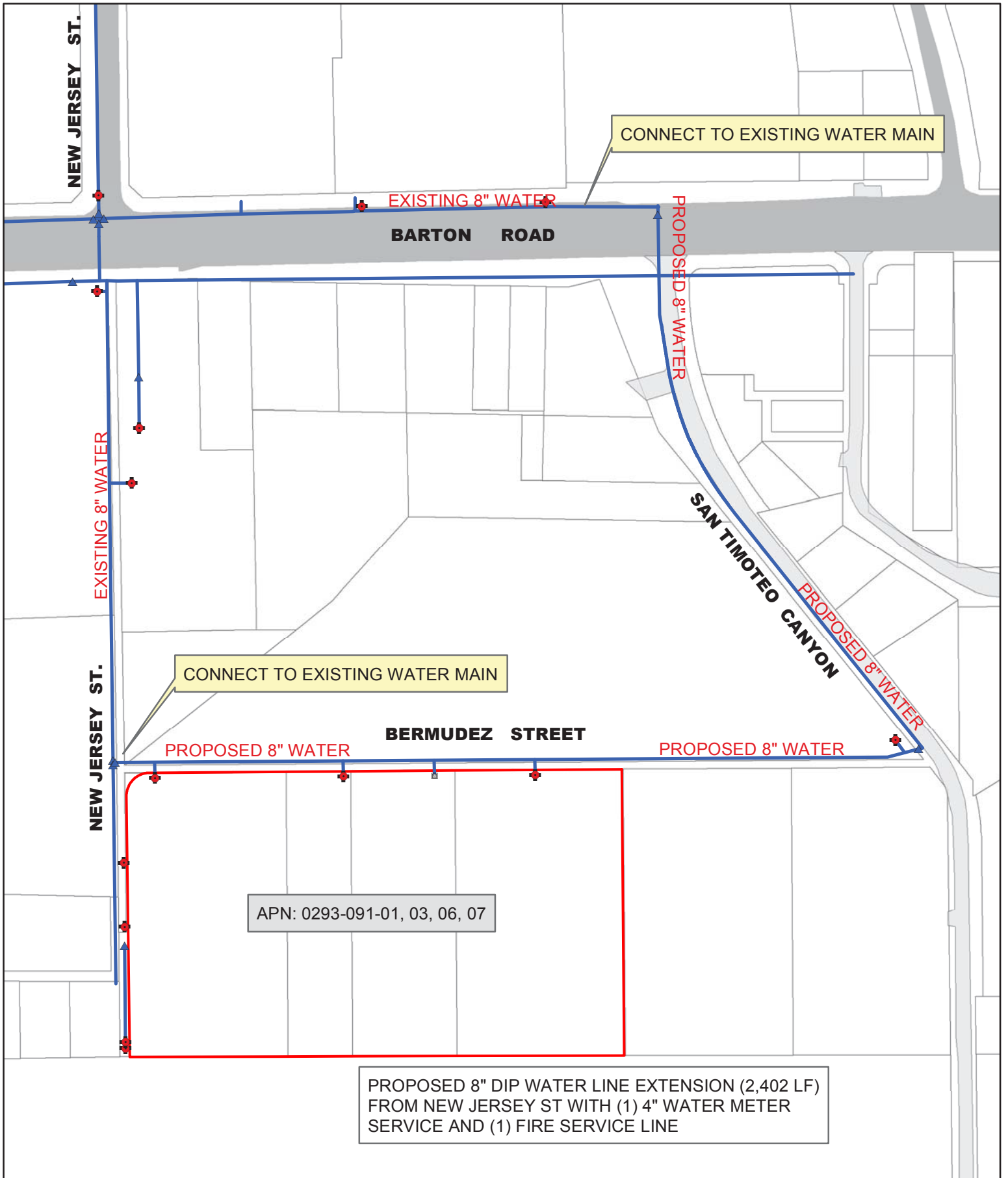
**LAFCO SC#408 – City of Loma Linda Irrevocable Agreement to Annex for Water and Sewer Service (Southeastern California Conference of Seventh-day Adventists)**



Legend	
	SC#408
	City of Loma Linda
	City of Loma Linda Sphere
	City of Redlands
	City of Redlands Sphere
	San Bernardino County Line

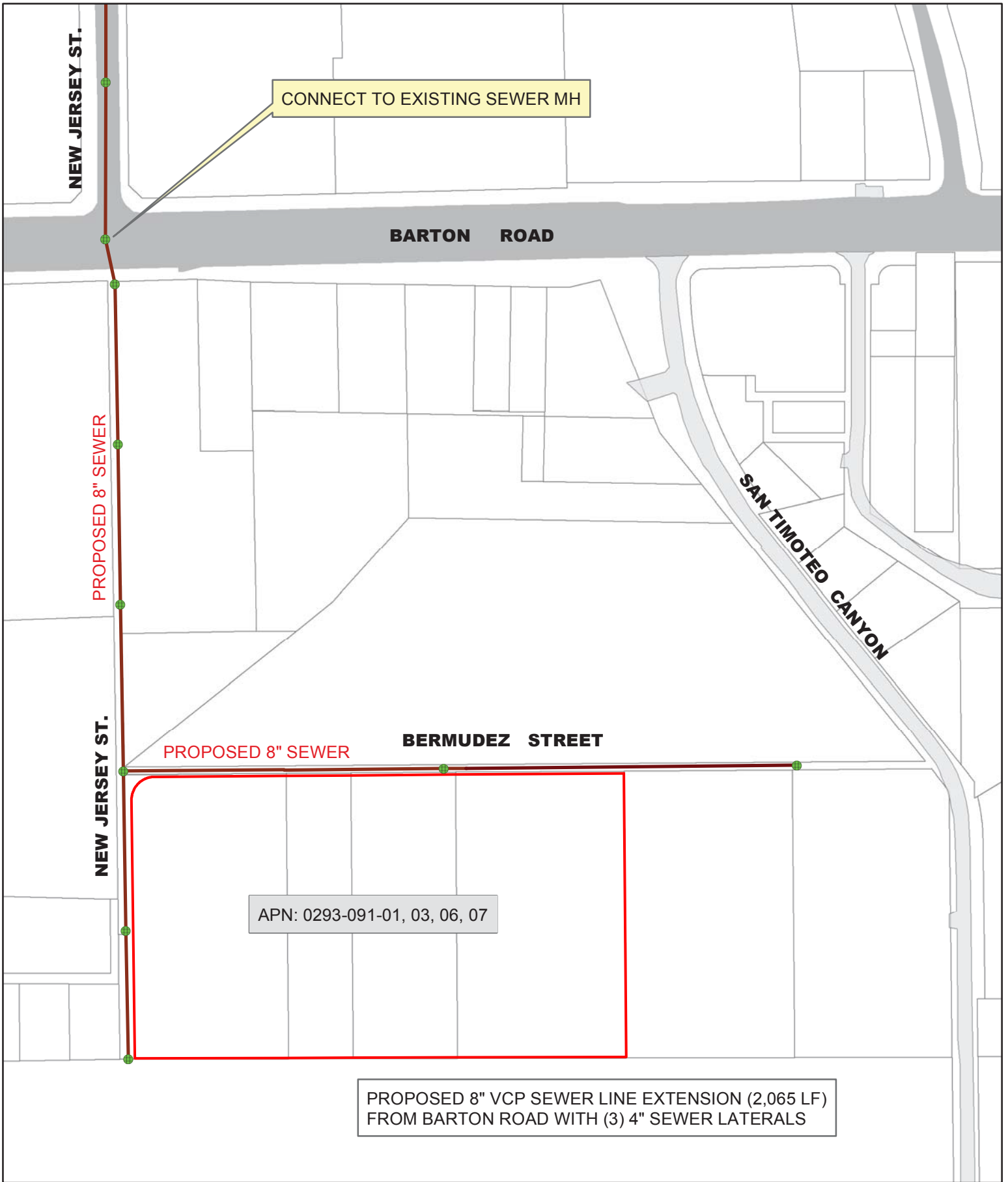






# CITY OF LOMA LINDA WATER MAP

- + HYDRANT
- WATER METER
- ▲ WATER VALVE
- waterl20



# CITY OF LOMA LINDA SEWER MAP

- SEWER MAIN
- SEWER MH

**City of Loma Linda's  
Application and Contract**

**Attachment 2**



(FOR LAFCO USE ONLY)

**SAN BERNARDINO LAFCO  
APPLICATION FOR  
EXTENSION OF SERVICE BY CONTRACT**

(A certified copy of the City Council/District Board of Directors resolution or a letter from the City Manager/General Manager requesting approval for an out-of-agency service agreement must be submitted together with this application form.)

**AGENCY TO EXTEND SERVICE:**

AGENCY NAME: City of Loma Linda  
CONTACT PERSON: Lorena A. Matarrita  
ADDRESS: 25541 Barton Road  
Loma Linda, CA 92354  
PHONE: 909-799-2830  
EMAIL: lmatarrita@lomalinda-ca.gov

**CONTRACTING PARTY:**

NAME OF PROPERTY OWNER: Southeastern California Conference of Seventh-day Adventists  
CONTACT PERSON: Charles McKinstry, Dir. of Property  
MAILING ADDRESS: 11330 Pierce St.  
P.O. Box 79990  
Riverside, CA 92513  
PHONE: 951-509-2221  
EMAIL: hartzman@gmail.com  
ADDRESS OF PROPERTY PROPOSED FOR CONTRACT: new → 11475 New Jersey St.  
Redlands, CA  
old → 26769 Bermudez St.  
Redlands, CA  
CONTRACT NUMBER/IDENTIFICATION: Resolution for Southeastern California Conference of Seventh Day Adventists signatory authority  
\*enclosed  
PARCEL NUMBER(S): OLD APNS → 0293-091-06, -03, -06, -07  
new APN → 0293-091-08  
ACREAGE: parcel map lists 7.29 acres

Extension of Service by Contract  
Application Form

(FOR LAFCO USE ONLY)

The following questions are designed to obtain information related to the proposed agreement/contract to allow the Commission and staff to adequately assess the proposed service extension. You may include any additional information which you believe is pertinent. Please use additional sheets where necessary.

1. (a) List the type or types of service(s) to be provided by this agreement/contract.

sewer and water service (City of Loma Linda)  
fire facilities fees (suppression) et al.

- (b) Are any of the services identified above "new" services to be offered by the agency?  YES  NO. If yes, please provide explanation on how the agency is able to provide the service.

n/a

2. Is the property to be served within the agency's sphere of influence?  YES  NO

3. Please provide a description of the service agreement/contract.

Water purveyor will be City of Loma Linda. Sewer service  
will also be provided by city of Loma Linda.  
A copy of the agreement/contract is enclosed.  
Fire facility (suppression), et al fees will be paid.

4. (a) Is annexation of the territory by your agency anticipated at some point in the future?  YES  NO. If yes, please provide a projected timeframe when it anticipates filing an application for annexation of territory that would include the area to be served. If no, please provide an explanation as to why a jurisdictional change is not possible at this time.

The City anticipates filing an application for annexation  
for the area and subject parcel as more development  
comes to the adjacent properties. This can take  
place 3 to 8 years from now.

Extension of Service by Contract  
Application Form

(FOR LAFCO USE ONLY)

- (b) Is the property to be served contiguous to the agency's boundary?  
 YES  NO. If yes, please provide explanation on why annexation to the agency is not being contemplated.

n/a

5. Is the service agreement/contract outside the Agency's sphere of influence in response to a threat to the public health and safety of the existing residents as defined by Government Code Section 56133(c)?  
 YES  NO. If yes, please provide documentation regarding the circumstance (i.e. letter from Environmental Health Services or the Regional Water Quality Control Board).

n/a

6. (a) What is the existing use of the property?

vacant lot

County's zoning and general plan lists as Rural Living

- (b) Is a change in use proposed for the property?  YES  NO. If yes, please provide a description of the land use change.

proposed church, allowed use within  
zoning code and General Plan

7. If the service agreement/contract is for development purposes, please provide a complete description of the project to be served and its approval status.

As indicated in exhibits, permits and approvals, the proposed project is for a church to include dining area and gymnasium.

Extension of Service by Contract  
Application Form

(FOR LAFCO USE ONLY)

8. Are there any land use entitlements/permits involved in the agreement/contract?  
 YES  NO. If yes, please provide documentation for this entitlement including the conditions of approval and environmental assessment that are being processed together with the project. Please check and attach copies of those documents that apply:

Tentative Tract Map / Parcel Map   
Permit (Conditional Use Permit, General Plan Amendment, etc.)   
Conditions of Approval   
Negative Declaration (Initial Study)   
Notice of Determination (NOD)/Notice of Exemption (NOE)   
Department of Fish and Game (DFG) Receipt   
Others (please identify below)

- Revision of the Conditional Use Permit Approval Letter
- Lot Merger Approval

9. Has the agency proposing to extend service conducted any CEQA review for this contract?  YES  NO. If yes, please provide a copy of the agency's environmental assessment including a copy of the filed NOD/NOE and a copy of the DFG Receipt.

10. Plan for Service:

- (a) Please provide a detailed description of how services are to be extended to the property. The response should include, but not be limited to, a description of: 1) capacity of existing infrastructure, 2) type of infrastructure to be extended or added to serve the area, 3) location of existing infrastructure in relation to the area to be served, 4) distance of infrastructure to be extended to serve the area, and 5) other permits required to move forward with the service extension.

Existing water and sewer main lines are available at California Ave & Barton Rd.

The applicant has already extended those lines to service his project. This work was accomplished under permit and with inspection.

No other permits necessary.

Five services to be provided, too.

Extension of Service by Contract  
Application Form

(FOR LAFCO USE ONLY)

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- (b) Please provide a detailed description of the overall cost to serve the property. The response should include the costs to provide the service (i.e. fees, connection charges, etc.) and also the costs of all improvements necessary to serve the area (i.e. material/equipment costs, construction/installation costs, etc.).

Description of Fees/Charges	Cost	Total
Fire suppression facilities, et. all for the institution	24,371.70	
Water Generation Storage and distribution facilities fee	20,295.14	
Wastewater (sewer) collection system	3,725.89	
<b>Total Costs</b>		<b>\$48,392.73</b>

- (c) Please identify any unique costs related to the service agreement such as premium outside City/District rates or additional 3<sup>rd</sup>-party user fees and charges (i.e. fees/charges attributable to other agencies).

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Extension of Service by Contract  
Application Form

(FOR LAFCO USE ONLY)

- (d) If financing is to occur, please provide any special financial arrangement between the agency and the property owner, including a discussion of any later repayment or reimbursement (If available, a copy of the agreement for repayment/reimbursement is to be provided).

n/a

- 11 Does the City/District have any policies related to extending service(s) outside its boundary?  YES  NO. If yes, has a copy been provided to LAFCO?  YES  NO. If not, please include a copy of the policy or policies (i.e. resolution, municipal code section, etc.) as part of the application.

included with packet.

### CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the \_\_\_\_\_ District/Agency agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

The agency signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

*Extension of Service by Contract  
Application Form*

\_\_\_\_\_  
(FOR LAFCO USE ONLY)

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this evaluation of service extension to the best of my ability, and that the facts, statement and information presented herein are true and correct to the best of my knowledge and belief.

SIGNED

T. Jarb Thapejr

NAME:

T. Jarb Thapejr

POSITION TITLE:

City Manager

DATE:

September 8, 2016

REQUIRED EXHIBITS TO THIS APPLICATION:

1. Copy of the agreement/contract.
2. Map(s) showing the property to be served, existing agency boundary, the location of the existing infrastructure, and the proposed location of the infrastructure to be extended.
3. Certified Plan for Service (if submitted as a separate document) including financing arrangements for service.

Please forward the completed form and related information to:

Local Agency Formation Commission for San Bernardino County  
215 North D Street, Suite 204  
San Bernardino, CA 92415-0490  
PHONE: (909) 388-0480 • FAX: (909) 885-8170

Recording Requested By And  
When Recorded Mail To:

City Clerk  
City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354

RECEIVED  
OCT 12 2016

**LAFCO**  
San Bernardino County

Amending in its entirety  
Recorder No. 2014-0119304

Exempt from Recording Fee  
Government Code 6103

AN IRREVOCABLE AGREEMENT  
TO ANNEX TO THE CITY OF LOMA LINDA

(APN 0293-091-08)  
(Formerly APN 0293-091-01, 03, 06, 07)

This Agreement is made this 11<sup>th</sup> day of October 2016, between Southeastern California Conference of Seventh Day Adventists, hereinafter referred to as "owner," and the City of Loma Linda, hereinafter referred to as "City."

WHEREAS, owner is the legal property owner of the real property consisting of approximately 8.1 acres, located at 11475 New Jersey Street, Redlands; also referenced as San Bernardino County Tax Assessor Parcel No. 0293-091-08 (Formerly APN 0293-091-01, 03, 06, and 07), shown as Exhibit "A" attached and more fully described in Exhibit "B" attached; and

WHEREAS, the subject property is within the unincorporated area of San Bernardino County, which is a part of the City of Loma Linda Sphere of Influence; and

WHEREAS, owner has an urgent need to connect to and utilize the City of Loma Linda water system and sewer system; said systems otherwise being available only to properties within the City of Loma Linda corporate limits; and

WHEREAS, owner is desirous of annexing to the City of Loma Linda; and

WHEREAS, the City of Loma Linda is willing to consent to the connection of said property to the water main and sewer line only on the condition that the property be annexed to the City of Loma Linda at the earliest possible time; and

WHEREAS, the City of Loma Linda intends to pursue annexation of owner's property plus other property, but said annexation will cause delay, which delay would create a substantial hardship for owners of the said property; and

WHEREAS, the agreements, conditions and covenants contained herein are made for the direct benefit of the land subject to this Agreement and described herein, and shall create an equitable servitude upon the land and operate as a covenant running with the land, for the benefit of the owner of the land and his heirs, successors, and assigns;



NOW, THEREFORE, the parties do agree as follows:

1. Owner does hereby give his irrevocable consent to annex to the City of Loma Linda at such time as the annexation may be properly approved through appropriate legal proceedings, and owner does further agree to provide all reasonable cooperation and assistance to the City in the annexation proceedings. Said cooperation is contemplated to include signing any applications of consent, prepared by the City, and submitting any evidence reasonably within the control of owner to the various hearings required for the annexation. Said cooperation does not include, however, any obligation on behalf of owner to institute any litigation or judicial proceeding whatsoever to force annexation to the City of Loma Linda.

2. The City of Loma Linda does hereby agree to authorize the connection of said property, proposed to be developed on owner's property, to the water main located in New Jersey Street. Said connection to the water main shall be permitted by the City at such time as all applicable permits have been obtained and associated fees have been paid.

3. The City of Loma Linda does hereby agree to authorize the connection of said property, proposed to be developed on owner's property, to the sewer line located in Barton Road and New Jersey Street. Said connection to the sewer line shall be permitted by the City at such time as all applicable permits have been obtained and associated fees have been paid.

4. Owner agrees to pay such annexation fees and costs and other municipal charges as would ordinarily be charged in the annexation of property to the City. Said fees shall be payable when the same becomes due and payable. (In some circumstances, these fees may be borne by the City.)

5. Owner shall pay all fees and charges and make all deposits required by the City to connect to and use the water, and owner agrees to be bound by all City ordinances, rules and regulations respecting the water system.

6. Owner shall pay all fees and charges and make all deposits required by the City of connect to and use the sewer system, and owner agrees to be bound by all City ordinances, rules and regulations respecting the sewer system.

7. This Agreement shall be recorded with the Office of the Recorder of the County of San Bernardino.

8. Owner shall install any and all future improvements upon said property to the City's standards, except that County standard(s) shall apply when more restrictive than City standard(s).

9. Owner shall execute the Agreement on behalf of himself, his heirs, successors and assigns; and said agreement shall be irrevocable without the prior written consent of both parties hereto.

10. The benefit to the subject property will inure to the benefit of subsequent owners, their heirs, successors, and assigns, and the agreements, conditions, and covenants contained herein shall be binding upon them and upon the land.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

SIGNATURES ON NEXT PAGE

SOUTHEASTERN CA CONFERENCE  
OF SDA

Charles McKinstry  
Charles McKinstry

\_\_\_\_\_

CITY OF LOMA LINDA

By: R. L. Rigsby  
Rhodes Rigsby, Mayor

Attest: Pamela Byrnes-O'Camb  
Pamela Byrnes-O-Camb, City Clerk

The Mayor and City Clerk of the City of Loma Linda have been authorized to execute this Agreement on behalf of the City of Loma Linda at a regularly held meeting of the City Council held on October 11, 2016.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

State of California }  
 County of Riverside }

On October 11, 2011 before me, Terry M. Sitanggang, Notary Public,  
Date Here Insert Name and Title of the Officer  
 personally appeared Charles McKinstry  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: An Irrevocable Agreement to Annex to The City of Los Angeles

Document Date: N/A Number of Pages: 5

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Partner —  Limited  General  Individual  Partner —  Limited  General

Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN BERNARDINO )

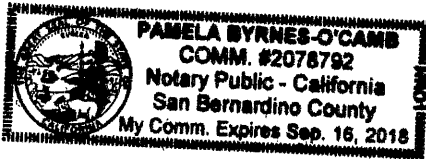
On October 11, 2016, before me, Pamela Byrnes-O'Camb, Notary Public,  
(Print Name of Notary Public)

personally appeared Rhodes Rigsby-

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Pamela Byrnes-O'Camb  
Signature of Notary Public

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

**DESCRIPTION OF ATTACHED DOCUMENT**

- Individual
- Corporate Officer

- Partner(s)     Limited     General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: \_\_\_\_\_

Signer is representing:  
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_  
\_\_\_\_\_

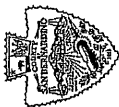
\_\_\_\_\_  
Title Or Type Of Document

\_\_\_\_\_  
Number Of Pages

\_\_\_\_\_  
Date Of Documents

\_\_\_\_\_  
Signer(s) Other Than Named Above

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.

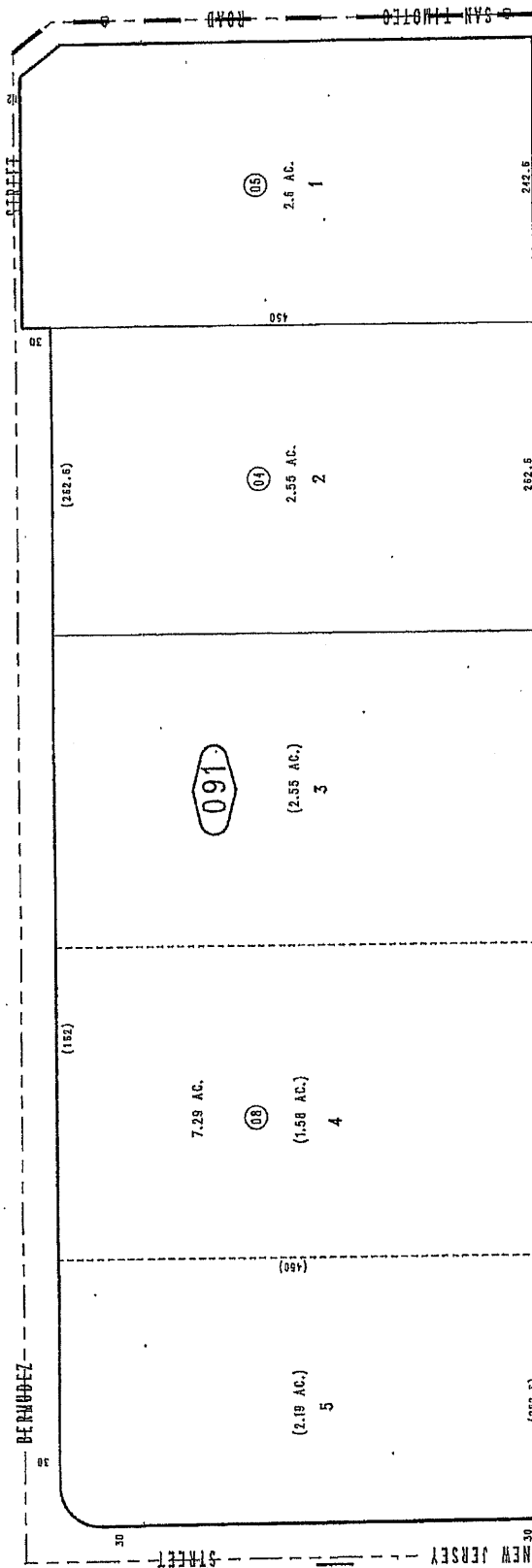


Ptn. Mrs. Bermudez Survey  
M.B. 13/35

Redlands Unified  
Tax Rate Area  
104031

0293 - U Y

1"=100'  
EXHIBIT "A"



REVISED  
01/14/14 RU  
06/24/14 CW  
10/20/14 RM

Assessor's Map  
Book 0293 Page 09  
San Bernardino County

Ptn. N.W. 1/4, Sec. 32  
T.1S., R.3W.

February 2004

EXHIBIT "B"

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

All of Lot 5 and all of Lot 4, except the East 162, according to plat showing Mrs. Bermudez Survey, in the County of San Bernardino, State of California, as per map recorded in Book 13, Page 35 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Numbers: 0293-091-01 and 0293-091-06

TOGETHER WITH

The East 162 feet of Lot 4, according to plat showing Mrs. Bermudez Survey, in the County of San Bernardino, State of California, as per map recorded in Book 13, Page 35 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number: 0293-091-07

TOGETHER WITH

Lot 3, according to plat showing Mrs. Bermudez Survey, in the County of San Bernardino, State of California, as per map recorded in Book 13, Page 35 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number: 0293-091-03

**CITY OF LOMA LINDA  
DEVELOPMENT IMPACT FEES SHEET**

<b>FEES DUE? (Yes/No)</b>	<input type="checkbox"/>	<b>Bldg Permit #</b>	<input type="text"/>
<b>CASE NUMBER:</b>	<input type="text"/>		
<b>PROJECT NAME:</b>		<b>APN:</b>	<input type="text"/>
<b>PRJ. ADDRESS:</b>		<b>SQ. FT.:</b>	<input type="text"/>
<b>PLAN CHK. NO.:</b>		<b>DATE:</b>	September 12, 2016
<b>PLANNER:</b>		<b>Fees Updated</b>	7/1/2015

**COMMUNITY DEVELOPMENT**

**1. GENERAL GOVERNMENT FACILITIES**

				<b>Acct. No. 16-9409</b>
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$393.00		\$ -
Attached Dwelling Units	0	393.00		-
Mobile Home Units	0	393.00		-
Rural Dwelling Units	0	393.00		-
Senior Restricted Dwelling Units	0	393.00		-
	Sq. Ft.			
Assisted Care Living Units		\$0.095		-
	Rooms			
Commercial Lodging	0	\$58.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.095		-
Medical/Healthcare Office Uses	0.00	0.095		-
Hospital Uses	0.00	0.095		-
Industrial Uses	0.00	0.095		-
Institutional Uses	0.00	0.095		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

**2. PARKLAND ACQUISITION AND DEVELOPMENT**

				<b>Acct. No. 4-9409</b>
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$12,489.00		\$ -
Attached Dwelling Units	0	7,459.00		-
Mobile Home Units	0	7,636.00		-
Rural Dwelling Units	0	12,489.00		-
Senior Restricted Dwelling Units	0	5,515.00		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

Park Ded SF
0.00

**3. OPEN SPACE ACQUISITION**

				<b>Acct. No. 4-9411</b>
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Commercial Lodging	0	\$667.00		\$ -
	Sq. Ft.	Fees/Sq.Ft.		
Assisted Care Living Units	0.00	0.32		-
Retail/Service/Office Uses	0.00	\$1.207		-
Medical/Healthcare Office Uses	0.00	1.226		-
Hospital Uses	0.00	0.500		-
Industrial Uses	0.00	1.226		-
Institutional Uses	0.00	1.226		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

**4. PUBLIC MEETING FACILITIES**

				<b>Acct. No. 18-9409</b>
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,575.00		\$ -
Attached Dwelling Units	0	941.00		-
Mobile Home Units	0	963.00		-
Rural Dwelling Units	0	1,575.00		-
Senior Restricted Dwelling Units	0	696.00		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

**5. ART IN PUBLIC PLACES**

				<b>Acct. No. 23-9409</b>
DEVELOPMENT TYPE	Project \$ Value	% of Value	Credit	TOTAL
Residential Valuation	\$0.00	\$0.0025		\$ -
Commercial/Industrial Valuation		\$0.0050		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

**CITY OF LOMA LINDA  
DEVELOPMENT IMPACT FEES SHEET**

**PUBLIC SAFETY**

**6. FIRE SUPPRESSION FACILITIES, ET. AL.**

**Acct. No. 15-9409**

DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,120.00		\$ -
Attached Dwelling Units	0	142.00		-
Mobile Home Units	0	771.00		-
Rural Dwelling Units	0	1,109.00		-
Senior Restricted Dwelling Units	0	1,448.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1.663		-
	Rooms			
Commercial Lodging	0	77.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.056		-
Medical/Healthcare Office Uses	0.00	0.438		-
Hospital Uses	0.00	0.436		-
Industrial Uses	0.00	0.353		-
Institutional Uses	43,834.00	0.556		24,371.70
<b>TOTAL</b>	<b>Note</b>			<b>\$ 24,371.70</b>

**ENGINEERING**

**7a. LOCAL CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)**

**Acct. No. 12-9409**

DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,551.00		\$ -
Attached Dwelling Units	0	893.00		-
Mobile Home Units	0	779.00		-
Senior Restricted Dwelling Units	0	307.00		-
Rural Dwelling Units	0	1,551.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1.298		-
	Rooms	Fees/room		
Commercial Lodging Units	0	\$ 463.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	2.832		-
Medical/Healthcare Office Uses	0.00	2.443		-
Hospital Uses	0.00	1.283		-
Industrial Uses	0.00	0.524		-
Institutional Uses	0.00	0.915		-
<b>Fair Share - PROW Improvements</b>				
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

**7b. REGIONAL CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)**

**Acct. No. 24-9409**

DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$3,741.00		\$ -
Attached Dwelling Units	0	2,154.00		-
Mobile Home Units	0	1,879.00		-
Senior Restricted Dwelling Units	0	740.00		-
Rural Dwelling Units	0	3,741.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1.298		-
	Rooms	Fees/room		
Commercial Lodging Units	0	\$ 1,117.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$6.831		-
Medical/Healthcare Office Uses	0.00	\$5.893		-
Hospital Use	0.00	\$3.095		-
Industrial Uses	0.00	1.265		-
Institutional Uses	0.00	2.206		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>



**CITY OF LOMA LINDA  
DEVELOPMENT IMPACT FEES SHEET**

8. STORM DRAINAGE FACILITIES					Acct. No. 9-9481
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0	\$1,331.00			\$ -
Attached Dwelling Units	0	311.00			-
Mobile Home Units	0	296.00			-
Rural Dwelling Units	0	4,024.00			-
Senior Restricted Dwelling Units	0	197.00			-
	Sq. Ft.				
Assisted Care Units	0.00	0.109			-
	Room				
Commercial Lodging	0	118.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Retail/Service/Office Uses	0.00	\$0.221			-
Medical/Healthcare Office Uses	0.00	0.237			-
Hospital Uses	0.00	0.099			-
Industrial Uses	0.00	0.214			-
Institutional Uses	0.00	0.207			-
<b>TOTAL</b>	<b>Note</b>				<b>\$ -</b>

9. WATER GENERATION, STORAGE AND DISTRIBUTION FACILITIES					Acct. No. 38-9782
DEVELOPMENT TYPE	# of Units	Fees/Unit			TOTAL
Detached Dwelling Units	0	\$5,826.00			\$ -
Attached Dwelling Units	0	4,303.00			-
Mobile Home Units	0	3,951.00			-
Rural Dwelling Units	0	5,826.00			-
Senior Restricted Dwelling Units	0	1,908.00			-
	Sq. Ft.				
Assisted Care Units	0.00	0.749			-
	Rooms				
Commercial Lodging	0	2,863.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Retail/Service/Office Uses	0.00	\$0.288			-
Medical/Healthcare Office Uses	0.00	1.448			-
Hospital Uses	0.00	0.607			-
Industrial Uses	0.00	0.455			-
Institutional Uses	43,834.00	0.463			20,295.14
<b>TOTAL</b>	<b>Note</b>				<b>\$ 20,295.14</b>

10. WASTEWATER (SEWER) COLLECTION SYSTEM					Acct. No. 17-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit		TOTAL
Detached Dwelling Units	0	\$1,073.00			\$ -
Attached Dwelling Units	0	793.00			-
Mobile Home Units	0	726.00			-
Rural Dwelling Units	0	1,073.00			-
Senior Restricted Dwelling Units	0	351.00			-
	Sq. Ft.				
Assisted Care Units	0.00	0.138			-
	Rooms				
Commercial Lodging	0	527.00			-
	Sq. Ft.	Fees/Sq.Ft.			
Retail/Service/Office Uses	0.00	\$0.053			-
Medical/Healthcare Office Uses	0.00	0.267			-
Hospital Uses	0.00	0.112			-
Industrial Uses	0.00	0.085			-
Institutional Uses	43,834.00	0.085			3,725.89
<b>TOTAL</b>	<b>Note</b>				<b>\$ 3,725.89</b>

<b>TOTAL DEVELOPMENT FEE COST</b>	<b>\$ 48,392.73</b>
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**ALL FEES IN EXCESS OF \$500,000 SHALL BE PAID VIA WIRE TRANSFER**



**CITY OF SAN BERNARDINO MUNICIPAL WATER DEPARTMENT  
DOMESTIC WASTE DISCHARGE WORK SHEET**

Applicant: **Southeastern California Conference of Seventh-Day Adventists-Steven Hatzman**

Project: **new church w/kitchen & two fellowship halls; no private school - Loma Linda**

Location: **11475 New Jersey St, Redlands**

Assessors Parcel Number/Tract/Lot Number: **0293-091-08**

Sewer Service Agency:  City of San Bernardino  City of Loma Linda  
 East Valley Water District

Flow rates are determined by the Sewer Flow Guide

**RESIDENTIAL USE: EQUIVALENT DWELLING UNITS (EDU)**

				PRICE PER EDU	AMOUNT
Total number of Single Family homes served	<input type="text"/>	UNITS	<input type="text"/>	EDU	<input type="text"/>
(for each single family house and for each dwelling unit in a duplex or triplex)					
Total number of Multiple Family units served	<input type="text"/>	UNITS @ .75	<input type="text"/>	EDU	<input type="text"/>
(for multiple dwelling units in excess of three units per parcel)					
Total number of Mobile Home spaces served	<input type="text"/>	UNITS @ .75	<input type="text"/>	EDU	<input type="text"/>
(for dwelling units in mobile home parks)					

**COMMERCIAL USE: GALLONS PER DAY (GPD)**

					PRICE PER GPD	AMOUNT	
Light Industrial:	<input type="text"/>	SQ.FT. @ .05	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>
Offices:	<input type="text"/>	SQ.FT. @ .10	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>
Retail Sales:	<input type="text"/>	SQ.FT. @ .023	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>
Warehouse:	<input type="text"/>	SQ.FT. @ .01	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>
Restaurant:	<input type="text"/>	SEATS @ 25	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>
Fast Food:	<input type="text"/>	SEATS @ 15	<input type="text"/>	GPD	<input type="text"/>	EDU	<input type="text"/>

Other: CHURCH

Main Sanctuary	<b>896</b>	occupancy @	2.5000	<b>2240</b>	GPD	7.97	EDU	\$ 12.45	<b>\$27,888.00</b>
Fellowship Hall	<b>675</b>	occupancy @	2.0000	<b>1350</b>	GPD	4.80	EDU	\$ 12.45	<b>\$16,807.50</b>
Youth Sanctuary	<b>668</b>	occupancy @	1.5000	<b>1002</b>	GPD	3.57	EDU	\$ 12.45	<b>\$12,474.90</b>

TOTAL GPD **4592.0** GPD  
TOTAL EDU **16.34** EDU

**TOTAL SEWER CAPACITY FEE**

**\$57,170.40**

Make checks payable to "SBMWD"

Date **September 26, 2016**

Prepared by **Derrell Miranda**

**County's Conditions of Approval for  
the Conditional Use Permit**

**Attachment 3**

**LAND USE SERVICES DEPARTMENT**

BUILDING & SAFETY • CODE ENFORCEMENT • FIRE HAZARD ABATEMENT  
LAND DEVELOPMENT • PLANNING



COUNTY OF SAN BERNARDINO

- 385 N. Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0187  
(909) 387-8311 Fax (909) 387-3249
- 15900 Smoke Tree Street, First Floor • Hesperia, CA 92345  
(760) 995-8140 Fax (760) 995-8167

TOM HUDSON  
Director

June 17, 2014

Effective Date: June 26, 2014  
Expiration Date: June 26, 2017

Garrett Bascom  
1177 Idaho Street  
Redlands, CA 92373

**SUBJECT: REVISION TO APPROVED ACTION FOR THE DEVELOPMENT AND USE OF A CHURCH THAT CONSISTS OF A 19,100 SQUARE FOOT MAIN SANCTUARY BUILDING, A 12,250 SQUARE FOOT FELLOWSHIP HALL AND A 13,600 SQUARE FOOT YOUTH SANCTUARY ON 8.1 ACRES. APN: 0293-091-01, 03, 06 AND 07, PROJECT NO.: P201300625/RMC.**

Dear Mr. Bascom:

On June 16, 2014, the above referenced project was approved by the Planning Division, subject to completion of the attached conditions of approval. The proposed project is found to be in conformance with the County General Plan policies and the standards of the County Development Code. The effective date of this approval is **June 26, 2014**, following the 10-day appeal period. This approval shall expire and become void on **June 26, 2017**, if it is not exercised pursuant to the conditions of approval.

**PLEASE NOTE:** THIS WILL BE THE ONLY NOTICE GIVEN FOR THE ABOVE SPECIFIED EXPIRATION DATE AND THE TIME LINES SPECIFIED IN THE CONDITIONS. THE APPLICANT IS SOLELY RESPONSIBLE FOR INITIATING ANY TIME EXTENSION REQUEST THIRTY DAYS BEFORE EXPIRATION.

The conditions of approval are listed under specific headings according to when each condition must be completed for the applicable County Department. Among these headings are: "General Requirements"; "Prior to Grading Permit"; "Prior to Building Permit" and "Prior to Final Inspection or Occupancy". The enclosed Condition Compliance Release Forms list each County Department or outside agency that must sign-off on the project prior to each stage of development. These forms must be completed with all required signatures in order to obtain each requested permit. Prior to issuance of any permit, the developer shall return the completed and signed Condition Compliance Release Form with four (4) copies of the stamped approved plot plan and a copy of the conditions of approval to the Planning Division for review.

Within five working days of submittal, the Planning Division will review and, if appropriate, will release the Planning Division hold on each requested permit by stamping the approved plot plans with a "red" permit release stamp or by stamping the grading plans. The developer shall take a copy of the "red stamped" plans along with a copy of the signed Condition Compliance Release Forms to the Building and Safety Division. This will complete the Planning Division's approval process for that permit. Please note that there may be other corrections and reviews by County Fire, Public Works or Building and Safety Division that need to be satisfied prior to issuance of permits by Building and Safety.

This completes the Planning Division's review of this project. The conditions of approval and the approved site plan are the final development criteria and design for this project. This is not considered a conceptual design, and as such, is not subject to change or alteration. Therefore, any proposed revisions or

Board of Supervisors

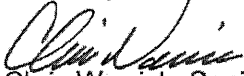
GREGORY C. DEVEREAUX  
Chief Executive Officer

ROBERT A. LOVINGOOD.....First District	JAMES RAMOS.....Third District
JANICE RUTHERFORD, Chair.....Second District	GARY C. OVITT, Vice Chair.....Fourth District

modifications will require additional fees and the submittal of a "Revision to Approved Action Application" for review and approval.

It has been a pleasure working with you on this project. If you have any questions regarding specific condition(s) outlined in the attached conditions of approval, please call the appropriate agency or department. The telephone numbers of each County Department are listed in the conditions of approval next to the department's section heading. If you have any questions regarding this process or require additional information about specific Planning conditions, please contact Planning Division at (909) 387-4112.

Sincerely,



Chris Warrick, Senior Planner  
Planning Division

Attachments: Conditions of Approval  
Condition Compliance Release Forms  
Stamped/Conditionally Approved Plot Plan

cc: County Fire Department, Community Safety  
Building & Safety Division  
Land Development/Roads & Drainage  
Environmental Health Services  
County Traffic Division  
County Surveyor  
Solid Waste Management  
Special Districts

CW/cks

# CONDITIONS OF APPROVAL

Loma Linda Korean  
Seventh Day Adventist Church

## Revision to Approved Action

### GENERAL REQUIREMENTS

Conditions of Operation and Procedure

#### LAND USE SERVICES – Planning Division (909) 387-8311

1. Project Approval Description. This project was first approved by the Planning Commission on March 18, 2010 under P200800732. An extension of time was filed on February 11, 2013 under P201300048, which extended the expiration date to March 29, 2016.

This Revision to Approved Action for a Conditional Use Permit (CUP) is approved for the construction and operation of the proposed project in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and/or displays (e.g. elevations). This Revision to Approved Action is approved for the development and use of a Church that consists of a 19,100 square foot main sanctuary building, a 12,250 square foot fellowship hall and a 13,600 square foot youth sanctuary on 8.1 acres. APN: 0293-091-01, 03, 06 and 07, Project No.: P201300625/RMC.

- a) Project signs shall comply with SBCC Chapter 83.13.
  - b) Project landscaping shall comply with SBCC Chapter 83.10
  - c) Project parking and internal access shall comply with SBCC Chapter 83.11. There are 396 parking spaces proposed. Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC).
2. Project Location. The project site is located at the southeast corner of Bermudez Street and New Jersey Street in the Community of Loma Linda, Third Supervisorial District.
  3. Zoning Development Standards - RL. The project site is located in the Rural Living (RL) and (RL-5) General Plan Zoning District.
    - Minimum Yards/Building Setbacks Lines (BSL) are:  
Front – 25 ft.; Side Street (Local) – 15 ft. (Collector or wider) – 25 ft.  
Interior Side – 15 ft  
Rear – 15 ft
    - Maximum building height shall be 42 ft.
    - Maximum lot coverage (impervious) shall be 73.6% of the net lot area.



- Minimum landscaping coverage shall be 15% of net lot area based on Development Code Table 83-12 for Institutional Uses. The approved project landscaping coverage is 123,385 square feet, which is 38.13% of net lot area.
4. Revisions. Any proposed change to the approved use/activity on the site (e.g. from church to a social care facility); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocations, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by the County. The “developer” shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
  5. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or “developer” to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, “developer” or other interested party to correct the non-complying situation.
  6. Expiration/CUP. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
    - a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
    - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
    - a. Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
    - b. The land use is determined by the County to be abandoned or non-conforming.
    - c. The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible to initiate any Extension of Time application.

7. Extension of Time/CUP. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. “Developer” Defined. The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
9. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

10. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) for this project was adopted by the County Planning Commission on March 18, 2010. The Notice of Determination (NOD) was filed on March 25, 2010 and fees were paid to the California Department of Fish and Wildlife in the amount of \$2,060.25 along with the \$50.00 filing fee to the County Clerk of the Board.
11. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
12. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
13. Project Account. The Job Costing System (JCS) account number is P201300625. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$3,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing

shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

14. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
  - Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
  - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
15. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
- a) FEDERAL: None Identified
  - b) STATE: Regional Water Quality Control Board, and South Coast Air Quality Management District (SCAQMD)
  - c) COUNTY: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works, County Fire and
  - d) Local: Local Agency Formation Commission (LAFCO), and the City of Loma Linda for sewer and water service.
16. Continuous Maintenance. The project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.

- b) Graffiti and debris shall be removed immediately with weekly maintenance.
  - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Erosion control measures shall be maintained to reduce water run off, siltation, and promote slope stability.
  - e) External Storage, loading, recycling and trash storage areas shall be kept neat and orderly and fully screened from public view. *Outside storage shall not exceed the height of the screening walls. OR The height of outside storage shall*
  - f) Metal Storage Containers are NOT allowed in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
  - g) Screening shall be visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - h) Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis. Signs on the site are limited to monument-type signs, and shall be of the size and general location as shown on the approved site plan. Internally illuminated signs shall not be permitted.
  - i) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County Planning review and approval. The markings and signs shall be clearly defined, unfaded and legible, these include parking spaces, disable space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps "No Parking" "carpool" and "Fire Lane" designations.
  - j) Fire Lanes. All markings required by the Fire Department including "No Parking" designations, and "Fire Lane" designations shall be clearly defined and shall be maintained in good condition at all times.
17. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
- a) Odors: No offensive or objectionable odor
  - b) Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.

- c) Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
  - d) Radiation: No dangerous amount of radioactive emissions.
  - e) Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
  - f) Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
18. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
19. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground, where possible in coordination with the utility provider.
20. AQ/Operational Mitigation. *The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:*
- a) *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]*
  - b) *Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
  - c) *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
  - d) *Engines shall be maintained in good working order to reduce emissions.*
  - e) *Ultra low-sulfur diesel fuel shall be utilized.*
  - f) *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
  - g) *On-site electrical power connections shall be made available, where feasible.*
- [Mitigation Measure III-1] General Requirements/Planning*
21. AQ/HRA. *If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed. [Mitigation Measure III-2] General Requirements/Planning*
22. GHG/Operational Mitigation. *The “developer” shall provide all project employees, guests and tenants with County-approved informational materials about methods*

*and need to reduce the solid waste stream and listing available recycling services. [Mitigation Measure III-3] General Requirements/Planning*

23. *Continuous Safety Maintenance.* *All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All trash and storage areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). All landscaped areas must be irrigated in a manner designed to conserve water. The fuel modification zone shall be maintained annually to insure on-going protection from wildland fire. [Mitigation Measure VII-1] – General Requirement – Operational Standard.*

PUBLIC HEALTH – Environmental Health Services [DEHS] (909) 387-4666

24. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
25. Refuse Containers. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.
26. Food Facilities. All food facilities shall obtain, and maintain, a valid permit to operate from EHS. For information, please call EHS at 1-800-442-2283.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

27. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein (“Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new



construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F-1]

28. Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F-1a]

LAND USE SERVICES – Land Development – Drainage (909) 387-8311

29. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
30. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
31. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
32. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
33. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

LAND USE SERVICES – Land Development – Roads (909) 387-8311

34. County Road Standards. All required street improvements shall comply with the latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

PUBLIC WORKS- Solid Waste Management Division (909) 386-8701

35. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
36. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial solid waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This requirement is to assist the County in compliance with the recycling requirements of AB 341.
37. Mandatory Commercial Trash Service. This project falls within a Uniform Handling Service area. If uniform handling service is implemented for all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.

**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBING ACTIVITY  
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES - Building and Safety Division (909) 387-8311

38. Soils Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
39. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
40. Demolition Permit. Obtain a demolition permit for the 1,332 sq. ft. single family residence on parcel 0293-091-07 and the 700 sq. ft. single family residence on parcel 0293-091-03 to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
41. Building Permits. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
42. Geology Report. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
43. Tree Removal Plan. A preconstruction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants.
44. Notice of Intent. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.
45. Regional Board Permit. Prior to permit issuance, CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

LAND USE SERVICES – Planning Division (909) 387-8311

46. Construction Security Lighting. During construction, on-site security measures shall include the provision of low-level security lighting. Additional measures may include the provision of private security personnel during hours when construction

activities are not being performed and/or the securing of all machinery and related equipment.

47. *AQ-Dust Control Plan.* *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*
- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
  - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
  - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
  - d) Storm water control systems shall be installed to prevent off-site mud deposition.*
  - e) All trucks hauling dirt away from the site shall be covered.*
  - f) Construction vehicle tires shall be washed, prior to leaving the project site.*
  - g) Rumble plates shall be installed at construction exits from dirt driveways.*
  - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
  - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*
- [Mitigation Measure III-4] Grading Permits/Planning*
48. *AQ - Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*
- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
  - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*

- c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
- d) *All gasoline-powered equipment shall have catalytic converters.*
- e) *Provide onsite electrical power to encourage use of electric tools.*
- f) *Minimize concurrent use of equipment through equipment phasing.*
- g) *Provide traffic control during construction to reduce wait times.*
- h) *Provide on-site food service for construction workers to reduce offsite trips.*
- i) *Implement the County approved Dust Control Plan (DCP)*
- j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*  
*[Mitigation Measure III-5] Grading Permits/Planning*

49. *GHG – Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*
- a) *Implement both the approved Dust Control Plan and Coating Restriction Plan.*
  - b) *Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
  - c) *Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).*
  - d) *Grading plans shall include the following statements:*
    - *“All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.*
    - *“All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”*
  - e) *Minimize vehicles and equipment operating at the same time.*
  - f) *Reduce daily equipment operation hours during smog season (May-October).*
  - g) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
  - h) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
  - i) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*  
*[Mitigation Measure III-6] Grading Permits/Planning*

50. Cultural Resources. *The developer/property owner shall submit for review and obtain approval from County Planning of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*
- *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
  - *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning*
51. Construction Noise. *The developer shall submit to County Planning a Construction Noise Attenuation Plan (CNAP) and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CNAP. The developer shall implement the approved CNAP measures to the satisfaction of County Building and Safety.*
- a) *All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.*
  - b) *All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
  - c) *Construction equipment shall be muffled per manufacturer's specifications.*
  - d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from the nearest sensitive receptors. [Mitigation Measure XI-1] Grading Permits/Planning*

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

52. Access Requirements. *The applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval. These plans shall include:*
- Primary Access Route. *The plan shall show all planned road widening with minimum widths of twenty-six feet (26') unobstructed NO shoulder parking allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %).*
  - Secondary Access Route. *The plan shall show all planned road widening with minimum widths of twenty feet (20') unobstructed, with NO shoulder parking*

allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %).

LAND USE SERVICES - Land Development - Drainage (909) 387-8311

53. Grading Plans. Grading plans shall be submitted for review and approval obtained. A \$520 deposit for grading plan review will be collected upon submittal to the Land Development Division.
54. Topographic Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
55. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$520 deposit for drainage review will be collected upon submittal to the Land Development Division.
56. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
57. Permit. A permit, or authorized clearance, shall be obtained from Land Development Division prior to issuance of a grading permit by County Building and Safety.
58. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at: (<http://www.sbcounty.gov/dpw/land/npdes.asp>)
59. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3600 to Land Development Division.

**PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed

LAND USE SERVICES - Building and Safety Division (909) 387-8311

60. Compaction Report. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to the Building and Safety Division for review and approval.
61. Plans Required. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
62. Calif. Health and Safety Code. Any mausoleum, crypts, columbarium, or chapel shall be constructed to comply with all applicable sections of the California Health and Safety Code Division Eight (8) Part Five (5).
63. E Occupancy Buildings. Projects that include E occupancy per the Uniform Building Code must comply with the State Private Schools Act.
64. Occupancy Separation. Occupancy separation between the fuel dispensing station and the "M" occupancy group(s) shall comply with the Building Code.
65. Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of the building.
66. Disabled Parking. Provide disabled parking in each parking area.
67. Disabled Parking. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. **The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.**
68. Drainage Review. A Flood Hazard Review approved by the Drainage Section of Land Development is required prior to any submittals to Building and Safety.

LAND USE SERVICES – Planning Division (909) 387-8311

69. Lighting Plans. *The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the*



*adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed one-half (0.5) foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-1] - Building Permits/Planning.*

70. AQ - Coating Restriction Plan. *The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:*

- a) *Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.*
- b) *Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.*
- c) *High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.*
- d) *Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.*
- e) *Comply with SCAQMD Rule 1113 on the use or architectural coatings.*

*[Mitigation Measure III-7] Building Permits/Planning*

71. AQ – Design. *The developer shall include the following air quality design considerations, where feasible, into the project design (per SBCC § 83.14.030). The building design with these features shall be submitted for review and approval obtained from County Planning in coordination with County Building and Safety:*

- a) Bicycle Parking. *Bicycle racks or secured bicycle lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.*
  - a. Bicycle Plan. *Participate in implementation of the Countywide Bicycle Plan, through construction of on/off- site facilities or contribution of fees for these.*
- b) Street/walkway Connections. *On-site pedestrian walkways and bicycle paths shall connect each project structure main entry to adjacent public streets.*
- c) Passenger Loading Area. *Passenger loading areas in locations shall be provided close to building entrances for all developments with at least 100 parking spaces. (Loading area shall be equivalent to a minimum of 5 parking spaces and shall have a 15 minute parking time limit).*
- d) Vanpool Parking. *Vanpool parking spaces shall be provided near building entrances. A vertical clearance of no less than 9' shall be provided.*
- e) Transit improvements. *Transit improvements (e.g. bus pullouts, bus signage, bus pads, and/or bus shelters) shall be provided along existing or planned transit routes. The need for and nature of those improvements shall be*

*determined in cooperation with the designated local transportation authority (e.g. Omnitrans, MARTA or other).*

- f) *Energy conservation. Conserve energy through the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment, irrigation and use of recycled water. Incorporate energy efficient lighting and California Energy Commission insulation standards into the design.*
- g) *SCAQMD – Design. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin. (SCAQMD\_Regulation XIII)*

*[Mitigation Measure III-8] Building Permits/Planning*

72. *GHG – Design. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to reduce potential project impacts on green house gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.*

a) *Title 24 + 5%. The Developer shall document that the design of the proposed structures exceeds the current Title 24 requirements by a minimum of five percent. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this mitigation, provided that the total increase in efficiency meets or exceeds the cumulative goal (105%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006):*

- Incorporate dual paned or other energy efficient windows,*
- Incorporate energy efficient space heating and cooling equipment,*
- Incorporate energy efficient light fixtures, photocells, and motion detectors,*
- Incorporate energy efficient appliances,*
- Incorporate energy efficient domestic hot water systems,*
- Incorporate solar panels into the electrical system,*
- Incorporate cool roofs/light colored roofing,*
- Incorporate other measures that will increase energy efficiency.*
- Increase insulation to reduce heat transfer and thermal bridging.*
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.*

b) *Plumbing. All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards. Low flush toilets shall be installed where applicable as specified in California State Health and*

- Safety Code Section 17921.3. If possible, utilize grey water systems and dual plumbing for recycled water.*
- c) *Lighting. Lighting design for building interiors shall support the use of:*
- Compact fluorescent light bulbs or equivalently efficient lighting.*
  - Natural day lighting through site orientation and the use of reflected light.*
  - Skylight/roof window systems.*
  - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.*
- d) *Building Design. Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities. Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.*
- e) *Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.*
- f) *Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*
- g) *Recycling. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.*
- h) *Multimodal. The design shall included adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and if available mass transit facilities shall be provided (e.g. bus stop bench/shelter).*
- [Mitigation Measure III-9] Building Permits/Planning*

73. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code, as well as the East Valley Area Plan requirements.

The developer shall submit four copies of a landscape and irrigation plan to County Planning

74. Underground Utilities. All new and existing on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
75. Signs. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to previously approved signs. All signs shall comply with County Code Section 83.13, Sign Regulations, in addition to the following minimum standards:
- All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
  - All sign lighting shall not exceed one-half (0.5) foot-candle.
  - No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
  - Monument signs shall not exceed four (4) feet above ground elevation and shall be limited to one sign per street frontage.

PUBLIC HEALTH -Environmental Health Services [DEHS] 1-800-442-2283

76. Water Purveyor. Water purveyor shall be City of Loma Linda. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number (P201300625) and Assessor's Parcel Number. For projects with current active water connections, a copy of the water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
77. LAFCO. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyors jurisdiction. For information, contact LAFCO at: 909-387-5866.
78. Sewer Service. Method of sewage disposal shall be City of Loma Linda. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the File Index Number (P201300625) and Assessor's Parcel Number.
79. Food Service Establishments. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 800-442-2283 (potential review for dining hall).

80. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.

LOCAL AGENCY FORMATION COMMISSION (LAFCO):

81. Out of Area Service. The extension of water and sewer service to this project will require a contract with the City of Loma Linda for service outside its boundaries. Such a contract is required to be reviewed and approved by LAFCO before a will-serve letter or other contractual relationship can be finalized. For further information on this process, contact the LAFCO office at (909) 383-9900 or the City of Loma Linda at (909) 799-4401.

COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8465

82. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
83. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
84. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F-41]
85. Access – 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. [F-45]
86. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-

- ways) and no more than one hundred fifty (150) feet from any portion of a structure. [F-54]
87. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site. [F-57]
88. Building Plans. Not less than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F-42]
89. Primary Access Paved. Prior to building permits being issued for any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]
90. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F-43]
91. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufactures specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F-59]
92. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F-62]
93. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to

the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F-62a]

94. Additional Requirements: The proposed building is over the allowable area for construction type and occupancy. Occupancy classifications are not the same as 2007 building and fire codes.

#### LAND USE SERVICES – Land Development – Roads (909) 387-8311

95. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Land Use Services Department, located at 385 N. Arrowhead Ave, San Bernardino CA 92415-0187. Phone: (909) 387-8311.

##### Bermudez Street (Local – 60')

- Road Dedication: An additional 4 foot grant of easement is required to provide a total of 10 feet north of centerline.
- Street Improvements. Design curb and gutter with match up paving 18 feet south of centerline plus 8 feet of paving north of centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- Sidewalk Ramp. Design sidewalk ramp per County Standard 110.
- Driveway Approach. Design driveway approach per 2010 Caltrans Driveway Standard Detail A87A (W=12' min – 34' max), and located per San Bernardino County Standard 130.
- Curb Returns. Curb Returns shall be designed per County Standard 110.

##### New Jersey Street (Local – 60')

- Road Dedication. An additional 4 foot grant of easement is required to provide a total of 10 feet west of centerline.
- Street Improvements. Design curb and gutter with match up paving 18 feet east of centerline plus 8 feet of paving west of centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- Driveway Approach. Design driveway approach per 2010 Caltrans Driveway Standard Detail A87A (W=12' min – 34' max), and located per San Bernardino County Standard 130.

96. Road Design. Road sections shall be designed and constructed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.

97. Off-Site Street Improvements. In addition to the required street improvements fronting the development, New Jersey Street shall be paved from Bermudez Street to Barton Road, and Bermudez Street shall be paved from the easterly project boundary to San Timoteo Canyon Road per County Fire Department requirements and Public Works Standards. Street improvement plans shall be submitted to the Land Use Services, Land Development Division for review and approval.
98. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
99. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
100. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
101. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
102. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
103. Turnarounds. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
104. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
105. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.



106. Paved Access Road. This project is required to have a minimum of 26-foot paved access road, constructed to County Standards 114b, that ties into the nearest County Maintained Road.

PUBLIC WORKS – County Surveyor (909) 387-8145

107. Record of Survey. The original Site Plan dated 12/16/13 indicated bearings and distances around the subject boundary that are not of record and may only have been determined by a field survey. A Record of Survey is required per Section 8762 of the Business and Professions Code.
108. Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

PUBLIC WORKS-Traffic Division (909) 387-8186

109. Street/Intersection Improvements. *The Traffic Division has reviewed the Technical Memorandum Report dated December 30, 2009, prepared by Minagar and Associates, Inc., for the proposed church located on the southeast corner of New Jersey Street and Bermudez Street in Loma Linda. This report is in addition to the Traffic Study dated May 29, 2009. The Technical Memorandum Report concluded that additional traffic generated during Saturdays by the project will have a significant impact for the opening year condition (Year 2011) at two intersections, New Jersey Street at Barton Road and San Timoteo Canyon Road at Barton Road. To mitigate the impacts of this project on the two intersections the following improvements shall be constructed:*
- *The applicant shall submit street improvement plans and obtain approval from the County Traffic Division to pave New Jersey Street from the project boundary north to Barton Road and Bermudez Street from New Jersey Street to San Timoteo Canyon Road.*
  - *The applicant shall submit street improvement plans and obtain approval from the County Traffic Division for the construction of a right-in/right-out only access on Bermudez Street at San Timoteo Canyon Road with a raised pork-shop median at the intersection.*  
*[Mitigation Measure XV-2] Building Permits/Traffic.*
110. Regional Transportation Facilities Mitigation Fees. This project falls within the Regional Transportation Facilities Mitigation Plan for the Loma Linda Subarea.

This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to change. The current Regional Transportation Fee Plan can be found at the following website:

[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)

PUBLIC WORKS- Solid Waste Management Division (909) 386-8701

111. C&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a "Construction Waste Management Plan (CWMP), Part I" **for each phase of the project**. The CWMP shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume. Forms can be found on our website at [www.sbcounty.gov/dpw/solidwaste](http://www.sbcounty.gov/dpw/solidwaste).

Upon completion of construction, the developer shall complete SWMD's CWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

LAND USE SERVICES - Building and Safety Division (909) 387-8311

112. Van Accessible Parking. Provide van accessible parking spaces for the disabled as shown on the approved site plan. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated "Van Accessible". The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.
113. Disable Access. Provide a path of travel from the disabled parking spaces up to the primary entrance of the building.
114. Sign Lighting. Sign lighting shall comply with California Energy regulations.
115. Outdoor Lighting. Submit an outdoor lighting plan and obtain permits prior to installation of lighting standards.

LAND USE SERVICES – Planning Division (909) 387-8311

116. Installed Lighting. *Confirmation of compliance with lighting standards and approved lighting plans shall be completed by on-site inspection. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-2] Final Inspection or occupancy/Planning.*
117. AQ – Installation. *The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:*
- a) *Dust Control Plan (DCP)*
  - b) *Coating Restriction Plan (CRP)*
  - c) *Design elements including the following:*
    - *Bicycle parking (racks/locker) with showers available for cyclists near building entrances to promote cyclist safety, security, and convenience.*
    - *Participation in appropriate bike plan*
    - *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.*
    - *Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and as confirmed by County Building & Safety.*

*[Mitigation Measure III-10] Final Inspection or Occupancy/Planning*

118. GHG – Installation. *The developer shall submit for review and obtain approval from County Planning of evidence that all GHG mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:*
- a) *Design features and/or equipment that cumulatively increase the overall compliance of the project to exceed Title 24 minimum standards by five percent.*
  - b) *All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.*
  - c) *Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility.*  
*[Mitigation Measure III-11] Final Inspection or Occupancy/Planning*
119. GHG/Occupancy Information. *The “developer” shall prepare, submit for review and obtain approval from County Planning Informational materials about methods and need to reduce the solid waste stream and listing available recycling services.*  
*[Mitigation Measure III-12] Final Inspection or Occupancy/Planning*
120. Parking and on-site circulation requirements shall be installed as follows:
- a) All vehicular access drives shall be surfaced with all weather paving with a minimum of three (3) inches asphalt and three (3) inches of base or greater as determined by Building and Safety.
  - b) All primary vehicular access drives shall be twenty-six feet (26’) wide or greater.
  - c) All parking lot vehicular aisle widths shall be twenty-four feet (24’) wide or greater.
  - d) All paved parking stalls shall be clearly striped and permanently maintained.
  - e) All paved access drives shall have all circulation markings clearly painted and permanently maintained including arrows painted to indicate direction of traffic flow.
  - f) All internal on-site pedestrian crosswalks will be delineated with a minimum 3” white or yellow painted line. All pedestrian crossings in public right-of –way shall be delineated per County Standards
  - g) All internal parking lot stops shall be installed with a painted limit line and shall have either a breakaway pole sign and/or painted “STOP” lettering on the paving
121. Landscape SUP Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape plantings and irrigation systems to ensure that the landscaping remains in a healthy thriving condition for a minimum of two full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect to replace all plant material (including labor) and must include material and labor for each landscaped area. This does not include an estimate to

replace the irrigation system. Failure to accomplish the screening and other landscape objectives listed in these conditions shall require additional/replacement plantings and/or other corrective measures as determined necessary by County Code Enforcement in coordination with County Planning. Also the time requirement for the SUP shall be extended and continue until such time as the objectives have been accomplished to the satisfaction of County Code Enforcement in coordination with County Planning and then sustained for one subsequent year.

122. Disabled Access. Disabled access parking spaces shall be clearly marked and said markings shall be maintained in good condition at all times.
123. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
124. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.

#### LAND USE SERVICES - Code Enforcement Division (909) 387-8311

125. SUP – Landscaping. The “developer” shall submit for review with appropriate fees and obtain approval of a Special Use Permit (SUP) application to establish administration of the landscaping surety and to provide confirmation inspections to guarantee the installation, proper maintenance, survival and accomplishment of screening performance standards per the approved landscaping plan.

#### LAND USE SERVICES - Land Development - Drainage (909) 387-8311

126. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.
127. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

#### LAND USE SERVICES - Land Development – Roads (909) 387-8311

128. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
129. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.

130. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

PUBLIC WORKS-Traffic Division (909) 387-8186

131. Signal Improvements. *The developer shall submit for approval, a signal modification plan for the intersection of Barton Road and New Jersey Street. Prior to final occupancy of the building, the developer shall fully improve this existing signal. [Mitigation Measure XV-1] Final Inspection or Occupancy/Traffic.*

COUNTY FIRE DEPARTMENT – Community Safety (909) 386-8465

132. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. [F80]
133. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is one hundred (100) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. [F82]
134. Knox © Key Box. An approved Fire Department Knox © key box is required. The Knox © key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox © switch. [F85]
135. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
136. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]

137. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. [F93]

COUNTY FIRE DEPARTMENT - Hazardous Material Division (909) 386-8401

138. Business Emergency Plan. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
139. Hazardous Material Permits. Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit.

PUBLIC WORKS- Solid Waste Management Division (909) 386-8701

140. CWMP – Part 2. The developer shall complete SWMD's CWMP Part 2". This summary shall provide documentation of actual diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The CWMP – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume of all construction waste.
141. Recycling Material Space Allocation: The developer shall provide space for storage of recycling materials equal to the space required and provided for refuse storage and appropriate storage. (As per the Development Code, 84.24.040; 84.24.050, and 84.24.060(e))

**END OF CONDITIONS**

**Tom Dodson and Associates' Response  
Including the County's Environmental  
Assessment for the Conditional Use  
Permit to Develop a Church Facility on  
8.1 Acres**

**Attachment 4**



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



October 3, 2016

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

RECEIVED  
OCT 05 2016

LAFCO  
San Bernardino County

Dear Kathy:

LAFCO SC#408 consists of a proposal by the City of Loma Linda (City) to extend water and sewer service to a site of about 8.1 acres generally located at the northwest corner of Bermudez and New Jersey Streets (11475 New Jersey Street), within the City of Loma Linda's eastern sphere of influence. The area proposed to receive water and sewer service through an out-of-area service agreement is being developed as a church complex with a total of about 44,550 square feet of new structures. The proposed church complex is substantially smaller than that approved by the County in 2010, which means that the Initial Study provides conservative impact forecasts. If the Commission approves LAFCO SC#408, the project site can be developed with the above referenced project.

The County of San Bernardino prepared an Environmental Assessment/Initial Study and adopted a Mitigated Negative Declaration (MND) for this project. The extension of water and sewer service by the City is required for the future occupancy and use of the new church facilities located within the 8.1-acre site. Water and sewer laterals have been extended from the connections available at California Avenue and Barton Road. Based on the surrounding level of development as determined by a site visit, a limited potential exists to induce growth from this lateral extension to the proposed development site.

As indicated, the County prepared a MND Study which concluded that implementation of the proposed project would not result in significant adverse environmental impacts to the environment with implementation of about 20 mitigation measures (such as air quality). These mitigation measures must be implemented under the County's jurisdiction. Therefore, I am recommending that the Commission consider the adopted Mitigated Negative Declaration as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO SC#408.

Based on a review of LAFCO SC#408 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the County's Mitigated Negative Declaration as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process was carried out in 2010. Based on a field review and review of the environmental issues in the County's document, I could not identify any substantial changes in circumstances that may have occurred since its adoption that would require additional environmental documentation. The County's Notice of Determination was filed in

March 2010. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO SC#408, acting as a CEQA Responsible Agency:

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

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

Sincerely,



Tom Dodson

# DATE FILED & POSTED

## Notice of Determination

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: San Bernardino County Planning Department  
385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0182

Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, Second Floor  
San Bernardino, CA 92415-0130

Documentary Handling Fee (\$50.00)

Receipt Number 390621

COUNTY OF SAN BERNARDINO  
CLERK OF THE BOARD OF SUPERVISORS  
10 MAR 24 PM 1:55  
CALIFORNIA

### SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

<b>APN:</b>	0293-091-01, 03, 06 & 07
<b>APPLICANT:</b>	LOMA LINDA KOREAN SEVENTH DAY ADVENTIST CHURCH
<b>PROPOSAL:</b>	1) CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH THAT INCLUDES A 84,720 SQUARE FOOT TWO-STORY BUILDING WITH A 25,726 SQUARE FOOT SANCTUARY, AN 11,273 SQUARE FOOT YOUTH CHAPEL, A 12,966 SQUARE FOOT DINING AREA, A 7,763 SQUARE FOOT GYMNASIUM, A 6,102 SQUARE FOOT LOBBY, AND 20,890 SQUARE FEET OF CLASS ROOMS ON 8.1 ACRES. 2) VARIANCE TO ALLOW THE LOT COVERAGE TO BE 73.6 PERCENT IN LIEU OF THE 20 PERCENT COVERAGE LIMITATION REQUIRED BY THE RL LAND USE ZONING DISTRICT.
<b>COMMUNITY:</b>	LOMA LINDA/3RD SUPERVISORIAL DISTRICT
<b>LOCATION:</b>	SOUTHEAST CORNER OF BERMUDEZ STREET AND NEW JERSEY STREET
<b>PROJECT NO.</b>	P200800732/CUP
<b>STAFF:</b>	CHRIS WARRICK, SENIOR PLANNER

**Applicant**  
Loma Linda Korean Seventh Day Adventist Church  
Name

11330 Pierce Street  
Address

Riverside, CA 92515

(951) 509-2200  
Phone

**Representative**  
CMC Architects and Engineers  
Name

State Clearing House Number: N/A

9040 Telstar Ave., Suite 105  
Address

Chris Warrick, Senior Planner  
Lead Agency Contact Person

El Monte, CA 91731

(909) 387-4115  
Area Code/Telephone Number

(626) 569-1810  
Phone

This is to advise that the County of San Bernardino Planning Commission approved the above described project on March 18, 2010 with an effective date of March 29, 2010 and has made

Lead Agency     Responsible Agency

the following determinations regarding the above project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [ was  was not] adopted for this project.
5. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Documents with comments and responses and record of project approval is available to the General Public at 385 N. Arrowhead Avenue, First Floor Government Center, San Bernardino, CA 92415-0182

Chris Warrick  
Signature and Title: Chris Warrick  
Land Use Services Dept, Planning Division

March 24, 2010    Senior Planner

Date    Title

Date received for filing at OPR:



### MITIGATED NEGATIVE DECLARATION

(Planning Commission Action)

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

#### Project Description

#### Vicinity Map



**APN:** 0293-091-01, 03, 06 & 07  
**APPLICANT:** LOMA LINDA KOREAN SEVENTH DAY ADVENTIST CHURCH  
**PROPOSAL:** 1) CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH THAT INCLUDES A 84,720 SQUARE FOOT TWO-STORY BUILDING WITH A 25,726 SQUARE FOOT SANCTUARY, AN 11,273 SQUARE FOOT YOUTH CHAPEL, A 12,966 SQUARE FOOT DINING AREA, A 7,763 SQUARE FOOT GYMNASIUM, A 6,102 SQUARE FOOT LOBBY, AND 20,890 SQUARE FEET OF CLASS ROOMS ON 8.1 ACRES.  
 2) VARIANCE TO ALLOW THE LOT COVERAGE TO BE 73.6 PERCENT IN LIEU OF THE 20 PERCENT COVERAGE LIMITATION REQUIRED BY THE RL LAND USE ZONING DISTRICT.

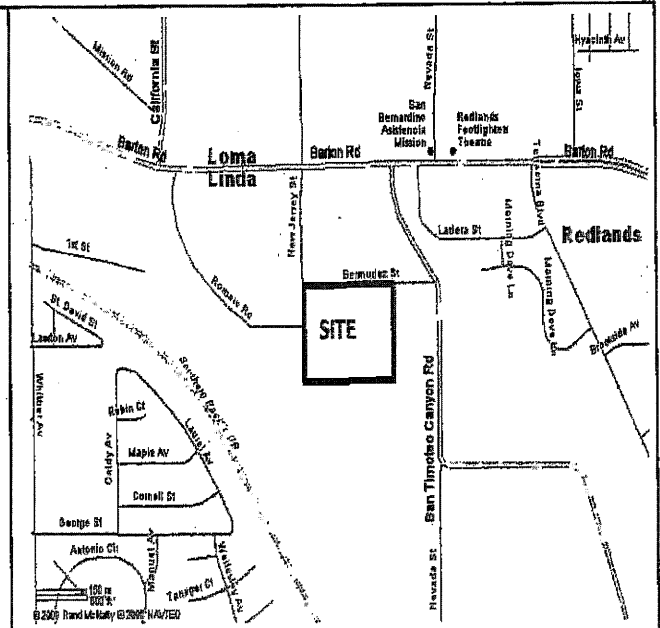
**COMMUNITY:** LOMA LINDA/3RD SUPERVISORIAL DISTRICT

**LOCATION:** SOUTHEAST CORNER OF BERMUDEZ STREET AND NEW JERSEY STREET

**PROJECT NO.:** P200800732/CUP

**STAFF:** CHRIS WARRICK, SENIOR PLANNER

**REP(S):** MYUNG CHUNG, CMC ARCHITECTS & ENGINEERS



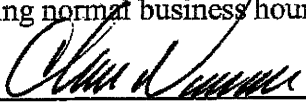
**Effective date of Negative Declaration: March 29, 2010 (After 10-day appeal period)**

Plans and specifications for the referenced project are available for public inspection in the San Bernardino County Land Use Services Department, Planning Division.

Pursuant to provisions of the California Environmental Quality Act and the San Bernardino County Environmental Review Guidelines, the above referenced project has been determined not to have a significant effect upon the environment. An Environmental Impact Report will not be required.

Reasons to support this finding are included in the written Initial Study prepared by the San Bernardino County Land Use Services Department, Planning Division.

The decision may be appealed by any aggrieved person, organization or agency to the County Planning Commission. Appeals shall be filed before the effective date of the Negative Declaration listed above. The Notice of Appeal shall be in writing and shall be filed with the appropriate fee at the San Bernardino County Government Center Public Information Counter during normal business hours.

  
 \_\_\_\_\_  
 Signature and Title: Chris Warrick, Senior Planner  
 Land Use Services Dept, Planning Division

March 18, 2010  
 Date of Determination

**SAN BERNARDINO COUNTY**  
**INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

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

**PROJECT LABEL:**

<b>APN:</b> 0293-091-01, 03, 06 and 07
<b>APPLICANT:</b> Loma Linda Seventh Day Adventist Church
<b>COMMUNITY:</b> Loma Linda/3 <sup>rd</sup> Supervisorial District
<b>LOCATION:</b> Southeast corner of Bermudez Street and New Jersey Street.
<b>PROJECT NO:</b> P200800732
<b>STAFF:</b> Chris Warrick
<b>REP(S):</b> Myung Chung, CMC Architects and Engineers
<b>PROPOSAL:</b> Conditional Use Permit (CUP) to establish a Church that includes a 84,720 square foot two-story building with a 25,726 square foot sanctuary, an 11,273 square foot youth chapel, a 12,966 square foot dining area, a 7,763 square foot gymnasium, a 6,102 square foot lobby, and 20,890 square feet of class rooms; and a Variance to allow the lot coverage to be 73.6 percent in lieu of the 20 percent coverage required by the RL Land Use Zoning District on 8.1 acres.

**USGS Quad:** Redlands  
**T, R, Section:** T1S R3W Sec.32 NW1/4  
**Thomas Bros.:** page 647 Grid: G-2

**Planning Area:**  
**Land Use Zoning:** Rural Living (RL) and (RL-5)  
**Overlays:** Flood Plain Safety Area FP1

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Chris Warrick, Senior Planner  
**Phone No:** (909) 387-4115  
**E-mail:** cwarrick@lUSD.sbcounty.gov

**Fax No:** (909) 387-3249

**Project Sponsor:** Myung Chung  
CMC Architects and Engineers  
9040 Telstar Avenue, Suite 150  
El Monte, CA 91731

**Consultant:** Same as Project Sponsor

**PROJECT DESCRIPTION:**

The proposed project is a Conditional Use Permit to construct a two-story church with a total floor area of 84,720 square feet that includes a 25,726 square foot sanctuary, an 11,273 square foot youth chapel, a 12,966 square foot dining area, a 7,763 square foot gymnasium, a 6,102 square foot lobby, 20,890 square feet of class rooms on a site that has a total gross area of 8.1 acres. The project also includes a Variance request to allow the lot coverage (impervious area) to be 73.6 percent in lieu of the 20 percent maximum lot coverage required by the Rural Living (RL) Land Use Zoning District. The project is located at the southeast corner of Bermudez Street and New Jersey Street. The project site is in the unincorporated portion of the County of San Bernardino, in the City of Loma Linda Sphere of Influence. The County General Plan Land Use designation of the site is Rural Living (RL) and (RL-5) five acre minimum lot size.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site is generally rectangular and elongated in an east-west direction. The natural topography of the site is relatively level, descending gradually from east to west. The site currently contains two existing single-family houses, and each house is surrounded by several mature trees. The majority of the site is vacant and contains moderate vegetation cover consisting of natural grasses and weeds. This site and most of the surrounding properties were once used for some form of agriculture production. There is an existing single family house to the west and another existing single family house approximately 350 feet east of the project boundary. The existing house to the east is located within a 3.6 acre citrus orchard. The remaining surrounding properties are vacant.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
<b>SITE</b>	Two Single-Family Houses	Rural Living (RL) and (RL-5) Flood Plain Safety (FP1)
North	Vacant	Rural Living (RL), (FP1)
South	Vacant	Rural Living (RL-5) five acre minimum lot size, (FP1)
East	Single-Family House/Orchard	Rural Living (RL-5) five acre minimum lot size, (FP1)
West	Single-Family House/Vacant	Rural Living (RL) and (RL-5), (FP1)

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

Federal: None Identified

State of California: Regional Water Quality Control Board (RWQCB), South Coast Air Quality Management District (SCAQMD).

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works, County Fire and

Local: Local Agency Formation Commission (LAFCO), and the City of Loma Linda for sewer and water service.



**EVALUATION FORMAT**

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

- |   |  |                             |                 |
|---|--|-----------------------------|-----------------|
| 1. Potentially<br>Significant<br>Impact | 2. Less than<br>Significant<br>with Mitigation | 3. Less than<br>Significant | 4. No<br>Impact |
|---|--|-----------------------------|-----------------|

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors, these respectively

1. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).
2. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
3. No significant adverse impacts are identified or anticipated and no mitigation measures are required. (Optional mitigation may be added by stating: "As a precautionary measure to further reduce any potential for impacts, the following requirement shall apply"):
4. No impacts are identified or anticipated and no mitigation measures are required.

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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


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

**DETERMINATION:** (To be completed by the Lead Agency)

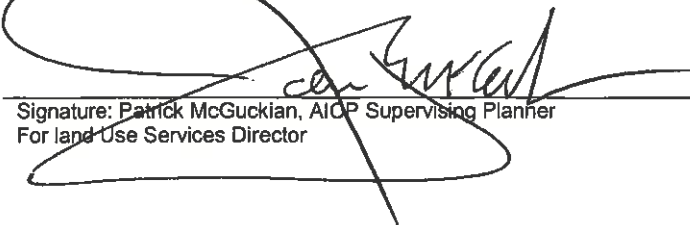
On the basis of this initial evaluation, the following finding is made

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

80

  
Signature (prepared by): Chris G. Warrick

7/02/09  
Date 07-02-2009

  
Signature: Patrick McGuckian, AICP Supervising Planner  
For Land Use Services Director

07/02/2009  
Date 07-02-2009



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

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

- I a) The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are no scenic vistas identified within the vicinity of the project site that would be affected by the proposed development of the site.
- I b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no trees, rock outcroppings, or historic buildings on the project site.
- I c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the existing visual character of the area and will incorporate landscaping and walls to screen exterior mechanical equipment, loading and storage areas.
- I d) The proposed project will not create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area, because the new buildings and parking lot lighting will be conditioned to incorporate lighting features that will reduce or eliminate reflecting light or glare towards either the public streets or local residences. The project will be required to conform to the Development Code regarding glare and outdoor lighting. Impacts from project sources of light or glare are expected to be less than significant.

**There are no significant adverse impacts identified or anticipated. However, as a precautionary measure and to further reduce any potential for impacts, the following mitigation measures shall apply.**

**MM# Mitigation Measures**

- I-1 Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite

*location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed one-half (0.5) foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-1] - Building Permits/Planning.*

- I-2** *Installed Lighting. Confirmation of compliance with lighting standards and approved lighting plans shall be completed by on-site inspection. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-2] Final Inspection or Occupancy/Planning.*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

II. **AGRICULTURE RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

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

II a) The subject property is identified as Unique Farmland on the Farmland Mapping and Monitoring Program map prepared by the Department of Conservation. Unique Farmland is considered to have lesser quality soils than Prime Farmland and is used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards found in some climactic zones in California. The land designated as Unique Farmland must have been cropped at some time during the four years prior to the mapping date of 2006. Implementation of the project will entail the loss of soils that are associated with the Unique Farmland designation. The project site appears to have not been cropped since prior to 2002, which means that the Unique Farmland designation would not apply to this site. Further, the County of San Bernardino General Plan contemplated the loss of designated farmland in its 1989 EIR. In it, the County found that the loss of designated farmland would occur, especially in the project area. The County of San Bernardino General Plan made overrides for the significant unmitigatable impact associated with loss of farmland. Because of this finding associated with the General Plan, the proposed project's impact to designated farmland is considered less than significant.

II b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract because the subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract.

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- II c) The proposed project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use because the project site has not been used for agricultural purposes for more than seven years. The project site has two existing single-family structures that occupy approximately 15 percent of the site. The remaining 85 percent of the 8-acre site is vacant and not used for agricultural production. Impacts are considered less than significant.

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

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

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

III a) The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The site will be paved and landscaped, which will mean little or no wind-blown dust or particulate matter will leave the site. The project area is designated Rural Living (RL) which is consistent with the proposed land use with the approval of a Conditional Use Permit.

A major portion of daily project and cumulative air emissions from this project results from the trips that will be generated by the passenger cars. The mobile sources air emissions for ROG, NOx, SOx, PM10, PM2.5 and CO, for the proposed project, comply with the SCAQMD daily limit. The CO concentration at various intersections of the proposed project is well below the one hour and eight hour state and federal limits. The daily equipment emission from construction, operation, and passenger cars are well below SCAQMD

emission thresholds and are not significant. There is no threshold limit established by the SCAQMD on greenhouse gases, however, the greenhouse emissions (CO and CH<sub>4</sub>) generated from the operation is very low and constitutes a very small percentage in comparison to basin-wide greenhouse gas emissions.

- III b) A project-specific air quality analysis was prepared by Sierra Engineering and addressed short term construction air quality impacts per SCAQMD emissions limits; and the long term air quality impacts from mobile sources (trucks and passenger vehicles) based on the SCAQMD emission limits, CO concentration and the project related health risk.

The equipment used in the proposed site construction will consist of water trucks, loaders, graders, scrapers and excavators. All equipment used for the grading and construction of this project will include 2001 or later model engines certified by CARB that use low sulfur fuel and generate lower amounts of air emissions. The site surface area will be sprayed and kept moist during the excavation, and grading operation to minimize generation of dust. Based on the data provided in the air quality analysis, PM<sub>10</sub> emissions will not exceed the SCAQMD thresholds for significance during both rough and fine grading activities. With the incorporation of recommended mitigation measures, PM<sub>10</sub> emissions would be reduced below the SCAQMD threshold of significance. Therefore, air quality impacts associated with grading is considered to be less than significant with mitigation measures incorporated. All other short-term emissions associated with construction activities, of all criteria pollutants, are below the SCAQMD regional and localized thresholds of significance.

The surface coating includes reactive organic gases (ROG) that is limited to 75 lbs/day, by the SCAQMD. The total area for the proposed building is 84,720 sq-ft. The paint used for surface coating at the project site is a low VOC coating and complies with the AQMD architectural coating rule 1113. SCAQMD estimates that each square-foot of non-residential building space corresponds to two square-feet of surface area to be coated. The recommended SCAQMD CEQA VOC emission factor for architectural coating is 0.86 lbs/gal and assuming a 1 mil coat is equivalent to 8.51 lbs VOC per 1000 sq-ft. of coating, this corresponds to 715 lbs of VOC emissions. Based on a total of one month, 22 days are used for the surface coating operation. The daily ROG emissions will be 32 lbs/day and below the SCAQMD limit of 75 lbs/day.

Implementation of the proposed project will have an effect on the local air quality due to air emissions from mobile and stationary sources. The URBEMIS 2007 Guideline was used to quantify and determine the impact from the on road and off road mobile equipment as well as the natural gas fired stationary sources. The impact of CO hot spots in the project area, which is due to increased traffic flow, was determined by using the California Department of Transportation (CALTRANS) CALINE 4 Model.

The proposed project is limited to activities associated with a place of gathering and worship. There is no process equipment with quantifiable amounts of daily emissions at this site. A small amount of air emissions will be generated from the gas fired water heaters (0.2mm BTU/hr, each). Space heating throughout the facility, used in heating of the exercise, sanctuary, and general office areas is conducted by electric heat pumps.

The maximum daily project emissions, from the operation and commuter trips is well below the SCAQM daily threshold for all criteria pollutants and is insignificant. The greenhouse

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gas emissions resulting from the passenger car trips are less than 2.5 tons/day for CO<sub>2</sub>, which compared to the state-wide emission inventory, is insignificant. The daily CH<sub>4</sub> emission is negligible. The cumulative daily emissions consisting of the existing area traffic and the project emissions are well below the SCAQMD limit.

The rise in CO concentration in the local area will result from the increase in traffic at the existing intersections and roads in the project area. Primary source of CO emission is due to vehicle idling time and traffic flow conditions. The CO gas is lighter than air and rapidly disperses with distance from the source under normal weather conditions. A modeling of the CO Hot Spots at the intersections near the project area was conducted to determine the anticipated CO concentration in the subject areas. The background CO level at the nearest CO air monitoring station in San Bernardino County showed a highest recorded one-hour concentration of 4.0 ppm, and a highest eight hour concentration of 2.3 ppm. California Air Resource Board (CARB) State limit is 9 ppm and 20 ppm, respectively for one hour and eight hour concentrations.

The CO concentrations would be highest during the peak traffic hours. A worst case air modeling conducted by using the CARB approved CALINE 4 model, showed that the CO concentrations during the peak traffic hour increased by 0.1 ppm. The CO concentration for the one hour and eight hour concentration at all the major roadway and intersections nearby the project site is well below the state limits.

The proposed project emissions, cumulative emissions, mobile and stationary source existing air emissions and the actual percentage of increase in the San Bernardino County per implementation of the proposed project is shown in Table 6. The project contribution to the 2008 County wide annual emission, published by the California Air Resources Board (CARB) is 0.005% (see Appendix VII) and the maximum cumulative air emissions is less than 0.02% of county wide emissions. According to the statewide greenhouse gas emissions inventory prepared in 2007, for all sources between 1990 and 2004, the total carbon dioxide emission in 2004 is 363.8 million tons (see Appendix VIII). The annual CO<sub>2</sub> emission from the project is 0.0001%. The cumulative annual CO<sub>2</sub> percentage is 0.0004%.

**Table 6. Comparison of Project and Cumulative Emissions with San Bernardino County Emissions (Tons/day)**

Pollutant	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM10	PM2.5
Proposed Project	0.03	0.003	0.003	0.00004	0.0003	0.0002
Proposed Cumulative	0.15	0.02	0.02	0.0002	0.002	0.001
All San Bernardino County Sources	610.0	257.0	127.9	6.1	157.0	49.8
<b>Project % to All County Sources</b>	<b>0.005</b>	<b>0.0001</b>	<b>0.002</b>	<b>0.0007</b>	<b>0.0002</b>	<b>0.0004</b>
<b>Cumulative % to All County Sources</b>	<b>0.02</b>	<b>0.008</b>	<b>0.02</b>	<b>0.003</b>	<b>0.001</b>	<b>0.002</b>



A major portion of daily project and cumulative air emissions results from the trips that will be generated by passenger cars. The mobile sources air emissions for ROG, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub> and CO, for the proposed project, comply with the SCAQMD daily limit. The CO concentration at various intersections of the proposed project is well below the one hour and eight hour state and federal limits. The daily equipment emission from construction, operation, and passenger cars are well below SCAQMD emission thresholds and are not considered significant. There is no threshold limit established by the SCAQMD on greenhouse gases. However, the greenhouse emissions (CO and CH<sub>4</sub>) generated from the operation is very low and constitutes a very small percentage in comparison to basin-wide greenhouse gas emissions.

- III c) The portion of the South Coast Air Basin within which the project is located is designated as a non-attainment area for ozone and PM-10 under state standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under federal standards. A major portion of daily project and cumulative air emissions is generated by passenger car trips. The mobile sources air emissions for ROG, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub> and CO, for the proposed project, comply with the SCAQMD daily limit.

In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that "previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis." In addressing cumulative effects for air quality, the AQMP utilizes approved general plans and, therefore, is the most appropriate document to use to evaluate cumulative impacts of the subject project. This is because the AQMP evaluated air quality emissions for the entire south coast air basin using a future development scenario based on population projections and set forth a comprehensive program that would lead the region, including the project area, into compliance with all federal and state air quality standards. Since the proposed project is in conformance with the AQMP and project emissions have been found to be less than significant on both a regional and local level, the project will not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, the impact is considered less than significant.

- III d) Sensitive receptors are land uses such as residences, schools, daycare centers, and medical and recreational facilities that are more susceptible to the effects of air pollution than are the population at large. The nearest sensitive receptors are residential properties located adjacent to the project to the west. SCAQMD guidelines stipulate that for a sensitive receptor that is less than 25 meters away from the emission source, the 25 meter threshold should be used for significance determination. Table 4 below shows the cumulative daily operation emissions as well as the allowable emissions established by the SCAQMD. The closest sensitive receptor is a single family residence on the opposite side of New Jersey Street, west of the proposed project. Other sensitive receptors include single-family residential properties further to the west. Criteria pollutants produced by the project are below the SCAQMD limits. Therefore, exposure of sensitive receptors to substantial pollutant concentrations is considered to be less than significant.



Table 4. Cumulative Daily Operation Emissions in 2011 (lbs/day)

Pollutant	CO	NOx	ROG	SOx	PM10	PM2.5	CO2	CH4
Passenger Cars	296.22	30.28	30.55	0.38	3.18	2.03	39,519.30	2.76
Building Water Heaters	1.00	0.50	0.10	0.01	0.01	0.01	2	0.00
<b>TOTAL</b>	<b>297.22</b>	<b>30.78</b>	<b>30.65</b>	<b>0.39</b>	<b>3.19</b>	<b>2.04</b>	<b>39,521.30</b>	<b>2.76</b>
SCAQMD Limit	550	55	55	150	150	55	--	--
Exceeds SCAQMD Limit (Y/N)	N	N	N	N	N	N	--	--

III e) The proposed project would not create objectionable odors affecting a substantial number of people. Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regard to nuisance odors, any air quality impacts will be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any existing sensitive receptor sites away from the project site, they will be diluted to well below any level of air quality concern. Some odors would be produced from the application of paints, and coatings. Any exposure to the general public to these common odors would be of short duration and while potentially adverse, are below significance thresholds.

**There are no significant adverse impacts identified or anticipated. However, as a precautionary measure and to further reduce any potential for impacts, the following mitigation measures shall apply.**

**MM# Mitigation Measures**

**III-1 AQ/Operational Mitigation.** *The "developer" shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:*

- a) *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]*
- b) *Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
- c) *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
- d) *Engines shall be maintained in good working order to reduce emissions.*
- e) *Ultra low-sulfur diesel fuel shall be utilized.*
- f) *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
- g) *On-site electrical power connections shall be made available, where feasible.*  
[Mitigation Measure III-1] *General Requirements/Planning*

- III-2** AQ/HRA. If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed. [Mitigation Measure III-2] General Requirements/Planning
- III-3** GHG/Operational Mitigation. The "developer" shall provide all project employees, guests and tenants with County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. [Mitigation Measure III-3] General Requirements/Planning
- III-4** AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
  - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
  - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
  - d) Storm water control systems shall be installed to prevent off-site mud deposition.
  - e) All trucks hauling dirt away from the site shall be covered.
  - f) Construction vehicle tires shall be washed, prior to leaving the project site.
  - g) Rumble plates shall be installed at construction exits from dirt driveways.
  - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
  - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.
- [Mitigation Measure III-4] Grading Permits/Planning
- III-5** AQ - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
  - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
  - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines

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*shall have aqueous diesel filters and diesel particulate filters.*

- d) *All gasoline-powered equipment shall have catalytic converters.*
- e) *Provide onsite electrical power to encourage use of electric tools.*
- f) *Minimize concurrent use of equipment through equipment phasing.*
- g) *Provide traffic control during construction to reduce wait times.*
- h) *Provide on-site food service for construction workers to reduce offsite trips.*
- i) *Implement the County approved Dust Control Plan (DCP)*
- j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*

*[Mitigation Measure III-5] Grading Permits/Planning*

**III-6** *GHG – Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*

- a) *Implement both the approved Dust Control Plan and Coating Restriction Plan.*
- b) *Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
- c) *Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).*
- d) *Grading plans shall include the following statements:*
  - *“All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.*
  - *“All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”*
- e) *Minimize vehicles and equipment operating at the same time.*
- f) *Reduce daily equipment operation hours during smog season (May-October).*
- g) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
- h) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
- i) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*

*[Mitigation Measure III-6] Grading Permits/Planning*

**III-7** *AQ - Coating Restriction Plan.* *The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:*

- a) *Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.*
- b) *Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of*

architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.

- c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use of architectural coatings.  
[Mitigation Measure III-7] Building Permits/Planning

**III-8** AQ – Design. The developer shall include the following air quality design considerations, where feasible, into the project design (per SBCC § 83.14.030). The building design with these features shall be submitted for review and approval obtained from County Planning in coordination with County Building and Safety:

- a) Bicycle Parking. Bicycle racks or secured bicycle lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.
- b) Bicycle Plan. Participate in implementation of the Countywide Bicycle Plan, through construction of on/off- site facilities or contribution of fees for these.
- c) Street/walkway Connections. On-site pedestrian walkways and bicycle paths shall connect each project structure main entry to adjacent public streets.
- d) Passenger Loading Area. Passenger loading areas in locations shall be provided close to building entrances for all developments with at least 100 parking spaces. (Loading area shall be equivalent to a minimum of 5 parking spaces and shall have a 15 minute parking time limit).
- e) Vanpool Parking. Vanpool parking spaces shall be provided near building entrances. A vertical clearance of no less than 9' shall be provided.
- f) Transit improvements. Transit improvements (e.g. bus pullouts, bus signage, bus pads, and/or bus shelters) shall be provided along existing or planned transit routes. The need for and nature of those improvements shall be determined in cooperation with the designated local transportation authority (e.g. Omnitrans, MARTA or other).
- g) Energy conservation. Conserve energy through the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment, irrigation and use of recycled water. Incorporate energy efficient lighting and California Energy Commission insulation standards into the design.
- h) SCAQMD – Design. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin. (SCAQMD\_Regulation XIII)  
[Mitigation Measure III-8] Building Permits/Planning

**III-9** GHG – Design. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to reduce potential project impacts on green house gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a) Title 24 + 5%. The Developer shall document that the design of the proposed structures exceeds the current Title 24 requirements by a minimum of five percent. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this mitigation,

*provided that the total increase in efficiency meets or exceeds the cumulative goal (105%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006):*

- *Incorporate dual paned or other energy efficient windows,*
  - *Incorporate energy efficient space heating and cooling equipment,*
  - *Incorporate energy efficient light fixtures, photocells, and motion detectors,*
  - *Incorporate energy efficient appliances,*
  - *Incorporate energy efficient domestic hot water systems,*
  - *Incorporate solar panels into the electrical system,*
  - *Incorporate cool roofs/light colored roofing,*
  - *Incorporate other measures that will increase energy efficiency.*
  - *Increase insulation to reduce heat transfer and thermal bridging.*
  - *Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.*
- b) *Plumbing.* *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards. Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3. If possible, utilize grey water systems and dual plumbing for recycled water.*
- c) *Lighting.* *Lighting design for building interiors shall support the use of:*
- *Compact fluorescent light bulbs or equivalently efficient lighting.*
  - *Natural day lighting through site orientation and the use of reflected light.*
  - *Skylight/roof window systems.*
  - *Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.*
- d) *Building Design.* *Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities. Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.*
- e) *Landscaping.* *The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.*
- f) *Irrigation.* *The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*
- g) *Recycling.* *Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and*

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operation waste shall be collected for reuse and recycling.

- h) Multimodal. The design shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and if available mass transit facilities shall be provided (e.g. bus stop bench/shelter).

[Mitigation Measure III-9] Building Permits/Planning

**III-10** AQ – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:

- a) Dust Control Plan (DCP)
- b) Coating Restriction Plan (CRP)
- c) Design elements including the following:
  - Bicycle parking (racks/locker) with showers available for cyclists near building entrances to promote cyclist safety, security, and convenience.
  - Participation in appropriate bike plan
  - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
  - Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and as confirmed by County Building & Safety.

[Mitigation Measure III-10] Final Inspection or Occupancy/Planning

**III-11** GHG – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all GHG mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:

- a) Design features and/or equipment that cumulatively increase the overall compliance of the project to exceed Title 24 minimum standards by five percent.
- b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
- c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility.

[Mitigation Measure III-11] Final Inspection or Occupancy/Planning

**III-12** GHG/Occupancy Information. The “developer” shall prepare, submit for review and obtain approval from County Planning Informational materials about methods and need to reduce the solid waste stream and listing available recycling services.

[Mitigation Measure III-12] Final Inspection or Occupancy/Planning

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

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

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

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

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- IV b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the site has been occupied by citrus groves for many years, and although the citrus groves have recently been removed, the site is still occupied by two single-family houses and continues to be disturbed by domestic animals, off-road vehicles and continued weed abatement operations.
- IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because there are no identified protected wetlands on the project site.
- IV d) This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed with the removal of the citrus trees and there are no identified biological resources that are subject to such regulation.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

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

*me*



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

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

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

- V a) This project will not cause a substantial adverse change in the significance of a historical resource, because no historic resources exist on the site. The project site currently contains two existing single-family houses and small accessory structures. Most of the site was previously occupied by citrus trees, which have been removed within the past eight years. To further reduce the potential for impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate mitigation measures if any finds are made during project construction.
- V b) This project will not cause a substantial adverse change in the significance of an archeological resource, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

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There are no significant adverse impacts identified or anticipated. However, as a precautionary measure and to further reduce any potential for impacts, the following mitigation measures shall apply:

**MM# Mitigation Measures**

**V-1** Cultural Resources. *The developer/property owner shall submit for review and obtain approval from County Planning of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*

- *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
- *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning*

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                                     |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking?  | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Landslides?   | <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 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION** (Check  if project is located in the Geologic Hazards Overlay District):

VI a) (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the

immediate vicinity of the project site. The project will be reviewed and approved by County Building and Safety with appropriate seismic standards.

- VI b) The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under its administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP) would reduce soil erosion due to storm water or the use of construction water during grading.
- VI c) The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any additional measures are required.
- VI d) The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) The project will be served by the City of Loma Linda for sewer and water service. No septic systems will be utilized as part of this project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS -</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the

site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.

- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VII c) The future occupants of the proposed facilities will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials. In addition, all existing and proposed schools are more than one-quarter mile away from the project site.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is not within the vicinity or approach/departure flight path of a public airport.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will have adequate access from two or more directions via Bermudez Street and New Jersey Street.
- VII h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The project site is in an urban area and is not located in or adjacent to wildlands or near the wildlands/urban interface. Therefore, people and infrastructure will not be exposed to wildland fires.

**There are no significant adverse impacts identified or anticipated. However, as a precautionary measure and to further reduce any potential for impacts, the following mitigation measures shall apply:**

**MM# Mitigation Measures**

- VII-1** *Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All trash and storage areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). All landscaped areas must be irrigated in a manner designed to conserve water. The fuel modification zone shall be maintained annually to insure on-going protection from wildland fire. [Mitigation Measure VII 1] – General Requirement/Planning.*

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



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

**SUBSTANTIATION**

- VIII a) The project will not violate any water quality standards or waste discharge requirements, because the project will be served by the City of Loma Linda, an established water and wastewater purveyor that is subject to independent regulation by local and state agencies that ensures compliance with both water quality and waste discharge requirements.
- VIII b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- VIII c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan.
- VIII d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on and off site have been required as conditions of the construction of the project.
- VIII e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on and off site will be required as conditions of the construction of the project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project.
- VIII f) The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been required.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose housing and is not within identified flood hazard areas as reviewed by County Public Works. The project site is identified on the County maps as being located in the Flood Plain Safety Area (FP-1), which is an area that is typically located within the 100-year flood hazard area, as defined by the Federal Flood Insurance Regulations. However, further research has revealed that

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the project site is not located within the 100-year flood plain and is not subject to any specific regulations by the County of San Bernardino, the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration. The project site is located within Flood Zone "X", according to the current Flood Insurance Rate Map (Panel 6711 H). Impacts are expected to be less than significant.

- VIII h) The project will not place within a 100-year flood hazard area any structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. The project site is identified on the County maps as being located in the Flood Plain Safety Area (FP-1), which is an area that is typically located within the 100-year flood hazard area, as defined by the Federal Flood Insurance Regulations. However, further research has revealed that the project site is not located within the 100-year flood plain and is not subject to any specific regulations by the County of San Bernardino, the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration. The project site is located within Flood Zone "X", according to the current Flood Insurance Rate Map (Panel 6711 H). Impacts are expected to be less than significant.
- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

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

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

**SUBSTANTIATION**

IX a) The project will not physically divide an established community because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The Land Use Zoning designation of the property is Rural Living (RL) and the proposed church is an allowed use in the RL district, subject to the approval of a Conditional Use Permit in conformance with the County's permit and processing requirements for Conditional Use Permits.

IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation and land use modifying Overlay District regulations.

IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchase as mitigation for the proposed project.

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**X. MINERAL RESOURCES - Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- X a) The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The underlying soils in the area could be recovered, but the area has already been developed with industrial uses and it is impractical to recover those resources. As such the area has not been identified as a locally important mineral resource.

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

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

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

- XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed use.
- XI b) The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XI c) The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- XI d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project has been conditioned to comply with the noise standards of the County Development Code.
- XI e) The project will not expose people residing or working in the project area to excessive noise levels because the project is not located within an airport land use plan area or within 2 miles of a public airport or public use airport.
- XI f) The project is not within the vicinity of a private airstrip.

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

**MM# Mitigation Measures**

- XI-1** Construction Noise. *The developer shall submit to County Planning a Construction Noise Attenuation Plan (CNAP) and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CNAP. The developer shall implement the approved CNAP measures to the satisfaction of County Building and Safety.*
- a) *All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.*
  - b) *All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
  - c) *Construction equipment shall be muffled per manufacturer's specifications.*
  - d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from the nearest sensitive receptors.*
- [Mitigation Measure XI-1] Grading Permits/Planning*

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XII. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XII a) The project will not induce substantial population growth in an area either directly or indirectly. The project will generate several new jobs and employment opportunities. This may generate a need for housing for new employees. However, even considering the low unemployment rate for the area, the existing and currently developing housing stock should accommodate the housing needs for those employed by the type of jobs generated by the project.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing. Two single-family houses exists on site and will be demolished when the proposed project is constructed. However, the removal of these two houses is not considered substantial and would not necessitate construction of replacement housing.
- XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. Two single-family houses exist on site and will be demolished when the proposed project is constructed. However, the removal of these houses is not considered substantial and would not necessitate construction of replacement housing elsewhere.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XIII. PUBLIC SERVICES**

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

XIII a) The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

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

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

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

**SUBSTANTIATION**

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

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



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

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

**SUBSTANTIATION**

XV a) Traffic-related issues associated with the development of the proposed project have been evaluated in compliance with CEQA and the San Bernardino County CMP requirements. A Traffic Impact Analysis, dated May 29, 2009, was prepared by Minagar and Associates, which analyzed the traffic impacts of the proposed project for the anticipated opening date (Build-out scenario) with full occupancy by the year 2011, at which time the church will be generating traffic at its full potential and for the current CMP traffic forecast horizon, year 2030. The proposed project will generate 3,103 net new trips daily, with 996 trips (498 in and 498 out) occurring during the mid-day (MD) peak hour.

The traffic Impact Analysis concluded that additional traffic generated by the project on Saturdays will impact the intersection of New Jersey Street and Barton Road and San Timoteo Canyon Road at Barton Road in the opening year (2011). The intersection at New Jersey Street at Barton Road requires signalization. The City of Loma Linda recently installed the signal at this location, although the developer shall be required to improve the south leg of the intersection at 100 percent cost to the project. New Jersey Street at Barton Road serves as the primary access to the project and the signal improvements shall be completed prior to occupancy.

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- XV b) The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the County congestion management agency for designated roads or highways. A Traffic Impact Analysis, dated May 29, 2009, was prepared by Minagar and Associates, which analyzed the traffic impacts of the proposed project. The results of the LOS analysis indicate that all three study intersection (Barton Rd./New Jersey St, Barton Rd./San Timoteo Canyon Rd, and San Timoteo Canyon Rd/Bermudez St) will operate with adequate LOS "D" or better with implementation of the proposed mitigation measures.
- XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) The project will not result in inadequate emergency access, because there is a minimum of two access points to the site.
- XV f) The project will not result in inadequate parking capacity, because the project meets the parking standards established by the County Development Code.
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because these have been required to be installed as conditions of approval.

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

**MM# Mitigation Measures**

**XV-1** Signal Improvements. *The developer shall submit for approval, a signal modification plan for the intersection of Barton Road and New Jersey Street. Prior to final occupancy of the building, the developer shall fully improve this existing signal. [Mitigation Measure XV-1] Final Inspection or Occupancy/Traffic.*

**XV-2** Street/Intersection Improvements. *The Traffic Division has reviewed the Technical Memorandum Report dated December 30, 2009, prepared by Minagar and Associates, Inc., for the proposed church located on the southeast corner of New Jersey Street and Bermudez Street in Loma Linda. This report is in addition to the Traffic Study dated May 29, 2009. The Technical Memorandum Report concluded that additional traffic generated during Saturdays by the project will have a significant impact for the opening year condition (Year 2011) at two intersections, New Jersey Street at Barton Road and San Timoteo Canyon Road at Barton Road. To mitigate the impacts of this project on the two intersections the following improvements shall be constructed:*

- The applicant shall submit street improvement plans and obtain approval from the County*

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*Traffic Division to pave New Jersey Street from the project boundary north to Barton Road and Bermudez Street from New Jersey Street to San Timoteo Canyon Road.*

- *The applicant shall submit street improvement plans and obtain approval from the County Traffic Division for the construction of a right-in/right-out only access on Bermudez Street at San Timoteo Canyon Road with a raised pork-shop median at the intersection.*

*[Mitigation Measure XV-2] Building Permits/Traffic.*

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

**SUBSTANTIATION**

XVI a) The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services.

XVI b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system to serve the proposed use. The proposed project will be serviced by existing water and wastewater treatment facilities that are provided and operated by the City of Loma Linda.

XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects, because County Public Works has determined that either there is sufficient capacity in the existing storm water system to absorb any additional stormwater

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drainage caused by the project or has required facilities to be constructed as a part of this project. The construction of any drainage facility required by for this project is included in this environmental review and such review has required appropriate mitigation measures.

- XVI d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the local water purveyor (City of Loma Linda) has given assurances that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- XVI e) A determination has been made by the wastewater treatment provider (City of Loma Linda), 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. However, the City of Loma Linda Department of Public Works has made the determination that there is not currently existing sewer trunk lines of adequate capacity available to serve the site. The City of Loma Linda has stated that it is financially and physically feasible to install sewer trunk lines that will provide adequate service to the project.
- XVI f) The proposed project is served by a the San Timoteo and Redlands landfill(s) which have sufficient permitted capacity to accommodate the project's solid waste disposal needs in both landfills.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

- XVII a) The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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. There are no rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, who properly record and/or remove for classification any such finds.
- XVII b) The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by

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the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in air quality emissions, noise, and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and appropriate mitigation measures have been required to be implemented. Implementation of the mitigation measures will reduce the level of these impacts so that they are neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region. Additionally, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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



## XVIII. MITIGATION MEASURES

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

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

- I-1** Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed one-half (0.5) foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-1] - Building Permits/Planning.
- I-2** Installed Lighting. Confirmation of compliance with lighting standards and approved lighting plans shall be completed by on-site inspection. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety. [Mitigation Measure I-2] Final Inspection or occupancy/Planning.
- III-1** AQ/Operational Mitigation. The "developer" shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:
- a) County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]
  - b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
  - c) All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
  - d) Engines shall be maintained in good working order to reduce emissions.
  - e) Ultra low-sulfur diesel fuel shall be utilized.
  - f) Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.
  - g) On-site electrical power connections shall be made available, where feasible.
- [Mitigation Measure III-1] General Requirements/Planning
- III-2** AQ/HRA. If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed. [Mitigation Measure III-2] General Requirements/Planning
- III-3** GHG/Operational Mitigation. The "developer" shall provide all project employees, guests and tenants with County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. [Mitigation Measure III-3] General Requirements/Planning



**III-4** AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
  - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
  - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
  - d) Storm water control systems shall be installed to prevent off-site mud deposition.
  - e) All trucks hauling dirt away from the site shall be covered.
  - f) Construction vehicle tires shall be washed, prior to leaving the project site.
  - g) Rumble plates shall be installed at construction exits from dirt driveways.
  - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
  - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.
- [Mitigation Measure III-4] Grading Permits/Planning

**III-5** AQ - Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
- c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
- d) All gasoline-powered equipment shall have catalytic converters.
- e) Provide onsite electrical power to encourage use of electric tools.
- f) Minimize concurrent use of equipment through equipment phasing.
- g) Provide traffic control during construction to reduce wait times.
- h) Provide on-site food service for construction workers to reduce offsite trips.
- i) Implement the County approved Dust Control Plan (DCP)
- j) Suspend use of all construction equipment operations during second stage smog alerts.

NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).  
[Mitigation Measure III-5] Grading Permits/Planning

**III-6** GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction

contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.
- b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
- c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
- d) Grading plans shall include the following statements:
  - "All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications".
  - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."
- e) Minimize vehicles and equipment operating at the same time.
- f) Reduce daily equipment operation hours during smog season (May-October).
- g) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- h) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- i) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

[Mitigation Measure III-6] Grading Permits/Planning

**III-7** AQ - Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
- b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

[Mitigation Measure III-7] Building Permits/Planning

**III-8** AQ - Design. The developer shall include the following air quality design considerations, where feasible, into the project design (per SBCC § 83.14.030). The building design with these features shall be submitted for review and approval obtained from County Planning in coordination with County Building and Safety:

- a) Bicycle Parking. Bicycle racks or secured bicycle lockers shall be provided at a rate

of 1 per 30 parking spaces with a minimum of a three-bike rack.

- b) Bicycle Plan. Participate in implementation of the Countywide Bicycle Plan, through construction of on/off-site facilities or contribution of fees for these.
- c) Street/walkway Connections. On-site pedestrian walkways and bicycle paths shall connect each project structure main entry to adjacent public streets.
- d) Passenger Loading Area. Passenger loading areas in locations shall be provided close to building entrances for all developments with at least 100 parking spaces. (Loading area shall be equivalent to a minimum of 5 parking spaces and shall have a 15 minute parking time limit).
- e) Vanpool Parking. Vanpool parking spaces shall be provided near building entrances. A vertical clearance of no less than 9' shall be provided.
- f) Transit improvements. Transit improvements (e.g. bus pullouts, bus signage, bus pads, and/or bus shelters) shall be provided along existing or planned transit routes. The need for and nature of those improvements shall be determined in cooperation with the designated local transportation authority (e.g. Omnitrans, MARTA or other).
- g) Energy conservation. Conserve energy through the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment, irrigation and use of recycled water. Incorporate energy efficient lighting and California Energy Commission insulation standards into the design.
- h) SCAQMD – Design. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin. (SCAQMD\_Regulation XIII)  
[Mitigation Measure III-8] Building Permits/Planning

**III-9** GHG – Design. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to reduce potential project impacts on green house gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

a) Title 24 + 5%. The Developer shall document that the design of the proposed structures exceeds the current Title 24 requirements by a minimum of five percent. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this mitigation, provided that the total increase in efficiency meets or exceeds the cumulative goal (105%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006):

- Incorporate dual paned or other energy efficient windows,
- Incorporate energy efficient space heating and cooling equipment,
- Incorporate energy efficient light fixtures, photocells, and motion detectors,
- Incorporate energy efficient appliances,
- Incorporate energy efficient domestic hot water systems,
- Incorporate solar panels into the electrical system,
- Incorporate cool roofs/light colored roofing,
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.

- *Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.*
- b) Plumbing. *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards. Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3. If possible, utilize grey water systems and dual plumbing for recycled water.*
- c) Lighting. *Lighting design for building interiors shall support the use of:*
  - *Compact fluorescent light bulbs or equivalently efficient lighting.*
  - *Natural day lighting through site orientation and the use of reflected light.*
  - *Skylight/roof window systems.*
  - *Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.*
- d) Building Design. *Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities. Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.*
- e) Landscaping. *The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.*
- f) Irrigation. *The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*
- g) Recycling. *Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.*
- h) Multimodal. *The design shall included adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and if available mass transit facilities shall be provided (e.g. bus stop bench/shelter).*

*[Mitigation Measure III-9] Building Permits/Planning*

**III-10** AQ – Installation. *The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:*

- a) *Dust Control Plan (DCP)*
- b) *Coating Restriction Plan (CRP)*

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- c) *Design elements including the following:*
- *Bicycle parking (racks/locker) with showers available for cyclists near building entrances to promote cyclist safety, security, and convenience.*
  - *Participation in appropriate bike plan*
  - *All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.*
  - *Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and as confirmed by County Building & Safety.*
- [Mitigation Measure III-10] Final Inspection or Occupancy/Planning*

**III-11** *GHG – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all GHG mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:*

- a) *Design features and/or equipment that cumulatively increase the overall compliance of the project to exceed Title 24 minimum standards by five percent.*
- b) *All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.*
- c) *Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility.*
- [Mitigation Measure III-11] Final Inspection or Occupancy/Planning*

**III-12** *GHG/Occupancy Information. The “developer” shall prepare, submit for review and obtain approval from County Planning Informational materials about methods and need to reduce the solid waste stream and listing available recycling services. [Mitigation Measure III-12] Final Inspection or Occupancy/Planning*

**V-1** *Cultural Resources. The developer/property owner shall submit for review and obtain approval from County Planning of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*

- *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
- *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning*

**VII-1** *Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All trash and storage*

areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). All landscaped areas must be irrigated in a manner designed to conserve water. The fuel modification zone shall be maintained annually to insure on-going protection from wildland fire. [Mitigation Measure VII 1] – General Requirement/Planning.

**XI-1** Construction Noise. The developer shall submit to County Planning a Construction Noise Attenuation Plan (CNAP) and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CNAP. The developer shall implement the approved CNAP measures to the satisfaction of County Building and Safety.

- a) All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.
- b) All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
- c) Construction equipment shall be muffled per manufacturer's specifications.
- d) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from the nearest sensitive receptors.

[Mitigation Measure XI-1] Grading Permits/Planning

**XV-1** Signal Improvements. The developer shall submit for approval, a signal modification plan for the intersection of Barton Road and New Jersey Street. Prior to final occupancy of the building, the developer shall fully improve this existing signal. [Mitigation Measure XV-1] Final Inspection or Occupancy/Traffic.

**XV-2** Street/Intersection Improvements. The Traffic Division has reviewed the Technical Memorandum Report dated December 30, 2009, prepared by Minagar and Associates, Inc., for the proposed church located on the southeast corner of New Jersey Street and Bermudez Street in Loma Linda. This report is in addition to the Traffic Study dated May 29, 2009. The Technical Memorandum Report concluded that additional traffic generated during Saturdays by the project will have a significant impact for the opening year condition (Year 2011) at two intersections, New Jersey Street at Barton Road and San Timoteo Canyon Road at Barton Road. To mitigate the impacts of this project on the two intersections the following improvements shall be constructed:

- The applicant shall submit street improvement plans and obtain approval from the County Traffic Division to pave New Jersey Street from the project boundary north to Barton Road and Bermudez Street from New Jersey Street to San Timoteo Canyon Road.
- The applicant shall submit street improvement plans and obtain approval from the County Traffic Division for the construction of a right-in/right-out only access on Bermudez Street at San Timoteo Canyon Road with a raised pork-shop median at the intersection.

[Mitigation Measure XV-2] Building Permits/Traffic.

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

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers).
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 2007
- County of San Bernardino General Plan, adopted 2007
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan.
- County of San Bernardino, San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 2007
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

**PROJECT SPECIFIC STUDIES:**

- Minagar and Associates, Inc. May 29, 2009, Proposed Loma Linda Korean Seventh Day Adventist Church, Traffic Impact Analysis
- Minagar and Associates, Inc. December 30, 2009, Loma Linda Korean Seventh Day Adventist Church, Technical Memorandum Report to the Traffic Impact Analysis.
- Tritech Associates Inc., August 18, 2008, Proposed Loma Linda Korean Seventh Day Adventist Church, Water Quality Management Plan.

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**Draft Resolution # 3236**

**Attachment 5**

PROPOSAL NO.: LAFCO SC#408

HEARING DATE: OCTOBER 19, 2016

RESOLUTION NO. 3236

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO SC#408 – CITY OF LOMA LINDA IRREVOCABLE AGREEMENT TO ANNEX FOR WATER AND SEWER SERVICE (SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS)**

**On motion of Commissioner \_\_\_\_\_, duly seconded by Commissioner \_\_\_\_\_ and carried, the Local Agency Formation Commission adopts the following resolution:**

**WHEREAS**, Government Code Section 56133 requires the Local Agency Formation Commission to review and approve, approve with conditions, or deny applications for agencies to provide services outside their existing boundaries; and,

**WHEREAS**, an application for the proposed service extension in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 *et seq.*), and the Executive Officer has examined the application and determined that the filings are sufficient; and,

**WHEREAS**, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

**WHEREAS**, the Executive Officer has reviewed available information and prepared a report including her recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

**WHEREAS**, the public hearing by this Commission was called for October 19, 2016 at the time and place specified in the notice of public hearing; and,

**WHEREAS**, at the hearing, this Commission heard and received all oral and written support and/or opposition; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the contract, in evidence presented at the hearing;

**NOW, THEREFORE, BE IT RESOLVED**, that the Local Agency Formation Commission for San Bernardino County does hereby determine, find, resolve and order as follows:

## RESOLUTION NO. 3236

### DETERMINATIONS:

**SECTION 1.** The following determinations are noted in conformance with Commission policy:

1. The project area, identified as Assessor Parcel Number 0293-091-08, is within the sphere of influence assigned the City of Loma Linda and is anticipated to become a part of that City sometime in the future.

The application requests authorization to receive City of Loma Linda water and sewer service for the proposed development and use of a church that consists of a 19,100 sq. ft. main sanctuary building, a 12,250 sq. ft. fellowship hall, and a 13,600 sq. ft. youth sanctuary on approximately 8.1 acres. The requirement for water and sewer service are conditions of approval placed upon the project by the County's Land Use Services Department. Therefore, approval of the City's request for authorization to provide water and sewer service to the project is necessary in order to satisfy these conditions of approval.

2. The Irrevocable Agreement to Annex is being considered for the provision of water and sewer service by the City of Loma Linda to the project site comprised of a single parcel, Assessor Parcel Number 0293-091-08, which is generally located at the northwest corner of Bermudez and New Jersey Streets (11475 New Jersey Street). This contract will remain in force in perpetuity for this parcel or until such time as the area will be annexed.
3. The fees charged this project by the City of Loma Linda for the extension of water and sewer service are identified as totaling \$81,191.43 (a breakdown of charges is on file in the LAFCO office). Payment of these charges is required prior to connection to the City's water and sewer facilities. In addition, the costs to complete improvements needed to extend water and sewer service to the proposed project were the responsibility of the property owner/developer and have been installed based upon the City's original 2014 contract approval.
4. During the period from July 2009 to March 2010, acting as the CEQA lead agency, the County of San Bernardino, as a function of its review of a Conditional Use Permit to develop a church facility on approximately 8.1 acres, prepared an environmental assessment and adopted a Mitigated Negative Declaration which indicates that approval of the project will not have a significant adverse impact on the environment through its development under the Conditions of Approval that has been prepared for the proposed project. The County subsequently approved a revision to the project that is significantly smaller than the original project. The County's Initial Study and Mitigated Negative Declaration have been reviewed by the Commission's staff and Environmental Consultant who have found them to be adequate for the service contract decision.

The Commission certifies that it has reviewed and considered the County's Mitigated Negative Declaration and environmental effects as outlined in the Initial Study prior to reaching a decision on the service contract and finds the information substantiating the Mitigated Negative Declaration is adequate for its use in making a decision as a CEQA responsible agency. The Commission further finds that it does not intend to adopt alternatives or additional mitigation measures for this project as all changes, alterations and mitigation measures are within the responsibility and jurisdiction of the County and/or others, and are self-mitigating through implementation of the Conditions of Approval.

**RESOLUTION NO. 3236**

The Commission, as a responsible agency, finds that proposal is exempt from Department of Fish and Wildlife fees because the filing fee was the responsibility of the County as the CEQA lead agency. The Commission directs its Executive Officer to file a Notice of Determination within five (5) working days with the San Bernardino County Clerk of the Board of Supervisors.

**SECTION 2. CONDITION.** The City of Loma Linda shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission’s approval of this service contract, including any reimbursement of legal fees and costs incurred by the Commission.

**SECTION 3.** The Local Agency Formation Commission for San Bernardino County does hereby determine to approve the service extension contract submitted by the City of Loma Linda to provide water and sewer service to the project site comprised a single parcel identified as Assessor Parcel Number 0293-091-08.

**SECTION 4.** The Commission instructs the Executive Officer of this Local Agency Formation Commission to notify the affected agencies that the application identified as LAFCO SC#408 - City of Loma Linda Irrevocable Agreement to Annex for Water and Sewer Service, has been approved.

**THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:**

**AYES: COMMISSIONERS:**

**NOES: COMMISSIONERS:**

**ABSENT: COMMISSIONERS:**

\*\*\*\*\*

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN BERNARDINO )

I, KATHLEEN ROLLINGS-McDONALD, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of October 19, 2016.


**DATED:**

\_\_\_\_\_  
**KATHLEEN ROLLINGS-McDONALD**  
Executive Officer

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**DATE:** OCTOBER 12, 2016   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
MICHAEL TUERPE, Project Manager  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Agenda Item #6: First Quarter Financial Review for Period  
July 1 through September 30, 2016

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## **RECOMMENDATION:**

Staff recommends that the Commission take the following actions:

1. Note receipt of this report and file.
2. Recognize the increase in Cash Carryover from FY 2015-16 of \$17,927 by:
  - a) Increasing Expenditure Account 2090 (Miscellaneous Expense: Costs related to move) by \$10,000 to \$179,260.
  - b) Increasing Reserve Account 6010 (Net Pension Liability Reserve) by \$7,927 to \$117,097.
  - c) Increasing Revenue Account 9970 by \$17,927 for a total of \$294,895 [Total for Revenue Account 9970 (all carryovers to include reserves) increases to \$965,566].

## **BACKGROUND:**

The first quarter of Fiscal Year 2016-17 has concluded and staff is presenting the Commission with its first financial report. This report includes a review of the financial activities and the presentation of a spreadsheet (Attachment #1) showing the line item expenditures and receipts during the period. The following narrative provides a discussion of:

- Expenditures and reserves, revenues received, an update on special project activities, and a breakdown of the fund balance at the end of the quarter.
- Recommended budget adjustments to account for increase in Cash Carryover from Fiscal Year 2015-16.

## **Expenditures and Reserves**

Expenditures are comprised of two categories of accounts: 1) Salaries and Benefits, and 2) Services and Supplies. Through the first quarter, total expenditures are at 30% of Approved Budget authority. There has been no request made by staff for authorization to utilize funds maintained in the Contingency and Reserve accounts during the first quarter. A more detailed analysis of the categories is as follows:

### 1. Salaries and Benefits (1000 series)

#### *A. First Quarter Activity*

The Salaries and Benefits series of accounts (1000 series) had expenditures of \$215,818 through the first quarter, representing 27% of Approved Budget authority. The increase of two percentage points is primarily explained by the following:

- The month of August had three pay dates, as opposed to two.
- In August, the Commission approved a pay increase for the Executive Officer, retroactive to January 2016.
- In September, the Commission authorized a merit acknowledgement payment of \$15,000 to the Executive Officer for extraordinary service in completing the three fire reorganizations – LAFCO 3198, 3200 and 3206.

Additionally, during this period the Clerk to the Commission was on medical leave under the Commission's short-term disability program which paid a portion of her salary during that period.

#### *B. Anticipated Activity*

Based upon the resignation of the Clerk to the Commission, effective October 11, 2016, termination payments will be processed during the second quarter.

## 2. Services and Supplies (2000 and 5000 series)

### A. *First Quarter Activity*

For the first quarter, the Services and Supplies series of accounts (2000 and 5000 series) had expenditures of \$221,109, or 34% of Approved Budget authority. Payments that are typical to the first quarter that have taken place include: payment for the California Association of LAFCOs (CALAFCO) membership, the CALAFCO Annual conference (registration), the Commission's property and liability insurance and the annual payment to SBCERA for GASB 68 processing. These one-time and full-year expenditures are generally on target for the fiscal year.

Additionally, unique events that are either Commission-approved or budgeted have increased expenditures significantly, as follows:

- \$100,000 payment occurred for the Commission-approved down payment for renovation of the Santa Fe Train Depot.
- Legal costs of roughly \$5,600 related to the executive officer contract.
- Costs related to processing the West Valley Mosquito and Vector Control District proposal requiring individual notice to landowners due to the extension of an existing special tax totaled roughly \$14,000.
- Protest Process for the Formation of the Wrightwood CSD, totaling roughly \$5,500 to date.

### B. *Anticipated Expenditures*

Anticipated activities for the second quarter include significant expenditures, identified as:

- CALAFCO Annual conference expenses (hotel and travel for staff and Commissioners)
- Full-year payments for the annual financial audit (\$15,090). This is the first year of a four year contract with the firm Davis Farr LLP.
- Subscription to the County Street Network (\$10,500) for maintenance of digital mapping and Google Earth Subscription (\$3,000).
- Significant payments for the processing of proposals and water service review (legal costs, advertising and mailing) are anticipated.

C. *Status of Ongoing Commission-approved Projects*

The following provides an update on expenditures and progress on projects approved by the Commission or special studies initiated by the Commission.

**OFFICE MOVE AND RENOVATION OF SANTA FE TRAIN DEPOT:**

In July, the Commission approved the lease for the Harvey House space at the Santa Fe Depot. This approval included the authorization for payment of an amount not to exceed \$230,000, to fund the necessary renovations and improvements to allow for staff’s use of the Harvey House space as the LAFCO office. Terms of the lease required an initial payment of \$100,000 to the San Bernardino Associated Governments prior to the commencement of construction and the balance of \$130,000 to be amortized over the initial five year lease term. The initial payment for the renovation of the Santa Fe Depot Harvey House location of \$100,000 was processed during the first quarter. Staff continues to coordinate with SANBAG on the construction of the needed improvements.

**EDUCATIONAL TRAINING PROGRAM FOR SPECIAL DISTRICTS:**

The Commission is continuing its efforts to provide governance training for the special districts within the County. As a part of this year’s budget, staff developed an education program in coordination with the California Special Districts Association (CSDA) and the Institute for Local Government (ILG) – see chart below. The budget allocates \$5,000 total for payments to CSDA and ILG, per quotes from the entities. Additionally, a course to educate local agencies and the public on LAFCO, titled *LAFCO 101*, is scheduled in partnership with CALAFCO and Riverside LAFCO.

<b>Educational Training Program Timeline</b>		
<b>Training Session</b>	<b>Collaboration</b>	<b>Date</b>
<i>Overview of Special District Laws</i>	California Special Districts Association	December 8, 2016 10:00 a.m. Mojave Water Agency
<i>LAFCO 101</i>	CALAFCO, Riverside LAFCO	est. Jan or Feb 2016 Location TBD
<i>Partnering with Community Based Organizations for More Inclusive Public Engagement</i>	Institute for Local Government	est. March or May 2017 Cucamonga Valley WD Frontier Project



### 3. Contingency and Reserves (6000 series)

No activity has been requested by staff or authorized by the Commission to take place in the Contingency or Reserve accounts during the first quarter.

## **Revenues**

### 1. Revenues through First-Quarter

The Commission has received 91% of Adopted Budget revenues through the first quarter. The items below outline the revenue activity:

- Interest (Account 8500) – Interest rates have increased, albeit by a minimal amount. \$2,116 in interest revenue was earned from the Commission’s cash in the County Treasury reflecting the final quarter of Fiscal Year 2015-16 cash. The bulk of LAFCO’s revenues are received during the first quarter of the fiscal year through receipt of its annual apportionment. However, it is anticipated that the annual interest rate will remain low for the balance of the year providing limited resources.
- Apportionment (Account 8842) - 100% of the mandatory apportionment payments from the County, cities, and independent special districts billed by the County Auditor have been received.
- Fees and Deposits (Accounts 9545 – 9800) – Through the first quarter, the Fees and Deposits series of accounts have received 19% of its budgeted revenue (\$39,050). Of this amount, 92% is related to proposals and 8% service contracts.
- Carryover from Prior Year (Account 9970)

The fund balance at the prior fiscal year’s closure was carried forward into FY 2016-17 (\$942,579), and is composed of the following:

- All of the Contingency and Reserve funds identified in the FY 2015-16 budget have been carried forward, \$605,865.
- Additional cash carryover of \$336,714 composed of the following:
  - Carryover of \$276,968 into FY 2016-17 to provide for payment of expenses during the first quarter of the year until apportionment payments are received and to balance the overall budget.
  - Liabilities of \$41,819 include deferred revenue related to open applications and accounts payable.

- Unrecognized and unassigned carryover from FY 2015-16 of \$17,927. To account for the increase in carryover and to balance the budget, staff recommends that the Commission increase Account 9970 (Carryover from Prior Year) by \$17,927.
- In September the City of Hesperia withdrew its application for fire reorganization and a refund, based upon existing Commission policy, was provided in the amount of \$15,736. This event reduced the carryover funds into Fiscal Year 2016-17.

2. Proposal Activity

The figure below identifies the number of proposals and service contracts received through the first quarter. The figure identifies that three proposals and two service contracts were received in the first quarter. As identified above, the receipt of these proposals has brought in roughly \$39,000. Attachment #2 to this staff report includes a chart showing the yearly comparison of proposal, service review, and completed service review activity.

Activity	Budget	Through Sept	
		No.	% of Budget
Proposals	10	3	30%
Service Contracts - Commission approval	4	1	25%
Service Contracts - Commission approval for exemption	0		--
Service Contracts - Admin (E.O.) approval	4	1	25%
Protest Hearing Deposits	5		0%

The remainder of the year anticipates the completion of the second cycle service reviews for water (wholesale, retail, and recycled) and sewer (collection, treatment, and reclamation). By action taken at the September 2015 hearing, the Commission has directed staff to prioritize its activities to address any fire proposals submitted as the top priority, other jurisdictional changes next, and service reviews to follow. Staff is aware that several fire providers are awaiting the completion of the November elections to take formal actions to initiate applications for potential reorganizations.

**Fund Balance**

As of September 30, the Commission's cash in the County Treasury was \$1,585,701. A breakdown of this amount is shown below.

<b>September 30, 2016 Balance</b>		<b>\$1,585,701</b>
<b>Balance is composed of the following:</b>		
<b>Liabilities</b>		
	Deposits Payable (Receivable) from open applications	10,353
<b>Committed (constrained to specific purposes)</b>		
	Net Pension Liability Reserve (Account 6010)	109,170
	Compensated Absences Reserve (Account 6030)	87,222
<b>Assigned (intended for specific purposes)</b>		
	Contingency (Account 6000)	155,501
	General Reserve (Account 6025)	284,917
	Remaining Budgeted Expenditures	1,014,203
<b>Revenues needed through year-end (assumes full budget expenditures)</b>		<b>(\$75,665)</b>

## **CONCLUSION:**

As we closed Fiscal Year 2015-16, a year of above normal and complex activity that directly impacted the quality of life of hundreds of thousands of residents of our County, the outlook for Fiscal Year 2016-17 is one of continuing that trend. The continuation of the consultant contract for supplemental staffing continues to assist in addressing this ongoing issue. However, the resignation of the Clerk to the Commission will require that a recruitment process be undertaken in the second quarter of the fiscal year to replace this statutorily mandated position. With that noted, the activities of the first quarter are generally within markers of first quarter activity.

The Commission has directed staff to prioritize its activities to address the fire proposals submitted as the top priority, other jurisdictional changes next, and service reviews to follow. At this time, there are no fire proposals on file with LAFCO; however, staff is aware of ongoing discussions with a number of agencies in the County related to the potential transition of fire services to County Fire.

In response to the information presented in this report, staff recommends that the Commission take the actions identified on page 1 of this report. These actions include:

- Recognition of the increase in Cash Carryover from Fiscal Year 2015-16 of \$17,927 by:
  - Increasing Expenditure Account 2090 (Miscellaneous Expense: Costs related to move) by \$10,000 to \$179,260.

- Increasing Reserve Account 6010 (Net Pension Liability Reserve) \$7,927 to \$117,097.
- Increasing Revenue Account 9970 by \$17,927 for a total of \$294,895 [Total for Revenue Account 9970 (all carryovers to include reserves) increases to \$965,566].

Staff will be happy to answer any questions from the Commission prior to or at the hearing regarding the items presented in this report.

KRM/MT

Attachments:

1. Spreadsheet of First-Quarter Expenditures, Reserves, and Revenues
2. Chart Illustrating Yearly Proposal, Service Contract, and Service Review Activity

**Spreadsheet of First-Quarter Expenditures,  
Reserves, and Revenues**

**Attachment 1**

FISCAL YEAR 2016-17

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 15-16	ADOPTED FY 16-17 BUDGET	JULY	AUGUST	SEPT	THRU 1st Quarter	PERCENT OF ADOPTED BUDGET
	<b>SALARIES AND BENEFITS</b>							
1010	Regular Salary and Bilingual	\$ 432,740	\$ 473,877	\$ 34,224.83	\$ 51,824.33	\$ 53,499.46	\$ 139,548.62	29%
1030	Auto and Cell Phone Allowances	17,000	17,327	1,307.70	1,961.55	1,307.70	4,576.95	26%
1035	Overtime	395					-	
1045	Termination Payment	2,506					-	
1050	Special Compensation						-	
1110	General Member Retirement	109,012	119,726	8,638.28	12,989.74	9,728.58	31,356.60	26%
1130	Survivors Benefits	210	228	17.20	25.80	17.20	60.20	26%
1135	Indemnification - General	16,739	16,130	1,217.36	1,826.04	1,217.36	4,260.76	26%
1200	Employee Group Insurance (Health Subsidy)	41,121	46,498	3,282.12	4,943.79	3,420.54	11,646.45	25%
1205	Long-Term Disability	882	962	70.36	106.26	71.08	247.70	26%
1207	Vision Care Insurance	771	837	63.20	94.80	63.20	221.20	26%
1215	Dental Insurance & Health Subsidy	1,363	1,253	115.20	160.41	104.49	380.10	30%
1222	Short-Term Disability	3,404	3,784	277.52	418.82	280.06	976.40	26%
1225	Social Security Medicare	5,492	6,072	439.53	670.63	833.01	1,943.17	32%
1235	Workers' Compensation	2,305	5,113	-	1,966.40	-	1,966.40	38%
1240	Life Insurance & Medical Trust Fund	5,522	6,429	413.94	624.81	414.26	1,453.01	23%
1305	Medical Reimbursement Plan	2,770	6,920	220.00	390.00	280.00	890.00	13%
1310	ID Allowance Café				471.70	8,018.90	8,490.60	
1314	457/401a Defined (LAFCO Contribution)	1,571	1,781	130.36	196.86	131.68	458.90	26%
1315	401k Contribution	25,136	28,500	2,085.44	3,148.92	2,106.20	7,340.56	26%
1000	Salary Reserve		64,587	-	-	-	-	0%
	<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>\$ 668,940</b>	<b>\$ 800,024</b>	<b>\$ 52,503.04</b>	<b>\$ 81,820.86</b>	<b>\$ 81,493.72</b>	<b>\$ 215,817.62</b>	<b>27%</b>
	Staffing (Full time equivalent units)	5.5	5.5					
	<b>SERVICES AND SUPPLIES</b>							
	<b>Services:</b>							
2035	Communications	\$ -			1,921.95	(1,261.49)	\$ 660	
2037	COMNET Charge (ISF)	\$ 3,003	\$ 2,556	-	255.96	255.96	\$ 512	20%
2038	Long Distance Charges	15	-				-	
2040	Relocation Charges - Phone Service	12,944	-		2,500.00	2,545.66	5,046	
2041	Phone Service/Outside Company	670	12,543	-	159.46	144.74	304	2%
2043	Electronic Equipment Maintenance	926	-				-	
2075	Membership Dues	8,733	9,264	-	8,107.00	-	8,107	88%
2076	Tuition Reimbursement	100	2,000	-	-	-	-	0%
2080	Publications	2,383	3,125	-	659.84	381.82	1,042	33%
2085	Legal Notices	18,860	19,500	1,509.20	2,023.10	1,846.48	5,378.78	28%
2090	Miscellaneous Expense (Costs related to move)		169,260	-	100,000.00	-	100,000.00	59%
2110	Fleet Management Requisition Charges						-	
2115	Computer Software	5,777	6,652	-		1,313.00	1,313.00	20%
2125	Inventoriable Equipment	-	15,000	-		-	-	0%
2195	Reimbursement Services and Supplies	-					-	
2245	Other Insurance	7,085	7,085	-	9,050.47	-	9,050.47	128%
	<b>Supplies:</b>							
2305	General Office Expense	6,364	7,183	-	98.51	1,923.66	2,022.17	28%
2308	Credit Card Clearing Account	467	-	6,680.38	(4,114.58)	(3,032.39)	(466.59)	
2309	Visa Temp Card	267					-	
2310	Postage - Direct Charge	56,031	48,388	3,060.75	10,585.86	1,074.98	14,721.59	30%
2315	Records Storage	596	588	-	98.06	98.06	196.12	33%
2316	Surplus Handling	-					-	

FISCAL YEAR 2016-17

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 15-16	ADOPTED FY 16-17 BUDGET	JULY	AUGUST	SEPT	THRU 1st Quarter	PERCENT OF ADOPTED BUDGET
2323	Reproduction Services	13,046	16,000	-		2,263.21	2,263.21	14%
2335	Temporary Services	-						
	<b>Consultant &amp; Special Services:</b>							
2400	Prof & Special Service (Legal Counsel)	40,346	34,300	4,188.23	5,660.28	3,300.00	13,148.51	38%
2405	Auditing	14,258	15,090	-		3,892.42	3,892.42	26%
2410	Data Processing	8,244	8,215	-	652.25	652.25	1,304.50	16%
2415	COWCAP	-	13,236	-		3,309.00	3,309.00	25%
2420	ISD Other IT Services	4,614	175	-	17.47	17.47	34.94	20%
2421	ISD Direct	10,073	9,816	218.16	743.94	743.94	1,706.04	17%
2424	Mgmt & Tech (Environmental Consultant)	11,329	10,250	815.00	50.00	1,657.50	2,522.50	25%
2444	Security Services	444	408	-	-	84.00	84.00	21%
2445	Other Prof (Commission, Surveyor, ROV)	123,413	135,761	6,058.76	9,700.60	9,578.60	25,337.96	19%
2449	Outside Legal (Litigation & Special Counsel)	4,319	-			-	-	
2450	Application Development Support	345	600	-	-	-	-	0%
2460	GIMS Charges	13,656	17,370	-	-	-	-	0%
	<b>Lease/Purchases:</b>							
2895	Rent/Lease Equipment (copier)	4,743	5,904	-	1,053.76	501.93	1,555.69	26%
2905	Office/Hearing Chamber Rental	57,125	54,308	-	550.00	8,968.02	9,518.02	18%
	<b>Travel Related Expenses:</b>							
2940	Private Mileage	3,868	5,403	474.53	412.46	142.46	1,029.45	19%
2941	Conference/Training	3,974	3,500	-	-	4,490.00	4,490.00	128%
2942	Hotel	5,053	8,800	408.59	1,569.42	-	1,978.01	22%
2943	Meals	1,098	2,575	214.63	389.47	101.40	705.50	27%
2944	Car Rental	107	150	-	-	72.60	72.60	48%
2945	Air Travel	2,629	2,000	-	-	-	-	0%
2946	Other Travel	887	500	158.35	-	97.24	255.59	51%
	<b>Other Charges:</b>							
5012	Services Out (Staples)	1,449	3,600	-	-	14.22	14	0%
	<b>TOTAL SERVICES &amp; SUPPLIES</b>	<b>\$ 449,237</b>	<b>\$ 651,105</b>	<b>\$ 23,786.58</b>	<b>\$ 152,145.28</b>	<b>\$ 45,176.74</b>	<b>\$ 221,108.60</b>	<b>34%</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,118,178</b>	<b>\$ 1,451,129</b>	<b>\$ 76,289.62</b>	<b>\$ 233,966.14</b>	<b>\$ 126,670.46</b>	<b>\$ 436,926.22</b>	<b>30%</b>
	<b>RESERVES</b>							
6000	Contingency		\$ 155,501	-				0%
6010	Net Pension Liability Reserve		109,170	-				0%
6025	General Reserve - Litigation		284,917	-				0%
6030	Compensated Absences Reserve		87,222	-				0%
	<b>TOTAL CONTINGENCIES &amp; RESERVES</b>	<b>\$ -</b>	<b>\$ 636,810</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
	<b>TOTAL APPROPRIATION</b>	<b>\$ 1,118,178</b>	<b>\$ 2,087,939</b>	<b>\$ 76,289.62</b>	<b>\$ 233,966.14</b>	<b>\$ 126,670.46</b>	<b>\$ 436,926.22</b>	<b>21%</b>

FISCAL YEAR 2016-17

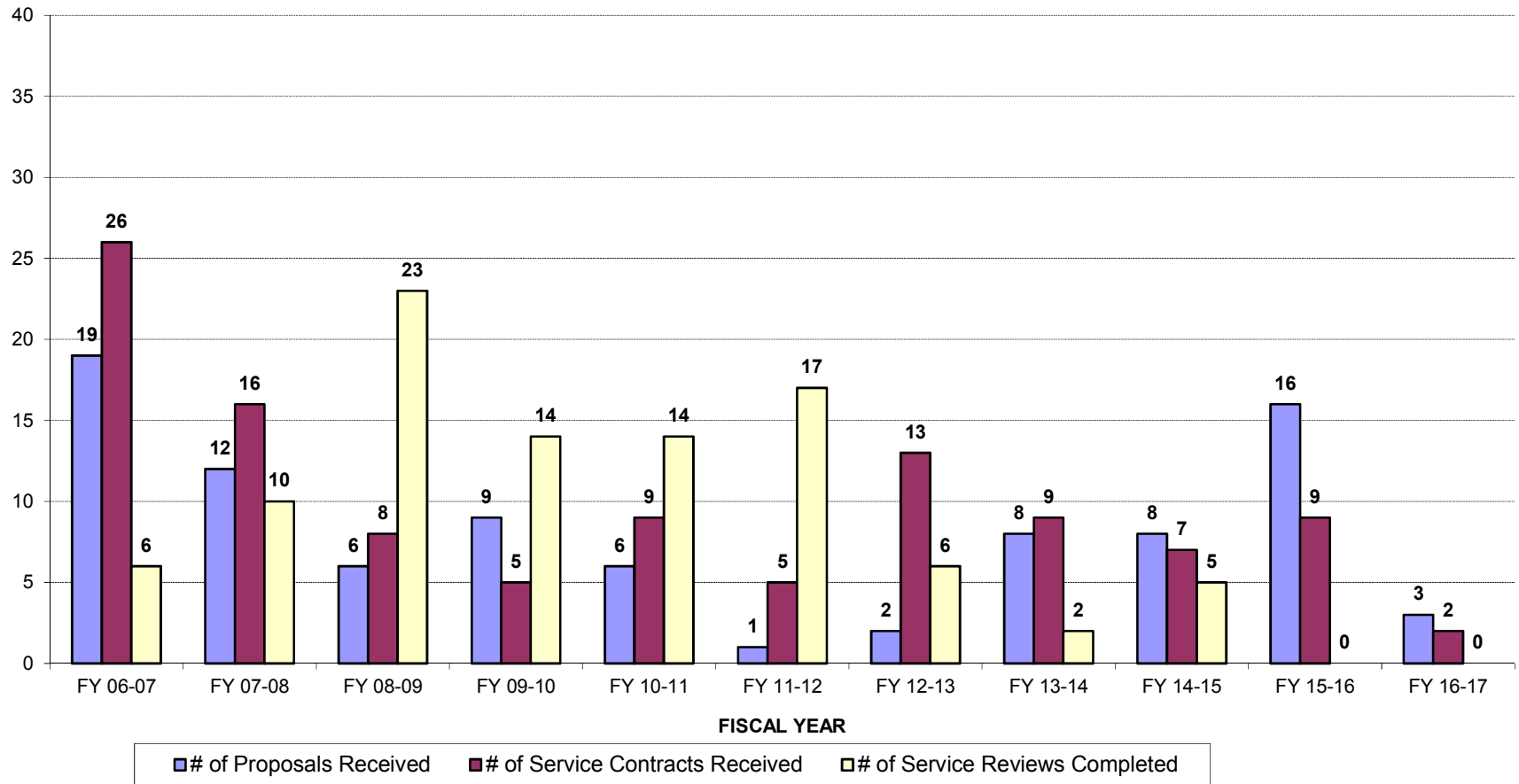
ACCT #	ACCOUNT NAME	ACTUAL YEAR-END FY 15-16	ADOPTED FY 16-17 BUDGET	JULY	AUGUST	SEPT	THRU 1st QUARTER	PERCENT OF AMENDED BUDGET
	<b>CONTRIBUTION REVENUES</b>							
	Use of Money:							
8500	Interest	\$ 5,917.01	\$ 5,250	\$ 2,116.30	\$ -	\$ -	\$ 2,116.30	40%
	<b>Mandatory Contribution from Governments:</b>							
8842	Local Government -- For FY 2016-17 apportionment to County, Cities, and Independent Special Districts of approximately \$308,741 each	882,117	926,223	439,011.88	465,443.65	21,767.47	926,223.00	100%
	<b>Fees and Deposits (Current Services):</b>							
9545	Individual Notice	56,670	37,366	-	1,700.00	1,400.00	3,100.00	8%
9555	Legal Services	26,361	15,150	-	2,400.00	1,850.00	4,250.00	28%
9595	Protest Hearing	33,297	34,166	-	-	-	-	-
9655	GIMS Fees	12,505	7,995	-	-	-	-	0%
9660	Environmental	12,940	9,600	-	1,500.00	1,200.00	2,700.00	28%
9800	LAFCO Fees	260,206	103,800	-	21,000.00	8,000.00	29,000.00	28%
	<b>Total Fees and Deposits</b>	<b>401,978</b>	<b>208,077</b>	<b>-</b>	<b>26,600.00</b>	<b>12,450.00</b>	<b>39,050.00</b>	<b>19%</b>
	<b>TOTAL CONTRIBUTION REVENUES</b>	<b>1,290,012</b>	<b>1,139,550</b>	<b>441,128.18</b>	<b>492,043.65</b>	<b>34,217.47</b>	<b>967,389.30</b>	<b>85%</b>
	<b>OTHER REVENUES</b>							
9910	Refunds from Prior Year Revenue	\$ (30.00)	\$ (1,250)	\$ -	\$ -	\$ (15,736.00)	\$ (15,736.00)	1259%
9930	Miscellaneous Revenues	12,040	2,000	-	10.00	10.00	20.00	1%
9970	Carryover of Open Proposals/Projects	55,114	64,806	41,818.74			41,818.74	
9970	Carryover from Prior Year, Unassigned	186,960	276,968	294,895.00			294,895.00	106%
	<b>TOTAL OTHER REVENUES</b>	<b>254,084</b>	<b>342,524</b>	<b>336,714</b>	<b>10.00</b>	<b>(15,726.00)</b>	<b>320,997.74</b>	<b>94%</b>
	<b>TOTAL REVENUES</b>	<b>\$ 1,544,096</b>	<b>\$ 1,482,074</b>	<b>\$ 777,841.92</b>	<b>\$ 492,053.65</b>	<b>\$ 18,491.47</b>	<b>\$ 1,288,387.04</b>	<b>87%</b>
	<b>RESERVES FROM PRIOR YEAR, as of July 1</b>							
9970	Contingency	\$ 87,356	\$ 155,501	\$ 155,501.00			\$ 155,501.00	100%
9970	Net Pension Liability Reserve	56,432	82,750	82,750.00			82,750.00	100%
9970	General Reserve - Litigation	300,000	291,007	291,007.00			291,007.00	100%
9970	Compensated Absences Reserve	72,897	76,607	76,607.00			76,607.00	100%
	<b>TOTAL RESERVES FROM PRIOR YEAR</b>	<b>\$ 516,685</b>	<b>\$ 605,865</b>	<b>\$ 605,865.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 605,865</b>	<b>100%</b>
	<b>TOTAL REVENUE AND RESERVES</b>	<b>\$ 2,060,781</b>	<b>\$ 2,087,939</b>	<b>\$ 1,383,706.92</b>	<b>\$ 492,053.65</b>	<b>\$ 18,491.47</b>	<b>\$ 1,894,252.04</b>	<b>91%</b>
	Note: Spreadsheet utilizes the cash basis of accounting and does not include accrual/reversal data which do not affect fund balance							



**Chart Illustrating Yearly Proposal,  
Service Contract, and  
Service Review Activity**

**Attachment 2**

**Number of Proposals & Service Contracts Received, and Service Reviews Completed by Fiscal Year**



Through Sept 2016