

AGENDA

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

**NORTON REGIONAL EVENT CENTER
1601 EAST THIRD STREET, SAN BERNARDINO**

REGULAR MEETING OF AUGUST 16, 2023

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.

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

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.

2. [Approval of Minutes for Regular Meeting of July 19, 2023](#)
3. [Approval of Executive Officer's Expense Report](#)
4. [Ratify Payments as Reconciled and Note Cash Receipts for the Month of June 2023](#)
5. [Initiate Special Study Pursuant to Government Code Section 56378 for the Barstow Cemetery District](#)
6. Consent Items Deferred for Discussion

PUBLIC HEARING ITEMS:

7. [Consideration of: \(1\) CEQA Exemption as CEQA Lead Agency for LAFCO SC#509; and \(2\) LAFCO SC#509 - City of Redlands OSC 23-07 for Water and Sewer Service \(APN 0298-231-06\)](#)
8. [Consideration of: \(1\) Review of Mitigated Negative Declaration Prepared by the City of Loma Linda for the Canyon Ranch Annexation, General Plan Amendment, Zone Change, and Tentative Tract Maps 20403 and 20404, as CEQA Responsible Agency for LAFCO 3259; and, \(2\) LAFCO 3259 – Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70](#)

9. [Review and Adoption of Amendments to LAFCO Policy and Procedure Manual – Chapter 2: Out-of-Agency Service Contracts of Section IV – Application Processing](#)

DISCUSSION ITEMS:

10. [Unaudited Year-End Financial Report for Fiscal Year 2022/23](#)

INFORMATION ITEMS:

11. Legislative Update Report
12. [Executive Officer's Report](#)
13. 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.)

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 1170 West Third Street, Unit 150, San Bernardino, during normal business hours, on the LAFCO website at www.sbclafco.org.

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 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.

8/09/23:as

DRAFT
**ACTION MINUTES OF THE
LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY**

REGULAR MEETING

9:00 A.M.

JULY 19, 2023

PRESENT:

COMMISSIONERS:

Regular Member

Joe Baca, Jr.
James Bagley
Kimberly Cox
Phil Dupper
Steven Farrell, Vice Chair
Curt Hagman

Alternate Member

Rick Denison
Jim Harvey
Kevin Kenley

STAFF:

Samuel Martinez, Executive Officer
Paula de Sousa, Legal Counsel
Michael Tuerpe, Assistant Executive Officer
Arturo Pastor, Analyst
Angela Schell, Commission Clerk

ABSENT:

COMMISSIONERS:

Regular Member

Acquanetta Warren, Chair

Alternate Member

Dawn Rowe

**CONVENE REGULAR MEETING OF THE LOCAL AGENCY FORMATION COMMISSION –
9:01 A.M. – CALL TO ORDER – FLAG SALUTE AND ROLL CALL**

ANNOUNCEMENT OF CONTRIBUTIONS

1. Comments from the Public

David Maya, Friends of Barstow Cemetery Task Force
Jan Orbaker, Chair, Mentone Chamber of Commerce

CONSENT ITEMS:

Commissioner Dupper request to pull Items 7, 8, and 9 from Consent Items for discussion. Vice Chair Farrell states a move to approve Items 1-6 and pull Items 7-9 for discussion.

2. Approval of Minutes for Regular Meeting of May 17, 2023

3. Approval of Executive Officer's Expense Report

Recommendation: Approve the Executive Office's Expense for Procurement Card Purchases from April 25 to May 22, 2023, and May 23 to June 22, 2023.

4. Ratify Payments as Reconciled and Note Cash Receipts for the Months of April and May 2023

Recommendation: Ratify payments as reconciled for the months of April and May 2023 and note revenue receipts for the same period.

5. Approval of Fiscal Year 2014-15 Financial Records Destruction Pursuant to Commission Policy

Recommendation: Staff recommends the Commission direct the Executive Officer, as Records Management Coordinator to:

1. Destroy the Commission's financial records for Fiscal Year 2014-15 pursuant to the Commission's Records Retention Policy, and
2. Record the items to be destroyed in the Destruction Log along with a copy of the Commission's minute action authorizing destruction.

6. Review and Update the Catalog Enterprise Systems per Government Code Section 6270.5

Recommendation: Staff recommends that the Commission take the following actions:

1. Approve the Enterprise Systems Catalog as of July 1, 2023, as identified in this staff report.
2. Direct the Executive Officer to post the Enterprise Systems Catalog as of July 1, 2023, on the LAFCO website.

Commissioner Cox moves the approval of Consent Items 1-6. Second by Commissioner Bagley. The motion passes with the following roll call vote:

*Ayes: Baca, Bagley, Cox, Dupper, Farrell, Hagman, and Denison.
Noes: None.
Abstain: None.
Absent: Warren (Denison voting in her stead).*

Items 7, 8 and 9 Pulled from Consent Items for Discussion

7. Consideration of: (1) CEQA Exemption as CEQA Lead Agency for LAFCO SC#503; and (2) LAFCO SC# 503 – City of Redlands OSC 23-01 for Water and Sewer Service (APN 0298-391-07)

Recommendation: Staff recommends that the Commission approve LAFCO SC#503 by

taking the following actions:

1. Certify that LAFCO SC#503 is exempt from environmental review and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.
 2. Approve LAFCO SC#503 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Assessor Parcel Number 0298-391-07.
 3. Adopt LAFCO Resolution #3375 setting forth the Commission's determinations and approval of the agreement for service outside the City of Redlands' boundaries.
- 8. Consideration of: (1) CEQA Exemption as CEQA Lead Agency for LAFCO SC#504; and (2) LAFCO SC# 504 – City of Redlands OSC 23-02 for Water and Sewer Service (APN 0298-391-08)**

Recommendation: Staff recommends that the Commission approve LAFCO SC#504 by taking the following actions:

1. Certify that LAFCO SC#504 is exempt from environmental review and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.
 2. Approve LAFCO SC#504 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Assessor Parcel Number 0298-391-08.
 3. Adopt LAFCO Resolution #3376 setting forth the Commission's determinations and approval of the agreement for service outside the City of Redlands' boundaries.
- 9. Consideration of: (1) CEQA Exemption as CEQA Lead Agency for LAFCO SC#505; and (2) LAFCO SC# 505 – City of Redlands OSC 23-09 for Water Service (APN 0298-295-12)**

Recommendation: Staff recommends that the Commission approve LAFCO SC#505 by taking the following actions:

1. Certify that LAFCO SC#505 is exempt from environmental review and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.
2. Approve LAFCO SC#505 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Number 0298-295-12.
3. Adopt LAFCO Resolution #3377 setting forth the Commission's determinations and approval of the agreement for service outside the City of Redlands' boundaries.

Commissioner Hagman moves to approve Items 7, 8 and 9. Second by Commissioner Baca. The motion passes with the following roll call vote:

Ayes: Baca, Bagley, Cox, Dupper, Farrell, Hagman, and Denison.
Noes: None.
Abstain: None.
Absent: Warren (Denison voting in her stead).

PUBLIC HEARING ITEM:

11. Consideration of Amendments to Chapter 2: Out-of-Agency Service Contracts, Section IV – Application Processing of the Policy and Procedure Manual

Recommendation: Staff recommends that the Commission:

1. Provide staff with any additional changes, corrections or amendments to the policies and procedures related to Out-of-Agency Service Contracts as presented; and,
2. Schedule a public hearing for August 16, 2023, for formal approval of the amendments to Chapter 2: Out-of-Agency Service Contracts of Section IV – Application Processing of the Policy and Procedure Manual.

Commissioner Hagman moves to approve staff recommendations. Second by Commissioner Baca. The motion passes with the following roll call vote:

*Ayes: Baca, Bagley, Cox, Dupper, Farrell, Hagman, and Denison.
Noes: None.
Abstain: None.
Absent: Warren (Denison voting in her stead).*

DISCUSSION ITEMS:

12. Appointment of Voting Delegate for the CALAFCO Conference Regional Caucus Elections and the Annual Business Meeting and Consideration of Nominations for CALAFCO Board of Directors

Recommendation: Staff recommends that the Commission:

1. Select Chair Acquanetta Warren as voting delegate (and Vice Chair Steven Farrell as alternate voting delegate) to cast this Commission's vote for CALAFCO Board Member during the Regional Caucus Elections and for any items during the Annual Business Meeting; and,
2. For CALAFCO Board Member election nomination/selection:
 - a) Nominate Commissioner Kimberly Cox for the District Seat for the CALAFCO Board of Directors;
 - b) Nominate a County Commissioner for the County Seat for the CALAFCO Board of Directors;
 - c) Authorize the Executive Officer to submit to the CALAFCO Board Election Committee the Nomination Form(s) reflecting the Commission's nomination(s) and coordinate with the nominee(s) on completing the Candidate Resume Form; and,
 - d) Direct the voting delegate to select this LAFCO's nominated District member and/or this LAFCO's nominated or supported County member as the Southern Region representative(s) to the CALAFCO Board of Directors.

Commissioner Bagley moves to approve staff recommendations. Second by Commissioner Hagman. The motion passes with the following roll call vote:

*Ayes: Baca, Bagley, Cox, Dupper, Farrell, Hagman, and Denison.
Noes: None.
Abstain: None.
Absent: Warren (Denison voting in her stead).*

13. Consideration of Candidate Election for Board of Directors to the Special District Risk Management Authority

Recommendation: Staff recommends that the Commission:

1. Select Commissioner Acquanetta Warren to serve as Director on the Special District Risk Management Authority Board; and,
2. Authorize the Executive Officer to submit the signed Official Election Ballot reflecting the Commission's selection and vote.

Commissioner Baca moves to approve staff recommendations. Second by Commissioner Cox. The motion passes with the following roll call vote:

*Ayes: Baca, Bagley, Cox, Dupper, Farrell, Hagman, and Denison.
Noes: None.
Abstain: None.
Absent: Warren (Denison voting in her stead).*

INFORMATION ITEMS:

14. Legislative Oral Report

Executive Officer Samuel Martinez states that he does not have a legislative report for this month. He concludes the report noting that the CALAFCO Omnibus Bill AB1753 that the Commission supported was signed by the Governor on June 30.

15. Executive Officer's Oral Report

Executive Officer Samuel Martinez reminds the Commission that there will be an August Commission meeting and that registration is now open for the CALAFCO Conference, and staff will be coordinating for the Commissions attendance. He states that the CALAFCO Conference will take place on October 18 through October 20, which is on the week of the Commission's Oct. 18 meeting, therefore, the October 18 Commission meeting will be cancelled. He further reports that staff attended a meeting with the Barstow Cemetery District to discuss their ongoing issues. He asked if the Commission would like staff to move forward with a service review for the district, and comments that staff would be more than happy to look at the district again. Commissioner Bagley comments that if there is new data on the district's sustainability, he would like staff to come forward with a recommendation for a service review. Commission Dupper comments that he is also in support for staff's recommendation for a service review. Executive Officer Sam Martinez

and Assistant Executive Officer Michael Tuerpe responds to Commissioner Dupper's question.

16. Commissioner Comments

Commissioner Cox thanks the Commission for their nomination.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE MEETING ADJOURNS AT 10:05A.M.

ATTEST:


ANGELA SCHELL, Clerk to the Commission

LOCAL AGENCY FORMATION COMMISSION

ACQUANETTA WARREN, Chair

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West 3rd Street, Unit 150, San Bernardino, CA 92415-0490
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DATE : AUGUST 8, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

**SUBJECT: AGENDA ITEM #3 – APPROVAL OF EXECUTIVE OFFICER'S
EXPENSE REPORT**

RECOMMENDATION:

Approve the Executive Officer's Expense Report for Procurement Card Purchases from June 23 to July 24, 2023 .

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 Policies #3(H). Staff has prepared an itemized report of purchases that covers the billing periods of:

- June 23, 2023 to July 24, 2023

Staff recommends that the Commission approve the Executive Officer's expense reports as shown on the attachment.

SM/AS

Attachment



PROCUREMENT CARD PROGRAM

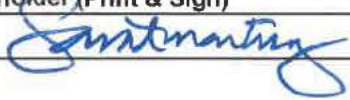
ATTACHMENT G

MONTHLY PROCUREMENT CARD PURCHASE REPORT

PAGE 1 OF 1

F		Cardholder Samuel Martinez						Travel	Billing Period 6/23/23 to 7/24/2023	
DATE	VENDOR NAME	#	DESCRIPTION	PURPOSE	COST CENTER	G/L ACCOUNT	\$ AMT	TRIP NUMBER	*R/D	SALES TAX INCL
06/28/23	Frontier Comm	1	Phone Service	Communication	8900005012	52002041	\$646.51		R	
06/27/23	Crown Connect	2	Office Expense	Letterhead Stationery	8900005012	52002305	\$169.65		R	
07/10/23	Thomas West	3	Law Library Updates	Law Library Updates	8900005012	52002080	\$316.68		R	
7/12/203	Zoom	4	Video Conferencing	Commission Meeting	8900005012	52002305	\$16.15		R	
07/19/23	Chipotle	5	Office Expense	Staff Dinner, City of Chino Planning Commission Meeting	8900005012	52002305	\$28.25		R	
07/20/23	Panera Bread	6	Office Expense	Commission Meeting	8900005012	52002305	\$40.78		R	
07/21/23	Panera Bread	7	Office Expense	Commission Meeting	8900005012	52002305	\$6.39			

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.

Cardholder (Print & Sign)	Date
Samuel Martinez 	08/08/23

Approving Official (Print & Sign)	Date
Acquanetta Warren	08/16/23


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DATE : AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #4 - RATIFY PAYMENTS AS RECONCILED FOR
THE MONTH OF JUNE 2023 AND NOTE REVENUE RECEIPTS

RECOMMENDATION:

Ratify payments as reconciled for the month of June 2023 and note revenue receipts for the same period.

BACKGROUND INFORMATION:

Staff 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:


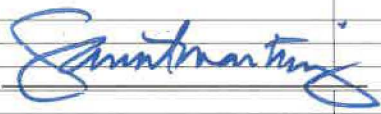
- June 1 through June 30, 2023

Staff recommends that the Commission ratify the payments as outlined on the attached listing and note the revenues received.

SM/MT


Attachment

JUNE 2023 PAYMENTS PROCESSED							
Document Number	Account	Posting Date	Vendor	Invoice	Reference	Amount	
1901527446	5200	2090	06/14/23	Jan Pro	93469	Fee for Janitorial Service Month of June 2023	\$ 588.00
1901526512	5200	2180	06/13/23	So Cal Edison	6433-6-8-23	Cust acct 700099666433 Svc Acct 8002108287	\$ 366.73
1901532196	5200	2305	06/21/23	Crown Connect	45617	Order (6) access cards	\$ 32.89
1901532199	5200	2305	06/21/23	Troy Alarm	45794	Svc on Door magnet; survey on type of software	\$ 188.75
1901520309	5200	2335	06/02/23	Rebecca Lowery	01-6637345	Lowery Rebecca 1 Ofc Asst 5/27/2023	\$ 196.40
1901519452	5200	2400	06/01/23	Best, Best, Krieger	964523	Legal Counsel	\$ 2,991.70
1901519453	5200	2400	06/01/23	Best, Best, Krieger	964524	Legal Counsel	\$ 3,773.40
1901519454	5200	2400	06/01/23	Best, Best, Krieger	964525	Legal Counsel	\$ 2,423.80
1901519455	5200	2400	06/01/23	Best, Best, Krieger	964526	Legal Counsel	\$ 827.50
1901529167	5200	2400	06/15/23	Best, Best, Krieger	967444	Legal Counsel	\$ 132.40
1901531003	5200	2400	06/20/23	Best, Best, Krieger	967445	Legal Counsel	\$ 823.30
1901531085	5200	2445	06/20/23	Inland Empire Resource Conservation Dis.	9	SALC Inv. # 9 Grant Agmt 3020-906	\$ 1,772.50
1901529318	5200	2449	06/15/23	Coluntuano, Highsmith, & Whatley	56549	In reference to: Lake Arrowhead CSD Annexation	\$ 1,072.50
1901526516	5200	2895	06/13/23	Konica Minolta	42449826	Inv 42449826	\$ 365.38
1901526516	5200	2895	06/13/23	Konica Minolta	42449826	Inv 42449826	\$ 63.68
1901519457	4080	9910	06/01/23	Applicant		LAFCO 3257/3258 Refund	\$ 144.47
1901519458	4075	9545	06/01/23	Applicant		Service Contract 490 Refund	\$ 601.68
1901519459	4075	9545	06/01/23	Applicant		Service Contract 491 Refund	\$ 601.68
1901519461	4075	9555	06/01/23	Applicant		Service Contract 497 Refund	\$ 239.02
1901519462	4075	9555	06/01/23	Applicant		Service Contract 498 Refund #1	\$ 206.96
1901527471	4075	9555	06/14/23	Applicant		Service Contract 498 Refund #2	\$ 1,038.00
1901523636	4075	9800	06/08/23	Applicant		Service Contract 498 Refund #3	\$ 1,112.00
1901519463	4075	9555	06/01/23	Applicant		Service Contract 500 Refund	\$ 125.71
1901519469	4075	9555	06/01/23	Applicant		Service Contract 501 Refund	\$ 125.71
1901520304	4080	9990	06/02/23	SBCERA		SBCERA Pension Payment	\$ 50,000.00
TOTAL							\$ 69,814.16
JUNE 2023 COUNTY TRANSFERS PROCESSED							
4102942114	5200	2031	06/01/23	IT		MAY 2023 Payroll System Services (EMACS)	\$ 77.88
4102959396	5200	2031	06/27/23	IT		JUN 2023 Payroll System Services (EMACS)	\$ 25.96
4102942115	5200	2032	06/01/23	IT		MAY 2023 Virtual Private Network (VPN)	\$ 17.72
4102959665	5200	2032	06/28/23	IT		JUN 2023 Virtual Private Network (VPN)	\$ 17.72
4102942117	5200	2037	06/01/23	IT		MAY 2023 Dial Tone	\$ 226.72
4102959666	5200	2037	06/28/23	IT		JUN 2023 Dial Tone	\$ 226.72
4102919597	5200	2305	06/05/23	Purchasing		Staples surcharge	\$ 11.83
4102942119	5200	2322	06/01/23	IT		MAY 2023 Enterprise Printing (EMACS)	\$ 7.14
4102959399	5200	2322	06/27/23	IT		JUN 2023 Enterprise Printing (EMACS)	\$ 7.14
4102942121	5200	2420	06/01/23	IT		MAY 2023 Enterprise Content Management	\$ 135.10
4102942121	5200	2420	06/01/23	IT		MAY 2023 Storage - Tier 1	\$ 110.84
4102942121	5200	2420	06/01/23	IT		MAY 2023 Storage - Tier 3	\$ 147.76
4102942121	5200	2420	06/01/23	IT		MAY 2023 Wireless Device (Exchange Active Sync)	\$ 37.35
4102959400	5200	2420	06/27/23	IT		APR 2023 Wireless Device Access Adjustment	\$ 24.90
4102959400	5200	2420	06/27/23	IT		DEC 2022 Wireless Device Access Adjustment	\$ 24.90
4102959400	5200	2420	06/27/23	IT		FEB 2023 Wireless Device Access Adjustment	\$ 24.90
4102959400	5200	2420	06/27/23	IT		JAN 2023 Wireless Device Access Adjustment	\$ 24.90
4102959400	5200	2420	06/27/23	IT		JUN 2023 Enterprise Content Management	\$ 135.10
4102959400	5200	2420	06/27/23	IT		JUN 2023 Storage - Tier 1	\$ 110.84

4102959400	5200	2420	06/27/23	IT		JUN 2023 Storage - Tier 3	\$	147.76
4102959400	5200	2420	06/27/23	IT		JUN 2023 Wireless Device (Exchange Active Sync)	\$	37.35
4102959400	5200	2420	06/27/23	IT		MAR 2023 Wireless Device Access Adjustment	\$	24.90
4102942122	5200	2421	06/01/23	IT		MAY 2023 Desktop Support Services	\$	799.72
4102959667	5200	2421	06/28/23	IT		JUN 2023 Desktop Support Services	\$	802.96
4102942151	5241	2410	06/01/23	IT		IT Infrastructure - Period 12	\$	569.00
4102942137	5241	2414	06/01/23	IT		Application Maintenance & Support - Period 12	\$	672.00
4102919597	5540	5012	06/05/23	Purchasing		Staples	\$	98.59
4200117958	5200	2424	06/26/23	Clerk to the Board		NOE-LAFCO SC506	\$	50.00
4200117710	5200	2445	06/21/23	SURVEYOR PAYMENT		Surveyor review of LAFCO proposal maps, annual	\$	4,050.00
4200115425	5540	5012	06/07/23	IT		22-23 Microsoft Licencing	\$	3,089.76
4200117283	5200	2310	06/14/23	Mail		Mail Services - DEL	\$	185.90
4200117284	5200	2310	06/14/23	Mail		Mail Services - FLAT	\$	19.41
4200117301	5200	2310	06/14/23	Mail		Mail Services - HAN	\$	296.14
4200117816	5200	2310	06/21/23	Mail		Mail Services - FLAT	\$	41.80
4200117817	5200	2310	06/21/23	Mail		Mail Services - DEL	\$	101.40
4200117821	5200	2310	06/21/23	Mail		Mail Services - HAN	\$	12.18
TOTAL							\$	12,394.29
JUNE 2023 CASH RECEIPTS								
4102939064	various		06/12/23	City of Redlands		Service Contract #503	\$	3,512.00
4102939064	various		06/12/23	City of Redlands		Service Contract #504	\$	3,512.00
4102939064	various		06/12/23	City of Redlands		Service Contract #505	\$	3,512.00
4102959130	4070	9800	06/26/23	City of Rialto		Service Contract #506	\$	577.00
4102959130			06/26/23	Department of Conservation		SALC Grant Reimbursement	\$	28,880.00
TOTAL							\$	39,993.00
JUNE 2023 COUNTY TRANSFERRED RECEIVED								
TOTAL			NONE				\$	-
								
COMPLETED BY: MICHAEL TUERPE				APPROVED BY: SAMUEL MARTINEZ				
Senior Analyst				Executive Officer				
Date: 8/8/2023				8/8/2023				

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DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #5: Initiate Special Study Pursuant to Government
Code Section 56378 for the Barstow Cemetery District

RECOMMENDATION:

Staff recommends that the Commission initiate a special study for the Barstow Cemetery District.

BACKGROUND:

Below is a timeline of LAFCO-related events since 2020 for the Barstow Cemetery District.

- LAFCO Service Review and Updates
In December 2020 the Commission completed and accepted the *Countywide Service Review for Public Cemetery Districts*. Due to the ongoing challenges facing the Barstow Cemetery District ("District"), the Commission directed staff to continue to monitor the District. Staff provided three updates to the Commission, the third being November 2021. The updates outlined the ongoing challenges.
- Additional Update to the Commission
At the March 2022 meeting during public comment, Dr. Denise Meek representing Save the Barstow Cemetery provided comments regarding the Barstow Cemetery Landscape Conversion project. In response, the Commission requested staff to review and provide an update on the landscape project.

On May 3, 2022, staff conducted a site visit to the cemetery. The District General Manager provided staff a tour of the grounds and identified the progress to date as well as next steps. At the May 2022 LAFCO meeting, LAFCO staff encouraged the District to increase communication with the community on the benefits of the project

as well as better signage that clearly acknowledges the inconvenience that the project has created due to all the construction activity.

- June and July 2023

In June 2023, LAFCO staff received concerns from citizens regarding the District. Staff then attended the District's July 12 meeting and provided public comment on LAFCO's role over special districts.

At the LAFCO July 2023 meeting during public comment, David Maya representing Friends of Barstow Cemetery Task Force provided comments regarding the challenges facing the District to include its governance, management, and finances. Additionally at the July meeting, the Executive Officer reported that staff attended a meeting of the Barstow Cemetery District to discuss their ongoing issues. The Commission expressed its sentiment for staff to conduct a service review or special study of the District.

In late July, the District board terminated its general manager and has contracted with the general manager of the 29 Palms Cemetery District, Emily Helm, to be the Acting General Manager. The intent is for Ms. Helm to provide professional services until such time that the District is operating satisfactorily and can hire a full-time replacement. Both districts have agreed to the dual role as it is a temporary measure.


Authorization to Conduct a Special Study

Staff recommends that the Commission initiate a special study of the Barstow Cemetery District. Should the Commission initiate the special study, work would begin immediately with the desire that it be heard at likely the November 2022 or January 2023 meeting.

SM/MT

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #7: LAFCO SC#509 – CITY OF REDLANDS OSC 23-07
FOR WATER AND SEWER SERVICE (APN 0298-231-06)

INITIATED BY:

City of Redlands, on behalf of the property owners.

RECOMMENDATION:

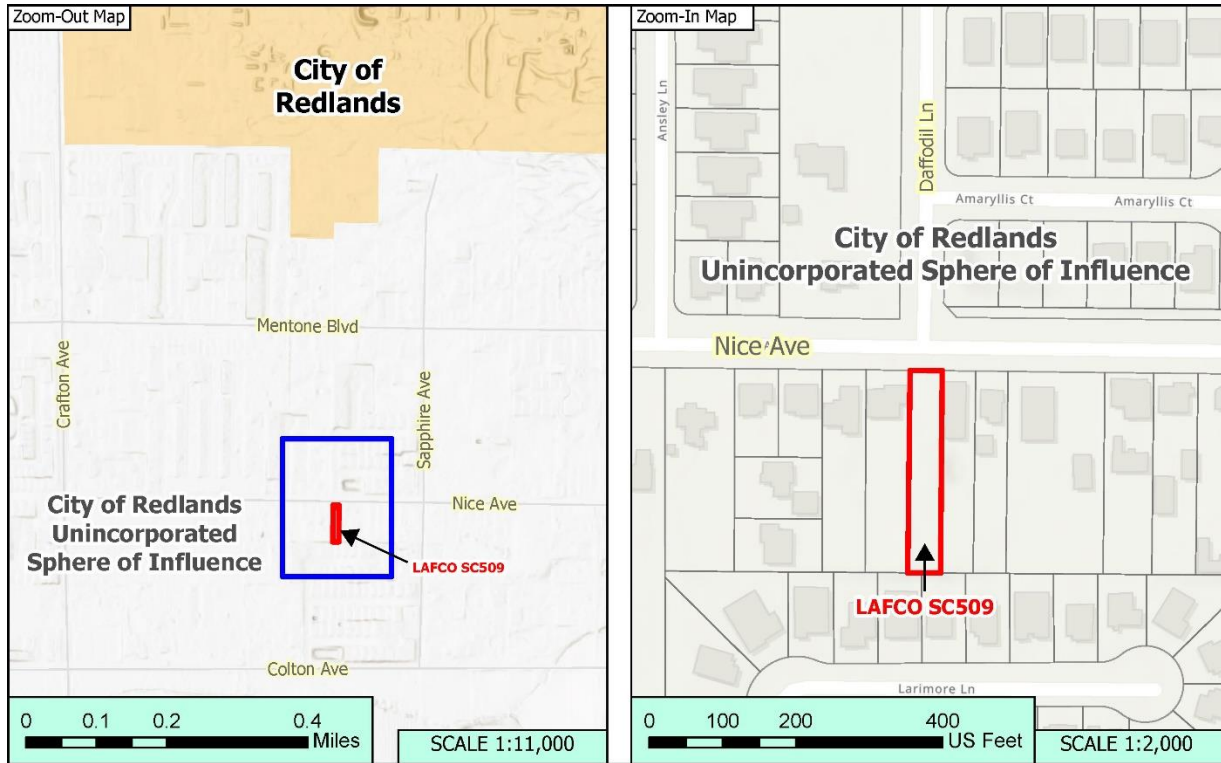
Staff recommends that the Commission approve LAFCO SC#509 by taking the following actions:

1. Certify that LAFCO SC#509 is exempt from environmental review and direct the Executive Officer to file a Notice of Exemption within five (5) days of this action.
2. Approve LAFCO SC#509 authorizing the City of Redlands to extend water and sewer service outside its boundaries to Assessor Parcel Number 0298-231-06.
3. Adopt LAFCO Resolution #3378 setting forth the Commission's determinations and approval of the agreement for service outside the City of Redlands' boundaries.

BACKGROUND:

The City of Redlands (hereinafter the "City") has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water and sewer service to a single parcel, Assessor Parcel Number (APN) 0298-231-06, which is approximately 0.28 acres and is generally located on the south side of Nice Avenue (2160 Nice Avenue) between Crafton and Sapphire Avenues, within the City of Redlands' eastern sphere of influence, in the unincorporated community of Mentone. The map

below outlines the location of the contract area and Attachment #1 also provides a location and vicinity map of the site along with a map outlining the location of the water and sewer infrastructure to be extended.



Vicinity Map

The property owners intend to build a single-family residence on the vacant parcel, which requires connection to the City's water and sewer facilities. Therefore, the City, on behalf of the property owners, is requesting 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.

PLAN FOR SERVICE:

The City's application identifies that water and sewer service to the parcel will be provided through lateral connections to the existing 8-inch water main and the existing 8-inch sewer main in Nice Avenue, installation of a domestic water meter, as well as establishing a utility service account.

Pursuant to the Commission's application requirements for service contracts, information has been provided regarding all financial obligations for the extension of service outside the agency's boundaries. The City has submitted an estimated cost of

\$21,052 for the extension of water and sewer service to the parcel. Following is a table with a breakdown of the fee calculation:

Description of Fees/Charges	Cost	Total Cost
Development Impact Fee		
Water Source Acquisition	\$1,023	\$1,023
Water Capital Improvement	\$5,623	\$5,623
Sewer Capital Improvement	\$3,130	\$3,130
Measure “U” fees	\$8,381	\$8,381
Frontage Charge		
Water	\$1,335	\$1,335
Sewer	\$1,335	\$1,335
Connection Fee		
Meter Set	\$225	\$225
TOTAL		\$21,052

In addition to the cost outlined above, the property owners will be responsible for the entire cost of the water and sewer connection extending from the existing water and sewer mains to the vacant parcel.

ENVIRONMENTAL DETERMINATION:

As the CEQA lead agency, the Commission’s Environmental Consultant, Tom Dodson from Dodson and Associates, has reviewed this service contract application and has indicated that it is his recommendation that the review of LAFCO SC#509 is exempt from the California Environmental Quality Act (CEQA). This recommendation is based on the finding that the Commission’s approval of the out-of-agency service agreement has no potential to cause a significant adverse impact on the environment. Therefore, the service contract application is exempt (under the “Common Sense Rule”) from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3).

CONCLUSION:

The purpose of the service contract application is for the City to receive authorization to provide water and sewer service outside its boundaries via contract to a parcel that requires connection to the City of Redlands’ water and sewer facilities.

Staff has reviewed this request for authorization to provide water and sewer service from the City of Redlands outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The area to

be served is within the sphere of influence assigned the City of Redlands 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 APN 0298-231-06 since its facilities are adjacent to the parcel, and there is no other existing entity available to provide these services within the area.

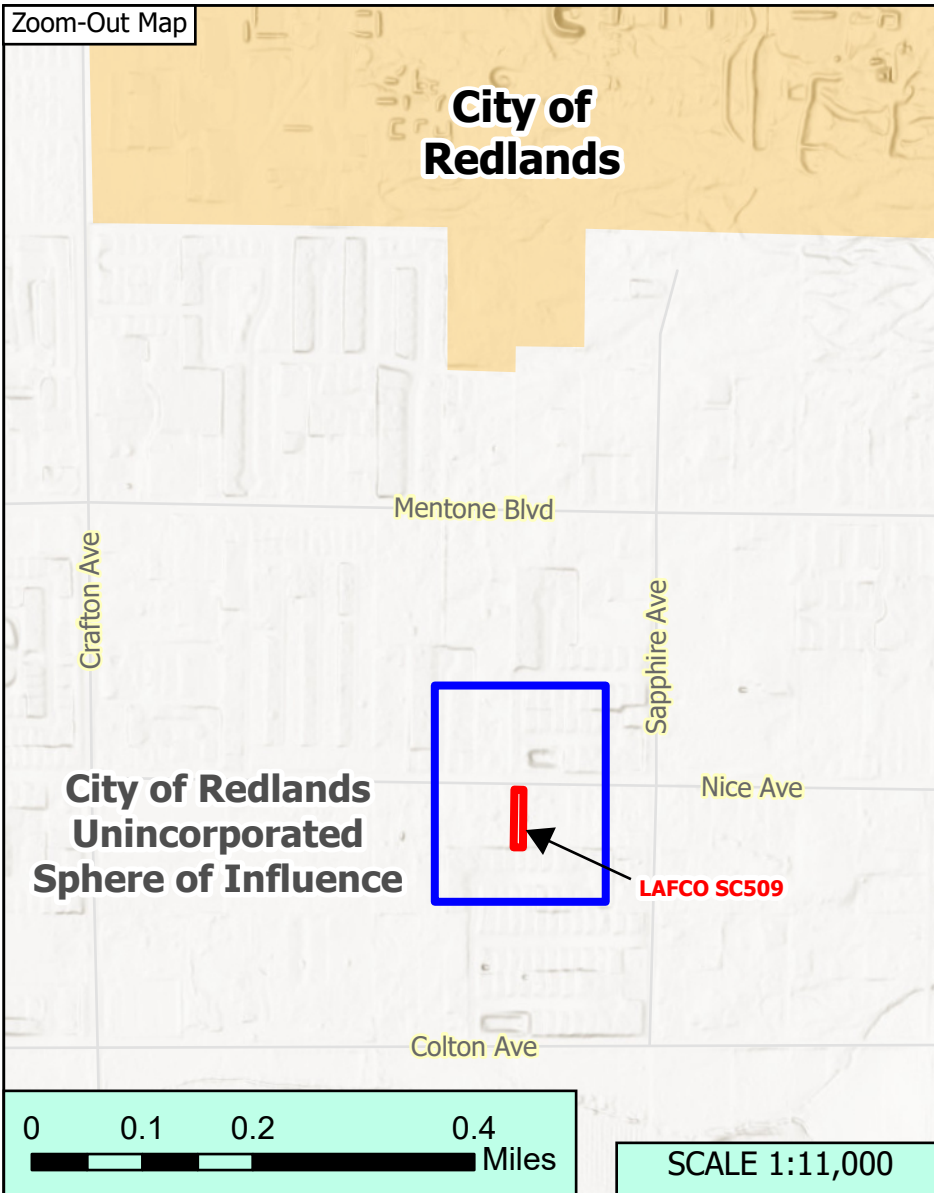
DETERMINATIONS:

1. The project area, Assessor Parcel Number (APN) 0298-231-06, is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Redlands water and sewer service.
2. The City of Redlands' OSC No. 23-07 being considered is for the provision of water and sewer service to APN 0298-231-06 generally located on the south side of Nice Avenue (2160 Nice Avenue) between Crafton and Sapphire Avenues, within the City of Redland's eastern sphere of influence. This contract will remain in force in perpetuity or until such time as the area is annexed. Approval of this request will allow the property owners and the City of Redlands to proceed in finalizing the contract for the extension of water and sewer service.
3. The estimated fees the property owners will be charged by the City of Redlands for the extension of water and sewer service are identified as totaling \$21,052 (for a breakdown of charges, see table on page 3). Payment of these fees are required prior to connection to the City's water and sewer facilities. In addition, the property owners will be responsible for the entire costs of the construction and installation of the water and sewer extension.
4. As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the service contract submitted by the City of Redlands and recommended that this application is exempt from environmental review. A copy of Mr. Dodson's response is included as Attachment #3 to this report.

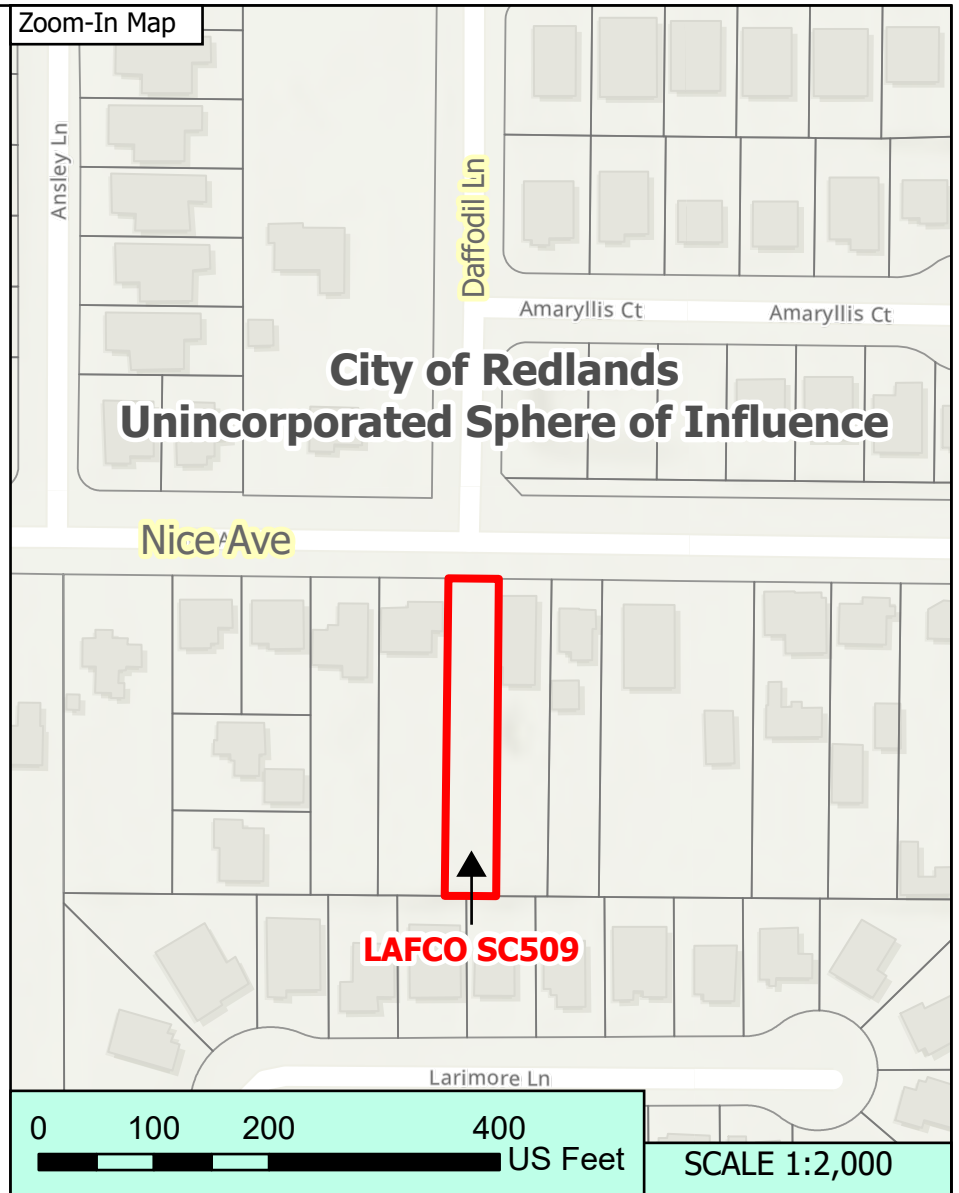
Attachments:

1. [Vicinity Map](#)
2. [City of Redlands' Application and Contract](#)
3. [Response from Tom Dodson and Associates](#)
4. [Draft Resolution #3378](#)

Zoom-Out Map



Zoom-In Map



Vicinity Map

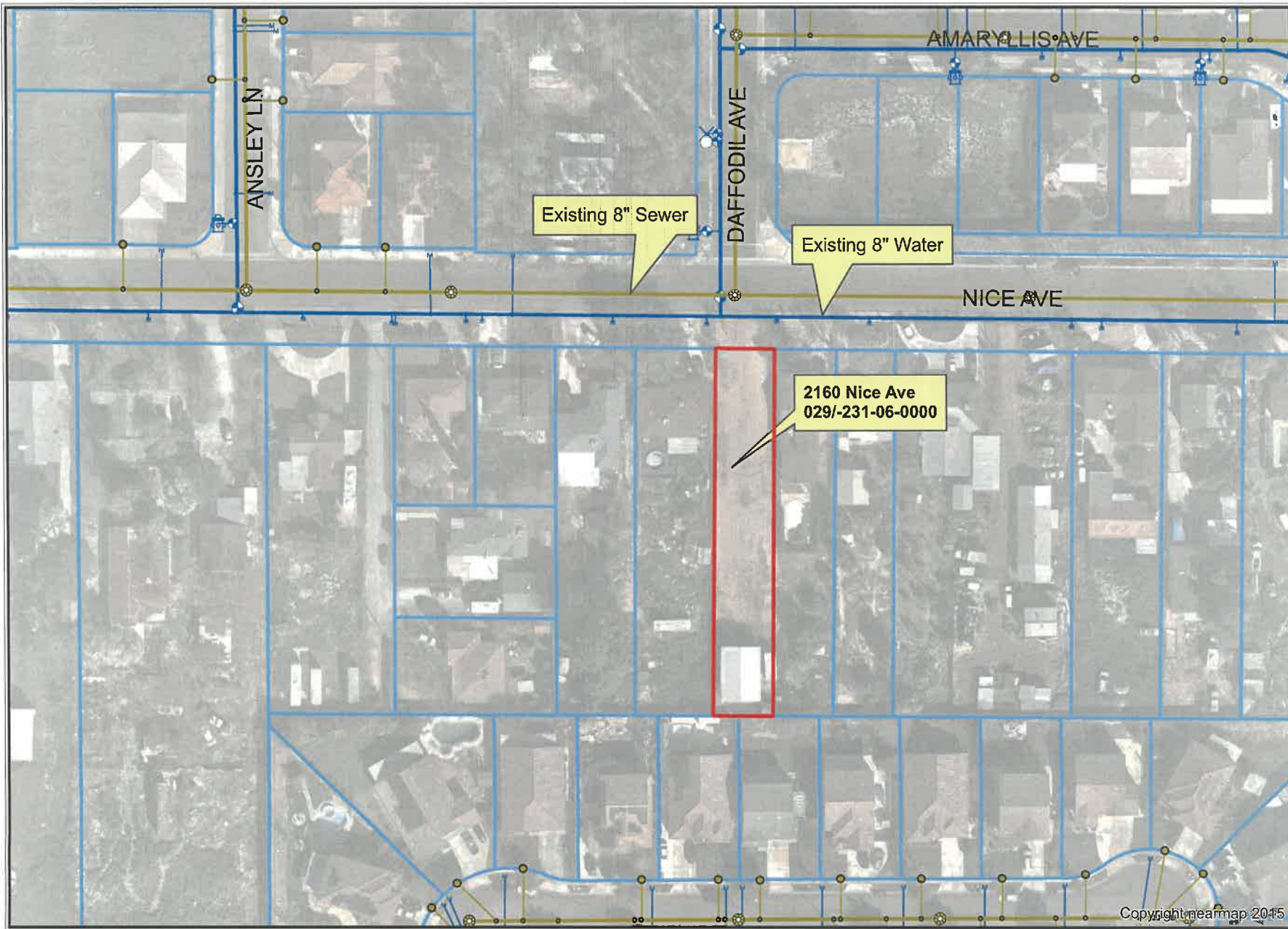
LAFCO SC#509 - City of Redlands OSC 23-07 for Water and Sewer Service (APN 0298-231-06)

- LAFCO SC509
- Redlands Sphere
- City of Redlands
- Extent of Zoom-In Map Frame



Disclaimer: This information shown is intended to be used for general display only and is not to be used as an official map

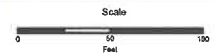




Title

OSC 23-07
Attachment B
Aerial Photo

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



May 16, 2023

OneStop.mxd

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**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 Redlands

CONTACT PERSON: Donald Young

ADDRESS: 35 Cajon Street
Redlands, CA 92373

PHONE: 909-798-7585 x6

EMAIL: DYOUNG@CITYOFREDLANDS.ORG

CONTRACTING PARTY:

NAME OF
PROPERTY OWNER: Michael Guillian and Tanna Guillian

CONTACT PERSON: Tanna Guillian

MAILING ADDRESS: 2172 Larimore Lane
Mentone, CA 92359

PHONE: 909-838-1651

EMAIL: tguillian@gmail.com

ADDRESS OF PROPERTY
PROPOSED FOR CONTRACT: 2160 Nice Avenue
Mentone, CA 92359

CONTRACT NUMBER/IDENTIFICATION: OSC 23-07

PARCEL NUMBER(S): 0298-231-06

ACREAGE: 0.279

*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.

Domestic Water Service and Sewer Service

- (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.

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.

Preannexation Agreement

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.

Projected timeframe of annexation has too many variables to
allow for a prediction of when the annexation will occur.

*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.

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).

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

Vacant Land intended for single family residential use.

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

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.

Property is currently vacant land. Owner intends to construct a single

family residence. Owner is coordinating with County of San Bernardino

Building Division to obtain a building permit for construction.

*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	<input type="checkbox"/>
Permit (Conditional Use Permit, General Plan Amendment, etc.)	<input type="checkbox"/>
Conditions of Approval	<input type="checkbox"/>
Negative Declaration (Initial Study)	<input type="checkbox"/>
Notice of Determination (NOD)/Notice of Exemption (NOE)	<input type="checkbox"/>
Department of Fish and Game (DFG) Receipt	<input type="checkbox"/>
Others (please identify below)	<input type="checkbox"/>

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.

Installation of a domestic water service that will connect to the existing 8" water main that is site adjacent in Nice Avenue.

Installation of a sewer lateral that will connect to the existing 8" sewer main that is site adjacent in Nice Avenue.

Upon approval of this Extension of Service Contract the applicant will apply for installation of a water meter and establishment of a utility service account. The applicant will also hire a contractor for installation of the water and sewer laterals.

Extension of Service by Contract
Application Form

(FOR LAFCO USE ONLY)

- (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.).

<i>Description of Fees/Charges</i>	<i>Cost</i>	<i>Total</i>
Development Impact Fees		
Water Source Acquisition	\$1023	\$1023
Water Capital Improvement	\$5623	\$5623
Sewer Capital Improvement	\$3130	\$3130
Connection Fee		
Meter Set	\$225	\$225
Other Fees		
Measure "U" Charges	\$8381	\$8381
Water Frontage Charge	\$1335	\$1335
Sewer Frontage Charge	\$1335	\$1335
Total Costs		\$21052

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

Not Applicable

- (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).

- 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.
City of Redlands Municipal Code identifies appropriate procedures
for extension of utility service to properties with the City's sphere
of influence areas.

CERTIFICATION

As a part of this application, the City/Town of Redlands, or the San Bernardino 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

Donald P. Young

NAME:

Donald P. Young

POSITION TITLE:

One Stop Permit Center Manager

DATE:

06/28/2023

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
1170 W. Third Street, Unit 150,
San Bernardino, CA 92415-0490
PHONE: (909) 388-0480 • FAX: (909) 388-0481



Electronically
Recorded in Official Records
San Bernardino County

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

CITY CLERK'S OFFICE
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

Assessor-Recorder-County Clerk

DOC# 2023-0154711

06/23/2023
08:50 AM
SAN

Titles: 1 Pages: 13

B9246

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

(THIS SPACE FOR RECORDER'S USE ONLY)

EXEMPT FROM FEES PER GOVERNMENT CODE SECTION 27388.1

AGREEMENT FOR ANNEXATION AND PROVISION FOR CITY UTILITY SERVICES

This Agreement for Annexation and Provision of City Utility Services ("Agreement") is made and entered into this 20th day of June 2023 by and between the City of Redlands, a municipal corporation organized and existing under the laws of the State of California ("City") and Michael Guilliam and Tanna Guillian, Husband and Wife as Joint Tenants ("Property Owner"). City and Property Owner are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

WHEREAS, to provide for orderly planning, City (1) has the authority pursuant to Government Code sections 65300 and 65301 to include within its General Plan property outside its boundaries which is in City's sphere of influence or, which in City's judgment, bears a relation to its strategic planning, and (2) also has the authority pursuant to Government Code section 65859 to pre-zone property within its sphere of influence for the purpose of determining the zoning designation that will apply to such property in the event of a subsequent annexation of the property to City; and

WHEREAS, California case law, including but not limited to, *Dateline Builders, Inc. v. City of Santa Rosa* (1983) 146 Cal. App. 3d, 520 and *County of Del Norte v. City of Crescent City* (1999) which state in relevant part that it is not against the law or public policy for a city or county to use utilities as a tool to manage growth, provides that a city has no obligation, and may use its sole discretion, to extend utility services outside its corporate boundaries; and

WHEREAS, Property Owner owns a vacant parcel of land generally located at 2160 Nice Avenue, Mentone, CA 92359 and identified as county of San Bernardino Assessor's Parcel Number 0298-231-06-0000 ("Property") in the unincorporated area of the county of San Bernardino within the City's sphere of influence, as described in Exhibit "A" titled "Site Plan" and Exhibit "B" titled "Grant Deed" has made a request and application to City to receive water service and sewer service for property located in the unincorporated area of the county of San Bernardino,

and has provided evidence satisfactory to City that Property Owner is the fee owner of the Property; and

WHEREAS, Government Code section 56133 authorizes the City to provide new or extended utility services by contract outside its jurisdictional boundaries if it first receives written approval from the Local Agency Formation Commission for San Bernardino County ("LAFCO"), and provides that LAFCO may authorize City to provide such services within City's sphere of influence in anticipation of a later change of organization; and

WHEREAS, City's General Plan and Chapter 13.60 of the Redlands Municipal Code establish policies and procedures for the approval of City utility services to properties located within the City's sphere of influence and require, among other things, the owner of the property to be served to enter into an agreement, and record the same in the official records of the county of San Bernardino, requiring the property owner to annex the property to City upon certain conditions; and

WHEREAS, City has prepared a General Plan for the unincorporated area in which the Property is located to provide for the orderly planning of such area, and has determined that the proposed development of the Property is consistent with the goals and policies of City's General Plan; and

WHEREAS, it is the policy and goal of City to discourage and not facilitate development in City's sphere of influence which is unwilling and/or fails to comply with City's General Plan and City's development standards by refusing to extend utility services in such instances; and

WHEREAS, pursuant to the requirements of Chapter 13.60 of the Redlands Municipal Code and in consideration for City's agreement to extend utility services outside its jurisdictional boundaries to the Property, Property Owner has entered into this Agreement to provide assurances to City that connection to City's domestic water system and sewer system will occur in accordance with the Redlands General Plan and the development standards of the Redlands Municipal Code, and that the Property shall be annexed to City in accordance with this Agreement's terms, provisions and conditions;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the City of Redlands and Property Owner agree as follows:

AGREEMENT

1. Recitals. The foregoing recitals are true and correct.
2. Provision of Utility Services. City agrees to provide domestic water service and sewer service to the Property consistent with the terms and conditions of this Agreement, provided that the connection complies with all rules and regulations of City governing the extension and provision of utility services to properties located outside City's boundaries at the time a request by Property Owner for application for a water and sewer connection is approved by City's Municipal Utilities and Engineering Department. Nothing herein represents a commitment by City to provide such service unless and until Property Owner complies with all such rules and regulations. As a condition of approval of an application for water and sewer connection, and prior to receiving any

service, Property Owner agrees to pay the full cost of such service as established by City for the extension of utility services to the Property.

3. Agreement to Develop by City Standards. In consideration of City's agreement to provide City water and sewer service to the Property, Property Owner shall develop the Property in accordance with the Redlands General Plan and any applicable development standards of the Redlands Municipal Code.

4. Agreement to Annex. In consideration of City's agreement to provide City water service to the Property, Property Owner hereby irrevocably consents to annexation of the Property to City and agrees it shall take any and all reasonable and necessary actions, and fully and in good faith cooperate with City, to cause the annexation of the Property to City. Property Owner and City agree that in the event City initiates an annexation of the Property, City shall be responsible for the costs of such annexation. In all other instances where the annexation of the Property is proposed to City, Property Owner shall be responsible for such costs.

5. Payment of Fees. As a condition of receiving domestic water service from City, Property Owner shall pay to City all then-established applicable development impact fees, water acquisition fees, and user fees specifically for such domestic water and sewer service.

6. Taxes and Assessments. Property Owner hereby consents to the imposition of, and agrees that Property Owner shall pay, all taxes and assessments imposed and/or levied by City which may be applicable to the Property at the time the Property is annexed to City.

7. Recordation. By entering into this Agreement, Property Owner and City acknowledge and agree that, among other things, it is the express intention of the Parties that any and all successors in interest, assigns, heirs and executors of Property Owner shall have actual and constructive notice of Property Owner's obligations under, and the benefits and burdens of, this Agreement. Therefore, this Agreement and any amendments hereof, shall be recorded in the official records of the county of San Bernardino. Property Owner further agrees that City shall, at the sole cost of Property Owner, have the right to cause the recordation of this Agreement.

8. Breach/Failure to Annex In the event Property Owner fails to comply with its obligations under this Agreement or takes any action to protest, challenge, contravene or otherwise breach any of its obligations or representations under this Agreement, City shall have the right to, without any liability whatsoever, cease the provision of City utility services to the Property. This right shall be in addition to any other legal or equitable relief available to City.

9. Not a Partnership. The Parties specifically acknowledge that Property Owner's development of the Property is a private project, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint-venture or other association of any kind is formed by this Agreement. The only relationship between City and Property Owner is that of a governmental entity regulating the development of private property and the owner of such property.

10. Indemnity and Cost of Litigation.

A. Property Owner agrees to and shall hold City, and its elected and appointed officials, officers, agents, and employees free and harmless from any and all liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the operations, errors, or omissions of Property Owner or those of its contractors, subcontractors, agents, employees or any other persons acting on Property Owner's behalf which relate to development of the Property. Property Owner agrees to and shall defend, indemnify and hold harmless City, its elected officials, officers, agents, employees and representatives from all actions for damages caused or alleged to have been caused by reason of Property Owner's acts, errors or omissions in connection with the development of the Property. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of Property Owner's or its representatives' acts, errors or omissions regardless of whether or not City supplied, prepared or approved plans or specifications relating to the development of the Property and regardless of whether or not any insurance policies of Property Owner relating to such development are applicable.

B. Property Owner shall defend, at its expense, including attorneys' fees, indemnify and hold harmless City, and its elected and appointed officials, officers, agents and employees from any claim, action or proceeding against any of them to attack, set aside, void or annul the approval of this Agreement or the approval of any permit or entitlement granted in furtherance of this Agreement. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding.

11. Liquidated Damages. In the event that the property is not annexed to City in accordance with the terms of the Agreement, the then existing owner of the Property shall pay each year to City, as liquidated damages, a sum equal to the property taxes and any sales taxes the City would have received had the Property been annexed. Failure to make such liquidated damages payments shall be good cause for City to cease service to the Property.

~~Article 12. Section Headings.~~ All section headings and sub-headings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

13. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and construed in accordance with the laws of the State of California.

14. Attorneys' Fees. In the event any action is commenced to enforce or interpret the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for a Party's use of in-house counsel.

15. Binding Effect. The burdens of this Agreement bind and the benefits of this Agreement inure to the assigns and successors in interest of the Parties.

16. Authority to Execute. The person or persons executing this Agreement warrant and represent that they have the authority to execute this Agreement on behalf of the legal, fee title owner of the Property.

17. Waiver and Release. Property Owner hereby waives and releases any and all claims it may have against City, and its elected and appointed officials, officers, employees and agents with respect to any City actions or omissions relating to the development of the Property, and the Parties' entry into, and execution of, this Agreement. Property Owner makes such waiver and release with full knowledge of Civil Code Section 1542, and hereby waives any and all rights thereunder to the extent of this waiver and release, of such Section 1542 is applicable. Civil Code Section 1542 provides as follows:

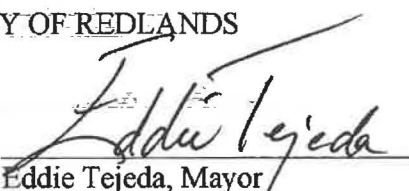
"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

18. Construction. The Parties agree that each Party and its counsel have reviewed this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement. The Parties further agree that this Agreement represents a voluntary "arms-length" transaction agreed to by and between the Parties and that each Party has had the opportunity to consult with legal counsel regarding the terms, conditions and effect of this Agreement.

19. Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the Parties as to the matters contained herein, and there are no oral or written representations, understandings or ancillary covenants or agreements which are not contained or expressly referenced herein, and no testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

~~=====~~ CITY OF REDLANDS

By:


Eddie Tejada, Mayor

PROPERTY OWNERS

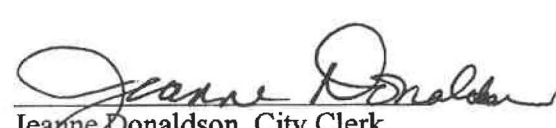
By:


Michael Guilliam, Husband

By:


Tanna Guilliam, Wife

ATTEST:


Jeanne Donaldson, City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)
County of San Bernardino)
On June 22, 2023 before me, Jennifer Macias, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Eddie Tejeda and Jeanne Donaldson
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 *[Signature]*
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Annexation Agreement 029823106 0006 APN

Document Date: June 22, 2023 Number of Pages: 7

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer ← Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator☐ Other: _____

 Signer Is Representing:

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ACKNOWLEDGMENT

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

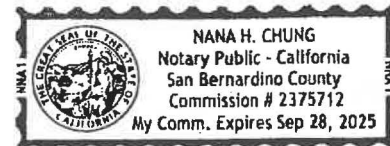
County of San Bernardino

On June 15, 2023 before me, Nana H. Chung, notary public
 (insert name and title of the officer)

personally appeared Michael Guillam and Tanna Guillam,
 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 Nana H. Chung (Seal)

EXHIBIT "A"
SITE PLAN

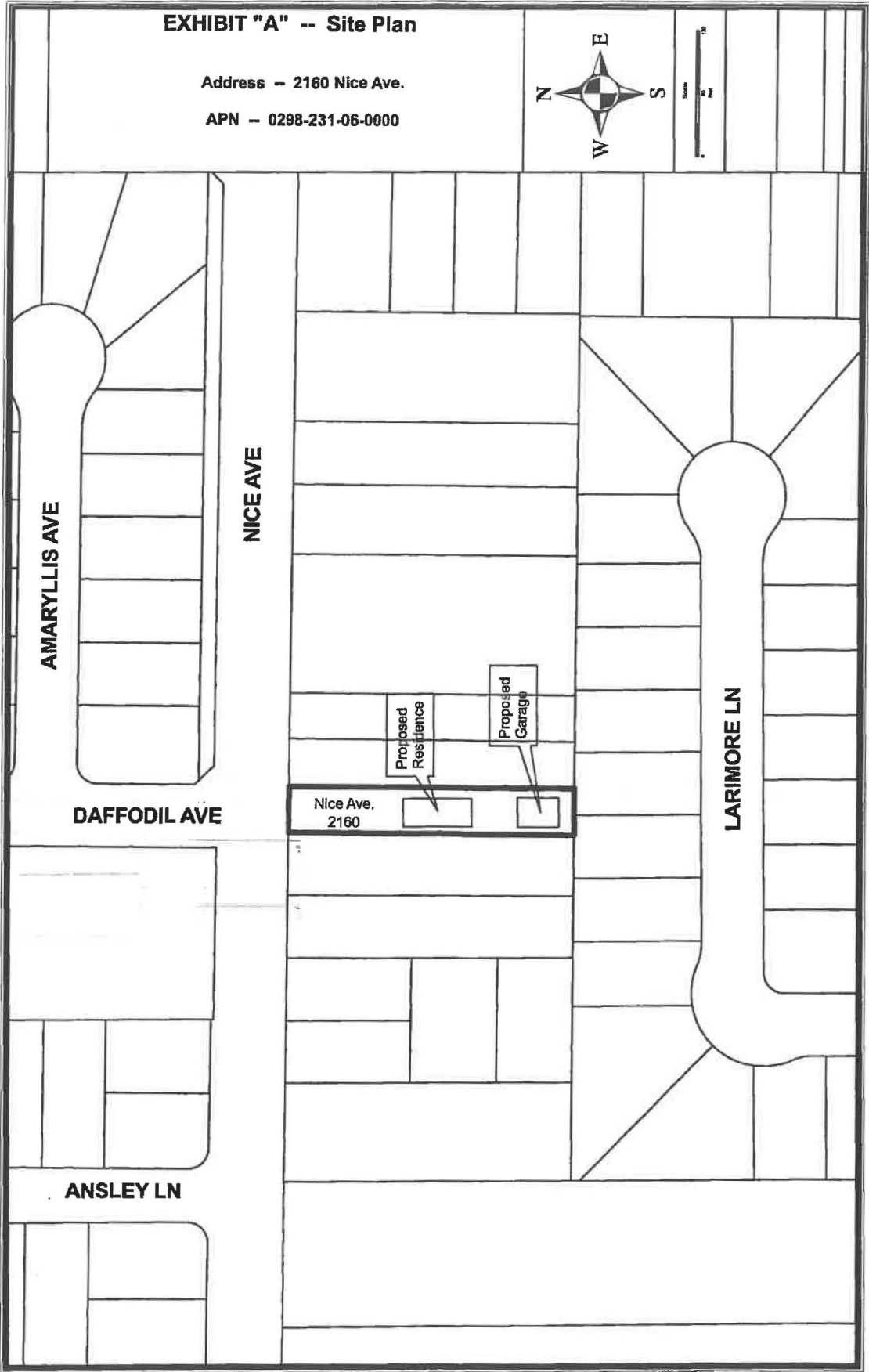


EXHIBIT "B"
GRANT DEED

Recording Requested by
TICOR TITLE
RIVERSIDE
RECORDING REQUESTED BY:



Electronically
 Recorded In Official Records
 San Bernardino County
 Bob Dutton
 Assessor-Recorder-County Clerk

Ticor Title

DOC# 2021-0427969

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Michael Gulliam
 2172 Larimore Lane
 Mentone, CA 92359

09/20/2021
 02:50 PM
 SAN
 C6677

Titles: 1 Pages: 3

Fees	\$30.00
Taxes	\$55.00
CA SB2 Fee	\$0.00
Total	\$85.00

THIS SPACE FOR RECORDER'S USE ONLY:

APN No.: 0298-231-06-0-000

Escrow No.: 005004-BF

Grant Deed

(Please fill in document title(s) on this line)

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (CG Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☒ Exempt from fee per GC27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from fee per GC27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

I hereby declare under penalty of perjury that the information provided above is true and correct.

Executed this _____ day of _____,

At Luxury Escrow, Inc.
8280 Utica Ave. #100 State _____
Rancho Cucamonga, CA 91730

Signature

RECORDING REQUESTED BY:

Ticor Title

AND WHEN RECORDED MAIL TO:

Michael Guiliam
2172 Larimore Lane
Mentone, CA 92359

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 851421

Escrow No.: 005004-BF

AP#: 0298-231-06-0-000

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$55.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [] City of Mentone **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gustavo Tirado Torres and Erika M. Quinonez Zavala, Husband and Wife who erroneously acquired title as Husband Wife as Joint Tenants

hereby GRANT(s) to: **Michael Guiliam and Tanna Guiliam**, Husband and Wife as Joint
Tenants

the real property in the City of Mentone, County of San Bernardino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**Also Known as: 2160 Nice Avenue, Mentone, CA 92359**

Dated September 9, 2021


Gustavo Tirado Torres


Erika M. Quinonez Zavala

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

COUNTY OF SAN BERNARDINOOn 09/16/2021before me, ALVIN REYES YOUNG

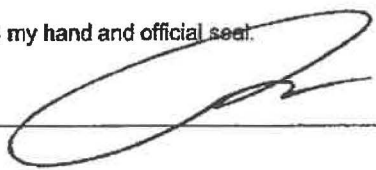
A Notary Public personally

appeared GUSTAVO TIRADO TORRES AND ERIKA M. QUINONEZ ZAVALA and 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.

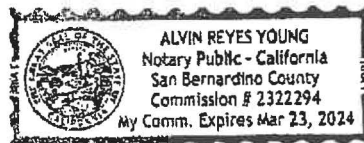
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

EXHIBIT "A"

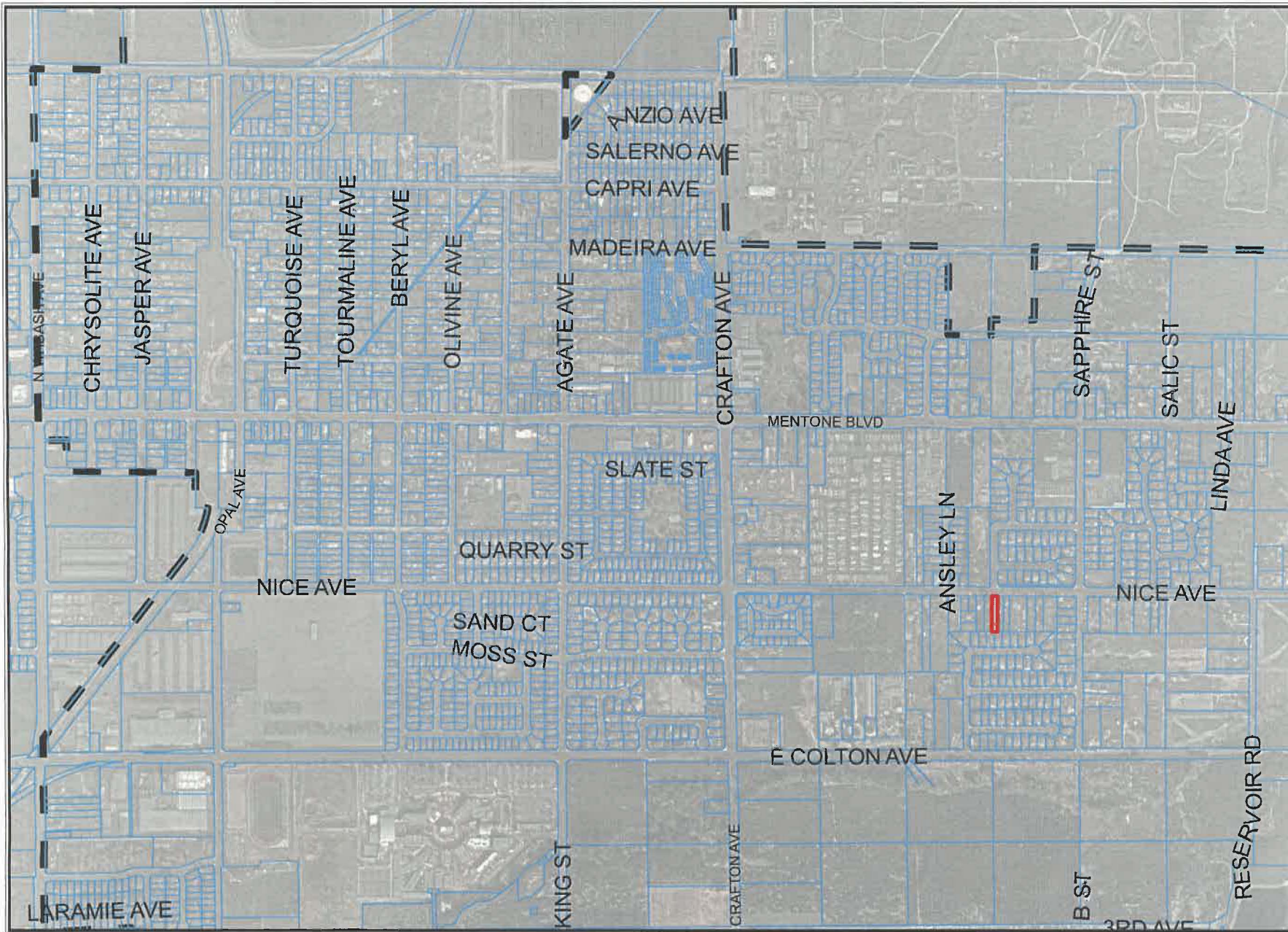
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of the Northwest quarter of Lot 1, Block 32, Crafton Tract, in the County of San Bernardino, State of California, as per map on file in Book 3, Page 14, in the Office of the County Recorder of said County, being more particularly described as follows:

Beginning at the Northwest corner of the said Northwest quarter of Lot 1; thence East along the North line of said Lot 1, 44 feet, 7 inches; thence South to the South Line of the said Northwest quarter of Lot 1; thence West along said South line, 44 feet, 7 inches, to the Southwest corner of the said Northwest quarter of Lot 1; thence North along the West line of the said Northwest quarter to the point of beginning.

APN: 0298-231-06-0-000



Title

OSC 23-07

Attachment A
Location Map

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



May 16, 2023

OneStop.mxd

TOM DODSON & ASSOCIATES

Mailing Address: PO Box 2307, San Bernardino, CA 92406-2307

Physical Address: 2150 N. Arrowhead Avenue, San Bernardino, CA 92405

Tel: (909) 882-3612 ♦ **Fax:** (909) 882-7015 ♦ **Email:** tda@tdaenv.com

Web: tdaenvironmental.com



August 2, 2023

Mr. Samuel Martinez
Local Agency Formation Commission
1170 West 3rd Street, Unit 150
San Bernardino, CA 92415-0480

Dear Sam:

I have completed the California Environmental Quality Act (CEQA) review of out-of-area service contract, LAFCO SC#509 for the Commission. LAFCO SC#509 consists of a request by the City of Redlands to authorize out-of-agency water and sewer service agreement for a single parcel (APN 0298-231-06). This parcel is located in the City's eastern Sphere of Influence at 2160 Nice Avenue between Crafton and Sapphire Avenues in the community of Mentone. Approval of SC#509 would allow the City of Redlands to extend water services to this approximate 0.279-acre property from water and sewer pipelines located adjacent to the property in Nice Avenue.

Based on the above proposal and the analysis and findings presented below, it appears that LAFCO SC#509 can be implemented without causing significant adverse environmental impacts. The administrative record does not identify any action to comply with the California Environmental Quality Act (CEQA) for this proposed project. Therefore, LAFCO will consider this extension of service as the CEQA lead agency. Based on the proposal to construct a single-family residence on the project site and the available service lines adjacent to the site, this project has no potential to cause a significant adverse impact on the environment.

Therefore, I conclude that LAFCO SC#509 does not constitute a project under CEQA and adoption of an exemption (under the "Common Sense" finding in the State CEQA Guidelines) and filing of a Notice of Exemption is the most appropriate determination to comply with the CEQA. This exemption is found in Section 15061(b)(3) for this action. See the attached definition. The Commission can approve this review and finding for this action and I recommend that you notice LAFCO SC#509 as exempt from CEQA for the reasons outlined in the State CEQA Guideline section cited above. The Commission needs to file a Notice of Exemption (NOE) with the County Clerk of the Board for this action once a decision is made to approve this out-of-area service agreement.

Thus, after independent review of the proposed action, this proposed out-of-area service extension does not appear to have any potential to significantly alter the existing physical environment. Since no other project is known to be pending or will occur as a result of approving this application, no other potentially significant physical changes in the environment are forecast to result from this action.

Based on this review of LAFCO SC#509 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 "Common Sense" exemption, as adequate substantiation in accordance with the Commission's CEQA lead agency status. If you have any questions regarding this recommendation, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive, flowing style.

Tom Dodson

TD/cmc

Attachment

LAFCO SC#509 SE Memo

Note: Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 65944, Government Code; Section 21080.2, Public Resources Code.

15060.5. PREAPPLICATION CONSULTATION

- (a) For a potential project involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the lead agency shall, upon the request of a potential applicant and prior to the filing of a formal application, provide for consultation with the potential applicant to consider the range of actions, potential alternatives, mitigation measures, and any potential significant effects on the environment of the potential project.
- (b) The lead agency may include in the consultation one or more responsible agencies, trustee agencies, and other public agencies who in the opinion of the lead agency may have an interest in the proposed project. The lead agency may consult the Office of Permit Assistance in the Trade and Commerce Agency for help in identifying interested agencies.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21080.1, Public Resources Code.

15061. REVIEW FOR EXEMPTION

- (a) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.
- (b) A project is exempt from CEQA if:
 - (1) The project is exempt by statute (see, e.g. Article 18, commencing with Section 15260).
 - (2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.
 - (3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
 - (4) The project will be rejected or disapproved by a public agency. (See Section 15270(b)).
 - (5) The project is exempt pursuant to the provisions of Article 12.5 of this Chapter.
- (c) Each public agency should include in its implementing procedures a listing of the projects often handled by the agency that the agency has determined to be exempt. This listing should be used in preliminary review.
- (d) After determining that a project is exempt, the agency may prepare a Notice of Exemption as provided in Section 15062. Although the notice may be kept with the project application at this time, the notice shall not be filed with the Office of Planning and Research or the county clerk until the project has been approved.
- (e) When a non-elected official or decisionmaking body of a local lead agency decides that a project is exempt from CEQA, and the public agency approves or determines to carry out the project, the decision that the project is exempt may be appealed to the local lead agency's elected decisionmaking body, if one exists. A local lead agency may establish procedures governing such appeals.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21080, 21080.9, 21080.10, 21084, 21108, 21151, 21152, and 21159.21, Public Resources Code; *Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal. 4th 372, *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68.

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO SC#509

HEARING DATE: AUGUST 16, 2023

RESOLUTION NO. 3378

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO SC#509 – CITY OF REDLANDS OSC NO. 23-07 FOR WATER AND SEWER SERVICE (ASSESSOR PARCEL NUMBER 0298-231-06)

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 or deny applications for agencies to provide services outside their existing boundaries; and,

WHEREAS, an application for the proposed service extension in San Bernardino County 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 his 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 August 16, 2023 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 protests; 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;

RESOLUTION NO. 3378

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

DETERMINATIONS:

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

1. The property, identified as Assessor Parcel Number 0298-231-06, is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Redlands water and sewer service.
2. The City of Redlands' OSC No. 23-07 being considered is for the provision of water and sewer service to Assessor Parcel Number 0298-231-06. This contract will remain in force in perpetuity or until such time as the area will be annexed. Approval of this request will allow the property owners and the City of Redlands to proceed in finalizing the contract for the extension of water and sewer service.
3. The estimated fees the property owners will be charged by the City of Redlands for the extension of water and sewer service are identified as totaling \$21,052. Payment of these fees is required prior to connection to the City's water and sewer facilities. In addition, the property owners shall bear all costs to complete improvements needed to extend the water and sewer service to the property.
4. The Local Agency Formation Commission for San Bernardino County has determined that this service contract is exempt from environmental review under the "Common Sense Rule" since it has no potential to cause a significant adverse impact on the environment (Section 15061[b] [3] of the State California Environmental Quality Act Guidelines). Therefore, this proposal is not subject to environmental review under the provisions of the State CEQA Guidelines section cited above or the Commission's adopted CEQA Guidelines. The Commission hereby adopts the Exemption and directs its Executive Officer to file a Notice of Exemption within five (5) working days with the San Bernardino County Clerk of the Board of Supervisors.

SECTION 2. CONDITION. The City of Redlands 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 Redlands to provide water and sewer service to Assessor Parcel Number 0298-231-06.

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#509 –

RESOLUTION NO. 3378

City of Redlands OSC No. 23-07 for Water and Sewer Service (APN 0298-231-06), 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, SAMUEL MARTINEZ, 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 August 16, 2023.

DATED:

SAMUEL MARTINEZ
Executive Officer

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #8: LAFCO 3259 – Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70

INITIATED BY:

City of Loma Linda Council Resolution.

RECOMMENDATION:

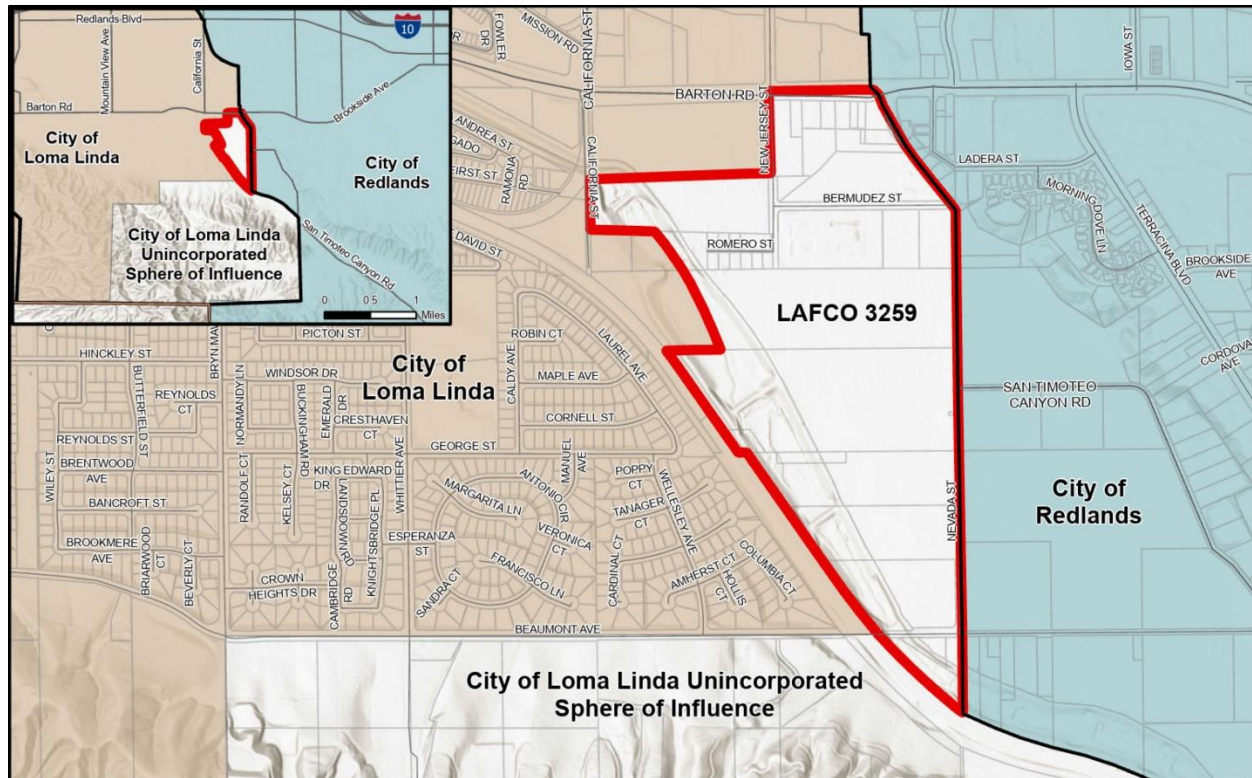
The staff recommends that the Commission approve LAFCO 3259 by taking the following actions:

1. With respect to environmental review:
 - a) Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the City's Initial Study and Mitigated Negative Declaration for the Canyon Ranch Annexation (ANX No. P21-072), General Plan Amendment (GPA No. P21-073), Zone Change (ZC No. P21-074), and Tentative Tract Maps 20403 and 20404 (TTM No. P21-075) for approximately 141 acres;
 - b) Determine that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3259;
 - c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the City's environmental document are the responsibility of the City and/or others, not the Commission; and,

- d) 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 of LAFCO 3259 since the City of Loma Linda, as lead agency, has paid said fees.
2. Approve LAFCO 3259, with the standard LAFCO terms and conditions that include the "hold harmless" clause for potential litigation costs by the applicant and the continuation of fees, charges, and/or assessments currently authorized by the annexing agency; and,
3. Adopt LAFCO Resolution #3379, setting forth the Commission's determinations and conditions of approval concerning this reorganization proposal.

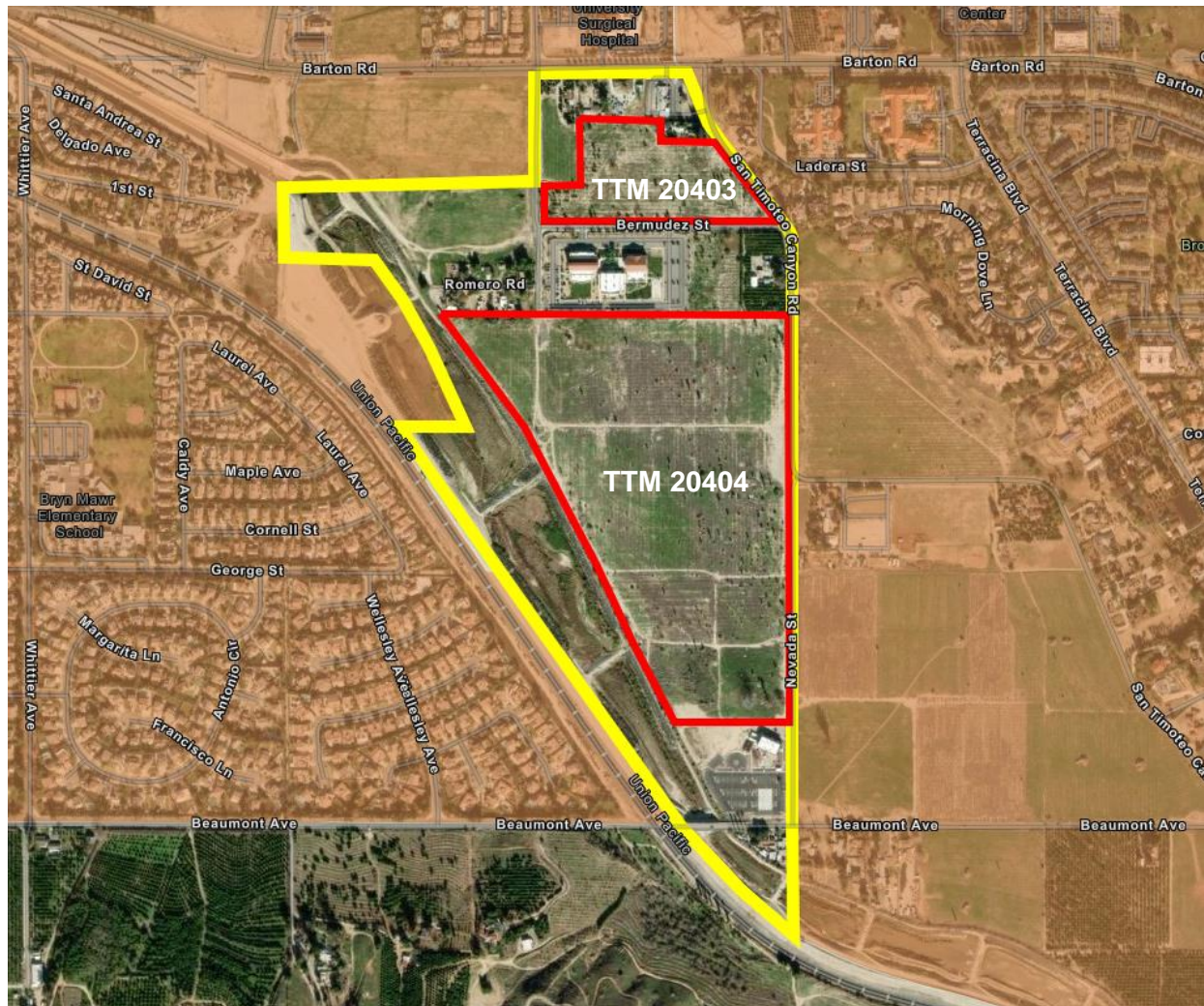
BACKGROUND INFORMATION:

LAFCO 3259 is a reorganization proposal initiated by the City of Loma Linda that includes annexation to the City of Loma Linda (hereafter the "City") and detachment from the San Bernardino County Fire Protection District (SBCFPD), its Valley Service Zone and its Zone FP-5, and County Service Area (CSA) 70. The proposed reorganization area is generally located south of Barton Road, west of the City of Redlands, north of the Union Pacific Railroad right-of-way, and east of California Street, within the City of Loma Linda's southeastern sphere of influence. Below is a vicinity map of the reorganization area. Location and vicinity maps are also included as Attachment #1 to this report.



Vicinity Map

The City's purposes in initiating this reorganization, as outlined in its application, is to provide services for the proposed Tentative Tract Map (TTM) 20403 and TTM 20404, also known as the "Canyon Ranch Project", which includes two subdivisions with a total of 126 single family residences on 66.68 acres of the total 141-acre reorganization area.



Aerial Map of Reorganization Area and Location of Proposed TTMs 20403 & 20404

The City decided to move forward with annexing the entire substantially surrounded island to address the proposed development project and, at the same time, clean up its boundaries by removing the entirety of the island territory.

This report will provide the Commission with the information related to the four major areas of consideration required for a jurisdictional change – boundaries, land uses, service issues and the effects on other local governments, and environmental considerations.

BOUNDARIES:

The reorganization area is generally bounded by a combination of the Union Pacific Railroad right-of-way and parcel lines (portion of existing City of Loma Linda boundary) on the west and southwest, a combination of Barton Road, New Jersey Street and parcel lines (existing City of Loma Linda boundary) on the north, and a combination of San Timoteo Canyon Road, Nevada Street and parcel lines (existing City of Redlands boundary) on the east, within the City of Loma Linda's southeastern sphere of influence.

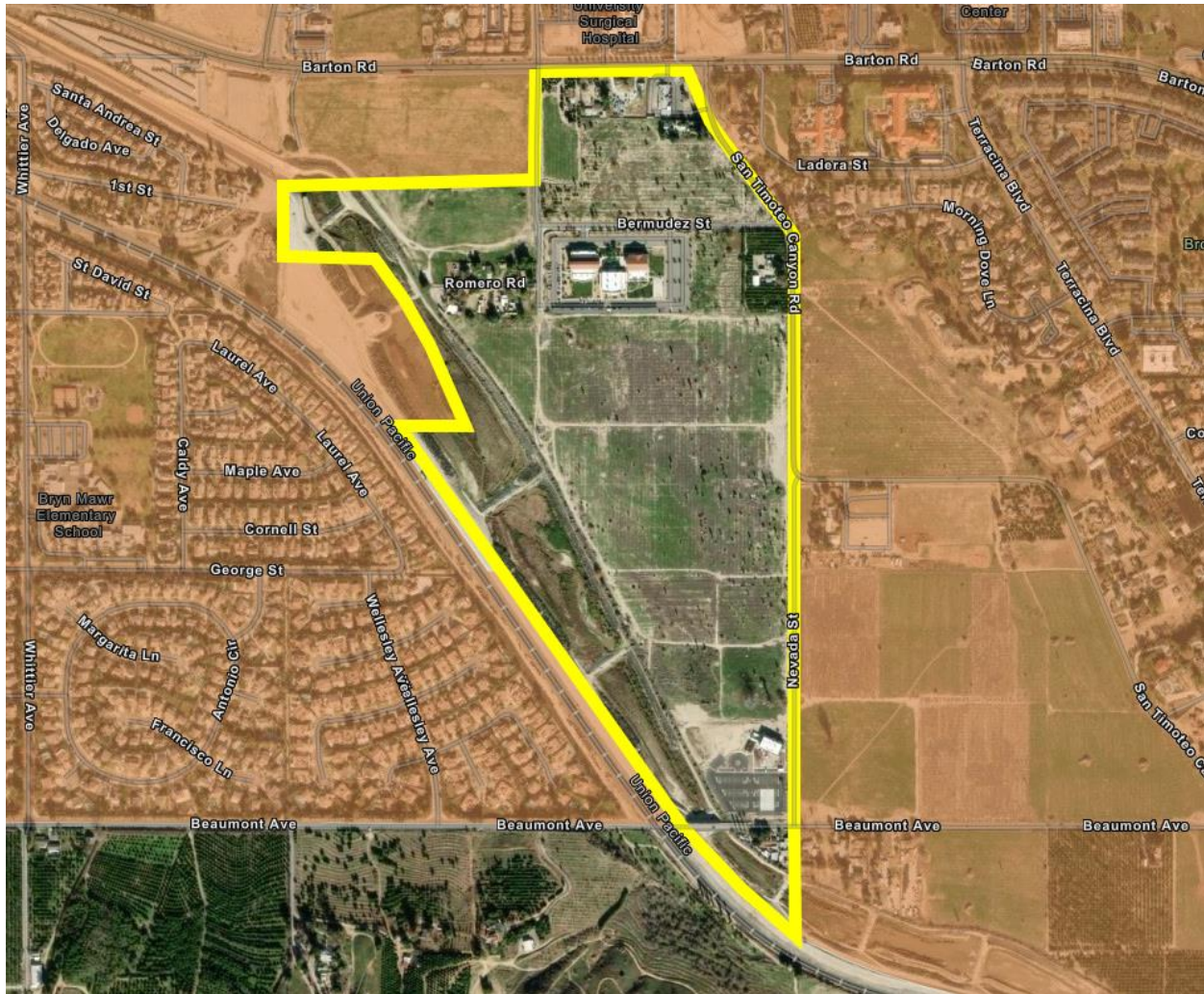
As shown on the vicinity and aerial maps above, the area proposed for annexation is considered a substantially surrounded island of unincorporated territory and is less than 150 acres initiated by City resolution. So, the question would be why the island annexation provisions aren't being utilized in this case. The reason is that the territory includes lands considered to be prime farmland which meet the definition of prime agricultural land as outlined in Government Code Section 56064. The island provisions, both Government Code Section 56375.3—which removes protest—and Section 56375(a)(4)—which eliminates Commission discretion—precludes the use of such provisions if prime agricultural lands are included in the area.

Therefore, no boundary issue has been identified. It is LAFCO staff's position that this reorganization proposal provides for a logical boundary since it removes a substantially surrounded unincorporated island of territory from within the City's existing sphere of influence and clarifies the boundaries between the City of Loma Linda and the City of Redlands along Nevada Street and San Timoteo Canyon Road south of Barton Road.

LAND USE:

Existing Uses:

The reorganization area currently has a number of single-family residences, a wellness facility, two religious facilities, a bar and grill establishment, flood control facilities, and vacant abandoned farmland.



Aerial Map of Reorganization Area

Existing uses directly surrounding the reorganization area include: a combination of single-family residential development, flood control facilities, and the railroad right-of-way to the west within the City of Loma Linda; a combination of vacant land, an apartment complex, and a surgery center to the north within the City of Loma Linda; a combination of single-family residences and vacant abandoned farmland to the east within the City of Redlands; and a combination of single-family residences and flood control facilities to the south.

County Land Use Designations:

The County's current land use designations for the reorganization area are RL (Rural Living – one unit, minimum 2.5 acres) and RL-5 (Rural Living, one unit, minimum 5 acres).

City's General Plan Designations:

The City, through its 2006 General Plan and its Addendum No. 1 (2009) and its Addendum No. 2 (2021), designates the reorganization area with the following land use designations: General Commercial, Low Density Residential, and Very Low Density Residential.

The City's approval of the Canyon Ranch Annexation included a General Plan Amendment to change approximately 11 acres associated with Tentative Tract Map 20403 from General Commercial to Low Density Residential.

GENERAL PLAN AMENDMENT - LAND USE MAP AMENDMENT



Existing Land Use Designation – Commercial



Proposed Land Use Designation – Low Density Residential (R-1)

City's Pre-Zone Designations:

In addition, the City's 2006 General Plan and the various Addendums, also assigns the reorganization area with C-2 (General Commercial), R-1 (Low Density Residential), and HR-VL (Very Low Density Residential) zoning designations. The City's approval of the Canyon Ranch Annexation also included a Zone Change for approximately 11 acres associated with Tentative Tract Map 20403 from C-2 to R-1 zoning.

These pre-zone designations are consistent with the City's General Plan land use designations for the area and are also consistent with surrounding land uses.

ZONE CHANGE - ZONING MAP AMENDMENT



Existing Zoning District – General Commercial



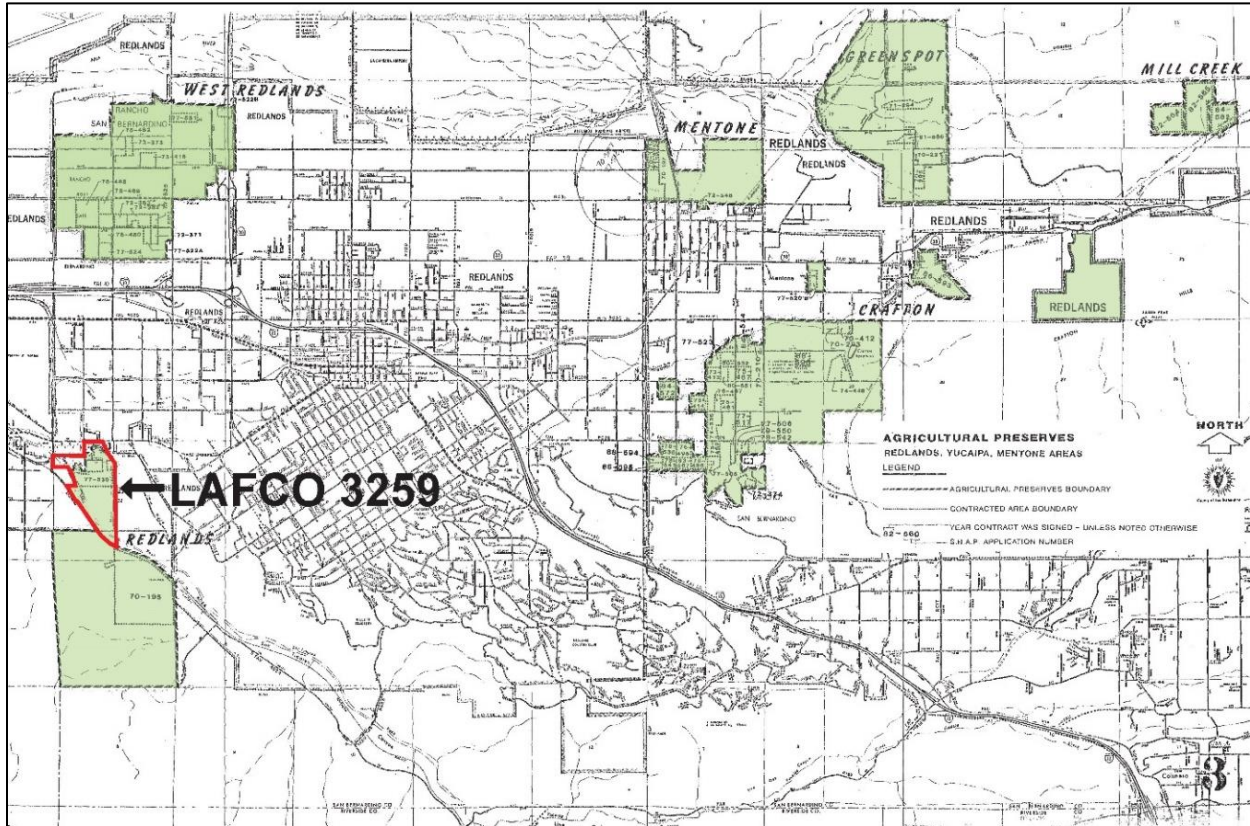
Proposed Zoning District – Low Density Residential (R-1)

Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a noticed public hearing, that a substantial change has occurred in circumstances that necessitate a departure from the pre-zoning outlined in the application made to the Commission.

Disestablishment of Agricultural Preserve

The County's Agricultural Preserves were established for the purpose of preserving agricultural and open space lands, to designate areas within which a Williamson Act Contract could be entered into, and to discourage premature and unnecessary conversion of agricultural lands to urban uses.

The bulk of the reorganization area has been part of an Agricultural Preserve that was established in the early 1970s as one of many Agricultural Preserves in the County at that time. The County's map below identifies the Agricultural Preserves in this area. LAFCO staff superimposed the area of LAFCO 3259 on this map which is within an Agricultural Preserve.



Agricultural Preserves Map (circa 1985)
source: San Bernardino County

The County defines areas within an Agricultural Preserve with an AP (Agricultural Preserve) land use/zoning designation. However, as noted in the County Land Use Designation section of this report, none of the land use or zoning designation for the reorganization area is designated as AP.

In reviewing the boundaries of the County's Agricultural Preserves in years past, the County could not provide verification that it took the formal action to diminish or disestablished portions of its Agricultural Preserve, particularly within this reorganization area -- even though the land uses have change from AP (Agricultural Preserve) to other types of land uses (i.e. RL and RL-5). This identification was included in this LAFCO's *Countywide Service Review for Water* (2017) and *Countywide Service Review for Wastewater* (2018).

Government Code Section 51235 states that "an agricultural preserve shall continue in full effect following annexation... of land within the preserve." The section goes on to state that "any city... acquiring jurisdiction over land in a preserve by annexation... shall have all the rights and responsibilities specified in this act for cities or counties including the right to enlarge, diminish, or disestablish an agricultural preserve within its jurisdiction."

In addressing the possible Agricultural Preserve's continued existence within the reorganization area, the City adopted Resolution No. 3198 on August 8, 2023, formally disestablishing the entire reorganization area from the Agricultural Preserve effective upon

completion of this reorganization. In essence, the City is simply memorializing what the County should have done prior to removing the AP designation for the area.

Conversion of Agricultural Land

One of the main tenets of LAFCO Law is the preservation of open-space and prime agricultural lands. According to the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, a 6.15-acre portion of TTM 20404 is designated as Prime Farmland. TTM 20403 and the remaining portion of TTM 20404 are designated as Grazing Land and Other Land, which is defined as land on which the existing vegetation is suited to the grazing of livestock.

Therefore, a portion of the proposed development within LAFCO 3259, is anticipated to convert prime farmland to non-agricultural use.

When considering a proposal with agricultural conversion, Government Code Section 56377 requires that the Commission consider policies and priorities regarding such conversion of existing lands by:

- 1) Steering away from agricultural conversion unless the proposal “would not promote the planned, orderly, efficient development of an area”, and
- 2) Encourage the development of existing vacant or non-prime agricultural lands for urban uses within the existing jurisdiction or within the sphere of influence of the local agency before any proposal is approved that would allow for the development of existing open-space lands for non-open-space uses outside the existing jurisdiction or outside the existing sphere of influence of the local agency.

The conversion of prime farmland for the proposed development within LAFCO 3259 can be justified based on the LAFCO directives and priorities related to farmland conversion as follows:

- 1) LAFCO 3259 does promote the planned, orderly efficient development of the area through the elimination of a substantially surrounded island of unincorporated territory, which in the past has had to rely upon out-of-agency service agreements for the municipal level service needs.
- 2) The proposed residential projects are adjacent to existing residential development within the City of Loma Linda and adjacent to areas designated for commercial development. Moreover, within the neighboring City of Redlands, the proposed development will connect to another residential subdivision being proposed within that City.

SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area and the level and range of services currently provided. Current County service providers within the reorganization area include the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone

FP-5 (fire protection/paramedics) and County Service Area 70 (multi-function entity). In addition, the following regional entities overlay the reorganization area: Inland Empire Resource Conservation District, the San Bernardino Valley Water Conservation District, and the San Bernardino Valley Municipal Water District (the State Water Contractor).

The application includes a plan for the extension of services for the reorganization area as required by law and Commission policy (included as part of Attachment #2 to this report). The Plan for Service includes a Fiscal Impact Analysis that shows that the reorganization proposal will have a positive financial effect for the City.

In general, the City's Plan for Service includes the following:

- The City of Loma Linda provides for the collection of wastewater within its boundaries. Wastewater collection services are already provided within the reorganization area by the City through existing out-of-agency services agreements associated with the wellness facility and the two religious facilities. Existing sewer lines are located in New Jersey Street (8-inch main), in Bermudez Street (8-inch main), and in both San Timoteo Canyon Road and Nevada Street (8-inch main). TTM 20403 will connect to the existing sewer main in Bermudez Street and TTM 20404 will connect to the existing sewer main in New Jersey Street.

There will be no effect on existing on-site septic system users unless a septic system failure occurs in the future.

- As with sewer service outlined above, water service is already provided within the reorganization area by the City on a contractual basis. Existing water mains are located in Barton Road (8-inch main), in New Jersey Street (8-inch main), in Bermudez Street (8-inch main), and in both San Timoteo Canyon Road and Nevada Street (8-inch main). No change in this service will take place upon completion of the reorganization. TTM 20403 will connect to the existing water main in Bermudez Street and TTM 20404 will connect to the existing water mains in New Jersey and in Nevada Streets.
- Law enforcement responsibilities, which are currently provided by the San Bernardino County Sheriff's Department, will transition to the City's contract for service following the completion of the reorganization. The dispatch and supervisory control are from the Sheriff's Central Station located at 655 East Third Street in the City of San Bernardino, which is about 6.1 miles from the reorganization area.
- Solid waste services are currently provided by Republic Services of Southern California within the reorganization area, which will continue to serve the area upon completion of the reorganization.
- The San Bernardino County Fire Protection District ("County Fire") is currently the responsible agency for fire protection and paramedic services, and it has chosen to contract with the City of Loma Linda for provision of the services. Upon reorganization, the City will become the responsible agency and will continue to provide the services. The City has two fire stations located at 11325 Loma Linda Drive (Fire Station #251) and at 10520 Ohio Street (Fire Station #252). Fire Station

#251 is the closest fire station and is approximately 2 miles from the reorganization area.

In addition, the City will continue to provide fire protection and paramedic services to rest of the City's unincorporated sphere area per its contract with the San Bernardino County Fire Protection District. No change to the contract is anticipated except for revising the contract boundary to exclude the reorganization area.

As required by Commission policy and State law, the Plan for Service shows that the extension of the City's services will maintain, and/or exceed, current service levels provided through the County and can be sustained for the foreseeable future.

ENVIRONMENTAL:

The City of Loma Linda prepared an environmental assessment and Mitigated Negative Declarations for the Canyon Ranch Project, for the following actions:

- Annexation Application (ANX No. P21-072) to annex the entire 141-acre area;
- General Plan Amendment (GPA No. P21-073) to change the current land use designation of Commercial for four parcels to Low Density Residential (R-1, 0 to 4 du/ac);
- Zone Change (ZC No. P21-074) to change the current pre-zone of General Commercial zoned for the four parcels to Low Density Residential (R-1, 0 to 4 du/ac); and,
- Tentative Tract Map (TTM No. P21-075) TTM 20403, a 10.96-acre subdivision for the construction of 37 single-family residential units and one lettered lot, and TTM 20404, a 55.72-acre subdivision for the construction of 89 residential units and two lettered lots.

In addition, the City, through its 2006 General Plan and its Addendum No. 1 (2009) and its Addendum No. 2 (2021), evaluated the rest of the reorganization area with the C-2 (General Commercial), R-1 (Low Density Residential), and HR-VL (Very Low Density Residential) land use and zoning designations. The environmental assessment prepared for the City's General Plan and the various Addendums are available for review as part of Attachment #3.

The City's environmental assessment has been reviewed by the Commission's Environmental Consultant, Tom Dodson of Tom Dodson and Associates, who determined that, if the Commission chooses to approve LAFCO 3259, the City's documents are adequate for Commission's use as a responsible agency under CEQA. The following are the necessary environmental actions to be taken by the Commission as a responsible agency under CEQA:

- a) Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the City's Initial Study and Mitigated Negative Declaration prepared for the Canyon Ranch Annexation (ANX No.

P21-072), General Plan Amendment (GPA No. P21-073), Zone Change (ZC No. P21-074), and Tentative Tract Maps 20403 and 20404 (TTM No. P21-075) for approximately 141 acres;

- b) Determine that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3259;
- c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the City's environmental documents are the responsibility of the City and/or others, not the Commission; and,
- d) Direct the Executive Officer to file the Notice of Determination within five (5) days.

CONCLUSION:

The proposal was submitted in response to a development project within the reorganization area that requires municipal services, particularly water and sewer service, which is only available from the City of Loma Linda. The reorganization area not only includes the proposed development but the entirety of the substantially surrounded island that provides for an efficient and effective boundary for service delivery and a clear delineation between the Cities of Redlands and Loma Linda within the area. For these reasons, and those outlined throughout the staff report, the staff supports the approval of LAFCO 3259 as the reorganization will benefit from the full range of municipal level services available through the City of Loma Linda.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/reorganization proposal:

1. The County Registrar of Voters Office has determined that the reorganization area is legally uninhabited, containing nine (9) registered voters as of July 5, 2023.
2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area on the secured assessment roll is \$16,113,860 (land - \$4,910,387 -- improvements - \$11,203,473).
3. The reorganization area is within the sphere of influence assigned the City of Loma Linda.
4. Legal notice of the Commission's consideration of the proposal has been provided through publication of a 1/8th page legal advertisement in *The Sun*, a newspaper of general circulation in the area. In addition, individual notices were provided to all affected and interested agencies, County departments, and those individuals and agencies having requested such notification. Comments from affected and interested agencies have been considered by the Commission in making its determination.
5. The City of Loma Linda has pre-zoned the reorganization area as required by Government Code Section 56375(a)(7) for the following land uses: C-2 (General Commercial), R-1 (Low Density Residential), and HR-VL (Very Low Density Residential). These zoning designations are consistent with the City's General Plan. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
6. The Southern California Associated Governments (SCAG) recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3259 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 Freeway, which is part of the RTP-SCS's regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.
7. The City of Loma Linda adopted both its 2021 Local Hazard Mitigation Plan (Resolution No. 3130) and its General Plan Safety Element in February 2022. The reorganization area is considered to have moderate wildfire risk exposure and the adjacent flood control facility is classified as a 100-year floodway.
8. As a function of its review for the Canyon Ranch Annexation (ANX No. P21-072), General Plan Amendment (GPA No. P21-073), Zone Change (ZC No. P21-074), and Tentative Tract Maps 20403 and 20404 (TTM No. P21-075) for approximately 141 acres, the City of Loma Linda acted as the lead agency for the environmental assessment for the reorganization proposal.

The Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's Initial Study and Mitigated Negative Declarations and has indicated that it is his recommendation that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's review of LAFCO 3259 as a responsible agency under CEQA. The necessary actions to be taken by the Commission, as a responsible agency, are outlined in the Environmental Considerations portion of this report. Mr. Dodson's response and the City's environmental assessments for the Canyon Ranch Project are included as Attachment #3 to this report.

9. The reorganization area is presently served by the following local agencies:

County of San Bernardino
San Bernardino County Fire Protection District (SBCFPD), SBCFPD Valley
Service Zone, and SBCFPD Zone FP-5
San Bernardino Valley Municipal Water District
Inland Empire Resource Conservation District
San Bernardino Valley Water Conservation District
County Service Area 70 (multi-function unincorporated area Countywide)

Upon reorganization, the territory will be detached from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 and the spheres of influence for San Bernardino County Fire Protection District and County Service Area 70 will be reduced as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. A plan was prepared for the extension of services to the reorganization area, as required by law. The Plan for Service indicates that the City can maintain and/or improve the level and range of services currently available in the area. A copy of this plan is included as a part of Attachment #2 to this report. The Plan for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.
11. The reorganization area can benefit from the availability and extension of municipal services from the City of Loma Linda and has benefitted from the delivery of water and/or sewer service from the City for some of the properties. In addition, fire protection and emergency medical response service are currently provided to the entirety of the area by the City (through its contract with the San Bernardino County Fire Protection District to provide the service).
12. The proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained. In addition, the proposal also complies with Commission policies and directives and State law that indicate the preference for all island areas to be included within the boundaries of a City.

13. This proposal will assist in the City's ability to achieve its fair share of the regional housing needs since a portion of the reorganization area is being proposed for development of 126 single-family residences.
14. With respect to environmental justice, which is the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services, the following demographic and income profile was generated using ESRI's Community Analyst within the City of Loma Linda and within and around the reorganization area (2021 data):

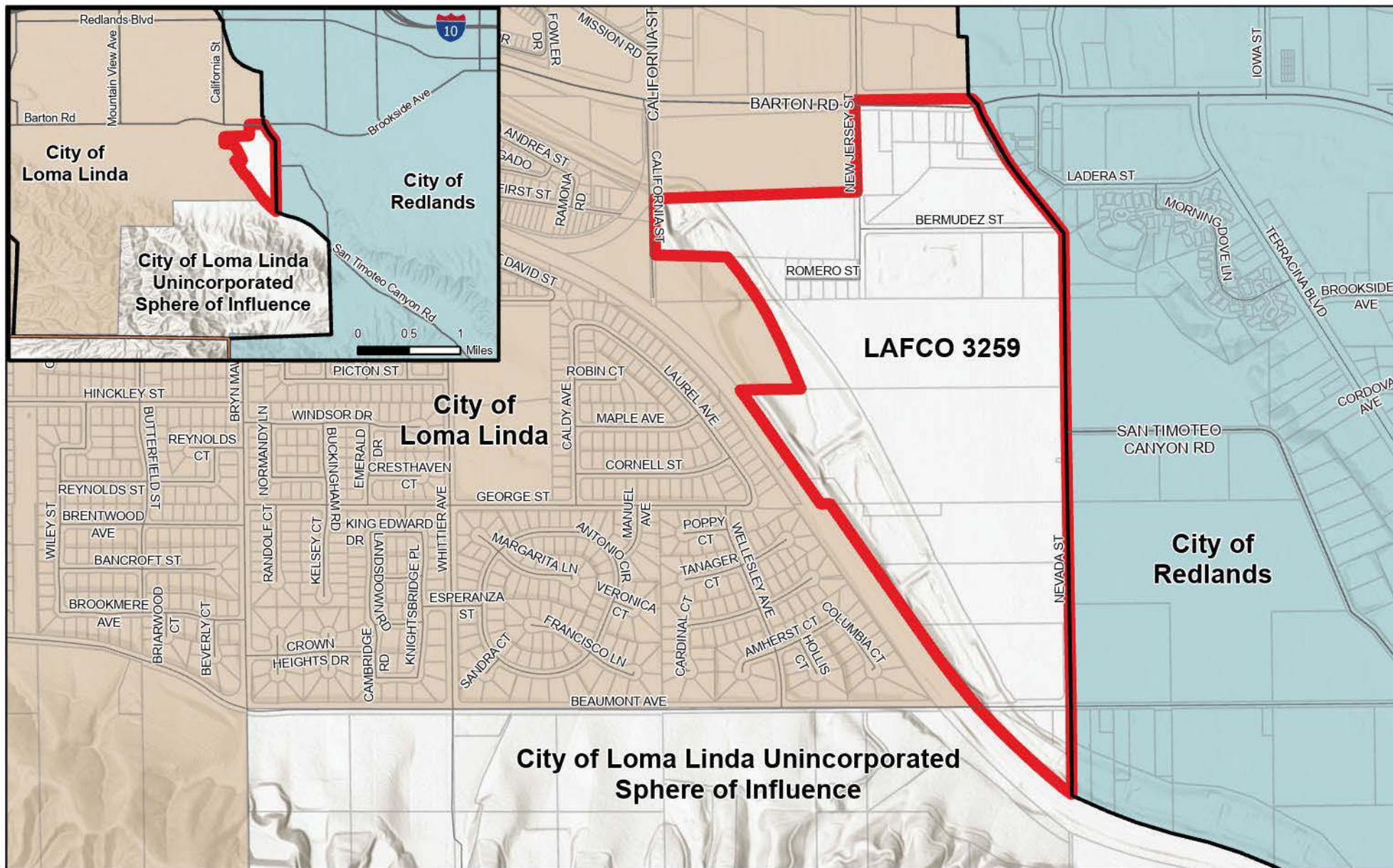
Demographic and Income Comparison	City of Loma Linda	Subject Area & adjacent Unincorporated Sphere
Race and Ethnicity		
• African American Alone	7.69 %	5.13 %
• American Indian Alone	0.20 %	0.18 %
• Asian Alone	30.16 %	38.51 %
• Pacific Islander Alone	0.58 %	0.05 %
• Hispanic Origin (Any Race)	31.13 %	23.90 %
Median Household Income	\$65,274	\$88,723

Some of the properties within City's unincorporated sphere area already receive water and/or service from the City through out-of-agency service agreements. Nonetheless, the reorganization proposal is to annex the entirety of the substantially surrounded unincorporated island. Therefore, the reorganization area will continue to benefit from the extension of services and facilities from the City and, at the same time, would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income.

15. The County of San Bernardino and the City of Loma Linda have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.
16. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

Attachments:

1. [Vicinity Maps and Reorganization Area Maps](#)
2. [Application and Plan for Service Including Fiscal Impact Analysis](#)
3. [Response from Tom Dodson and Associates including the City of Loma Linda's City's Initial Study and Mitigated Negative Declaration for the Canyon Ranch Project including the Environmental Assessment Prepared for the City's General Plan and Addendums Nos. 1 and 2](#)
4. [Draft Resolution No. 3379](#)



LAFCO 3259 - Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 (Canyon Ranch Annexation)

- Reorganization Area
- City Spheres of Influence
- City of Loma Linda
- City of Redlands
- San Bernardino County



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

0 0.15 0.3 Miles



SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Canyon Ranch

2. NAME OF APPLICANT: City of Loma Linda
APPLICANT TYPE: ☐ Landowner ☒ Local Agency
☐ Registered Voter ☐ Other _____
MAILING ADDRESS:
City of Loma Linda Community Development Department
25541 Barton Road, Loma Linda, CA 92354
PHONE: (909) 799-2830
FAX: (909) 799-4413
E-MAIL ADDRESS: lmatarrita@lomalinda-ca.gov
3. GENERAL LOCATION OF PROPOSAL: An approximate 141-acre area located east of the BNSF railroad, west of Nevada Street, north of Beaumont Avenue and south of Barton Road within the City of Loma Linda's Sphere of Influence.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☒ If YES, provide written authorization for change.
5. Indicate the reason(s) that the proposed action has been requested. The City of Loma Linda is initiating the annexation in order to provide services for a 126 unit single-family residential development proposed on 66.68 acres of the 141-acre annexation area.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
141 acres
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
13 single-family residential units.
3. Approximate current population within area:
34
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
General Commercial (C2) allows commercial uses for community, Very Low Density Residential (HR-VL) 0-2 single family dwellings/acre, Low Density Residential (R-1) 0-4 single-family dwelling/acre.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

Rural Living (RL-5 - minimum 5 acre lots)

Allows for single-family development up to one unit per 5 acres

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:
Concerns of safety along San Timoteo Rd were addressed by realigning project entry to match TTM 20402 (proposed in Redlands) and constructing a traffic signal at Nevada Street and San Timoteo.
6. Indicate the existing use of the subject territory.
Approximately 65 acres of the 141-acre annexation includes residential, religious assembly, wellness facility, flood control facilities, and agriculture (less than 2 percent of the land).

What is the proposed land use?

With the exception of 126 single-family units within a 66.68 ac area, the existing land uses within the 141-acre area would remain unchanged.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ☐ NO ☒ If YES, please explain.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agricultural Land Uses | <input type="checkbox"/> Agricultural Preserve Designation |
| <input type="checkbox"/> Williamson Act Contract | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: _____ | |

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services: Upon annexation, the City would provide services including general government, police and fire services, parks, and public works services. Based on the analysis of current service delivery capabilities, the City is equipped to handle additional demand from the proposed 126-unit single-family development.*

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The area is relatively flat and at approximately 1,200 feet above mean sea level. There are no hills or prominent landforms in the immediate vicinity.

2. Describe any existing improvements on the subject territory as % of total area.

Residential	<u>8</u> %	Agricultural	<u>2</u> %
Commercial	<u>1</u> %	Vacant	<u>54</u> %
Industrial	<u> </u> %	Other	<u>35</u> %
		(waterways/roads)	

3. Describe the surrounding land uses:

NORTH	<u>Commercial, residential</u>
EAST	<u>Residential, vacant land</u>
SOUTH	<u>Flood Control</u>
WEST	<u>Flood Control</u>

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

See attached response (Environmental Information #4)

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☒ Adjacent sites? YES ☐ NO ☒ Unincorporated ☒ Incorporated ☐

See attached response (Environmental Information #5)

6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐
NO ☒ If YES, please identify.

7. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☒ If YES, please explain. This application includes all adjacent land and within the City's Sphere of Influence and ensures that an "island" would not be created.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Loma Linda Community Development TELEPHONE NO. 909-799-2830

ADDRESS:

25541 Barton Road, Loma Linda, CA 92354

NAME HighPointe

TELEPHONE NO. _____

ADDRESS:

530 Technology, Suite #100, Irvine, CA 92618

NAME Natalie Patty, Lilburn Corp

TELEPHONE NO. 909-890-1818

ADDRESS:

1905 Business Center Drive, San Bernardino, CA 92408

CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the _____ District/Agency, _____ (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) 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.

As the person signing this application, I 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 and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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

DATE 6-14-2022



T. Jarb Thaipejr / City of Loma Linda

SIGNATURE

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager, City of Loma Linda

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☒ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☐ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

SUPPLEMENT

ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

City of Loma Linda

25541 Barton Road

Loma Linda, CA 92354

DETACHED FROM

County of San Bernardino

385 N Arrowhead Avenue

San Bernardino, CA 92415

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

a. Has pre-zoning been completed? YES ☒ NO ☐

b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ☐ NO ☐

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

General Commercial (C2) and Very Low Density Residential (HR-VL,
0-2 dwelling units per acre)

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?

YES ☐ NO ☒ If YES, please provide a written justification for the proposed boundary configuration.

No; the inclusion of an additional 50 acres to the 30-acre area
proposed for development, would ensure that an island of
unincorporated territory is not created.

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

No.

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

No.

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

There are no Williamson Act Contracts within the 141-acre annexation area.

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

A 66.68-acre area within the 141-acre area proposed for annexation includes the development of 126 single-family residential units.

for 145 multi-family units.

8. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
- F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the _____ District/Agency, _____ (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) 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.

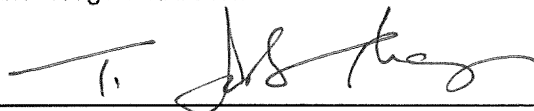
This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I 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 and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of Loma Linda or the _____ District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 6-14-2022



SIGNATURE

T. Jarb Thaipejr / City of Loma Linda

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager, City of Loma Linda

Title and Affiliation (if applicable)



PLAN FOR SERVICE AND FISCAL ANALYSIS

CANYON RANCH ANNEXATION AREA

LOMA LINDA, CA

Prepared for:
Lilburn Corporation

June 29, 2022

SUBMITTED BY:



T H E N A T E L S O N D A L E G R O U P , I N C .
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Executive Summary

This report presents the plan for service and fiscal impact analysis for the Canyon Ranch Annexation Area (Project) proposed for annexation into the City of Loma Linda. In keeping with the LAFCO guidelines for reports of this type, the cost and revenue categories included reflect those associated with municipal revenues and functions that would be absorbed by the City upon annexation of the Project. For the City's budget, this includes the categories listed below.

General Fund, Annual Recurring Revenues

- Property Taxes
- VLF-Property Tax in Lieu
- Property Transfer Tax
- Off-Site Retail Sales and Use Tax
- Proposition 172 Half Cent Sales Tax
- Franchise Fees
- Charges for Services
- Fines and Forfeiture
- Transfers In: State Gas Tax
- Transfers In: From Other City Funds

General Fund, Annual Recurring Costs

- General Government
- Police Protection
- Senior Center
- Community Development
- Public Works: Street Maintenance
- Public Works: Parks Maintenance
- Public Works: Other Costs

A summation of the annexation area's projected annual recurring revenues and costs, for the categories listed above, is shown on Table E-2. The table shows an annual recurring surplus of \$220,167.

TABLE E-1. SUMMARY OF ANNUAL FISCAL IMPACTS AT BUILDOUT

Annual, at Buildout	
Total Recurring Revenues	\$389,632
Total Recurring Costs	\$169,465
Annual Recurring Surplus/Deficit	\$220,167

Source: Table 5-2

Chapter 1: Introduction

This report presents the plan for service and fiscal analysis of the proposed annexation of the Canyon Ranch Annexation Area (Project) into the City of Loma Linda. The annexation area of approximately 141 acres is currently located in the County of San Bernardino unincorporated area, adjacent to the city of Loma Linda boundary and within the city's sphere of influence. Existing uses in the annexation area include an existing religious institution (along with another planned religious institution on an existing vacant parcel), a restaurant/bar, and single-family residences (see Figure 1). The Project developer (Developer) intends to construct 126 single-family homes in two subdivisions in the annexation area, Tentative Tract Maps (TTMs) 20403 and 20404.

Purpose of the study

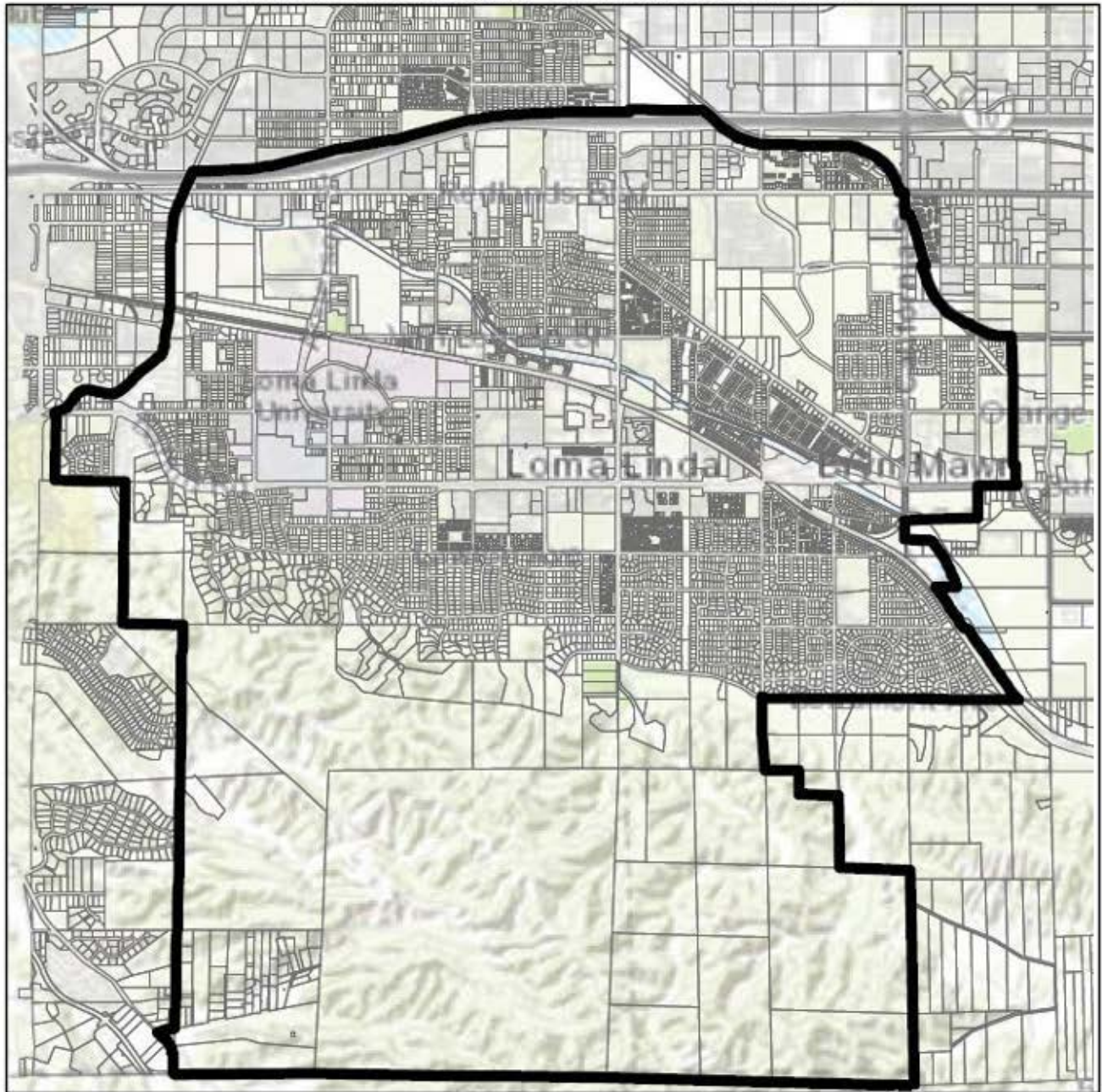
The Local Agency Formation Commission (LAFCO) for San Bernardino County requires that a Plan For Service and Fiscal Impact Analysis (Analysis) be prepared when a jurisdiction is affected by a proposed change such as the annexation proposed for this Project. According to the San Bernardino *LAFCO Policy and Procedure Manual*, the Analysis needs to address:

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district [does not apply to this analysis].

In keeping with the LAFCO guidelines, the cost and revenue categories included in this report reflect costs and revenues associated with municipal functions that would be absorbed by the City upon annexation of the Project. Within the City's budget, this includes amounts for a broad range of General Fund-related activities. The intent is to align cost categories with corresponding revenue sources, tabulating the effects on each due to the annexation. Additional discussion pertaining to the conceptual basis for the figures used in the analysis is provided in table footnotes.

Figures 1-1 and 1-2 below show Loma Linda and the annexation area, respectively.

FIGURE 1-1. REGIONAL LOCATION — CITY OF LOMA LINDA BOUNDARIES



Source: City of Loma Linda, GIS Dept.

FIGURE 1-2. ANNEXATION AREA



Source: Lilburn Corporation

--- Proposed Annexation to the City of Loma Linda

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

Organization of the Report

Chapter 2 includes a description of the Project's planned improvements and information pertaining to property taxes and off-site sales and use taxes associated with the Project. Chapter 3 addresses conditions pertaining to public facilities/services before and after the proposed annexation. Chapter 5 summarizes the fiscal impacts related to the proposed annexation area. Chapter 6 presents the one-time fees and charges paid to the City by the Project. Supporting fiscal documentation is shown in Appendix A.

Chapter 2: Project Description

Components of Annexation Area

The overall annexation area includes two subdivisions with residential development summarized in Table 2-1A below. In addition, the area includes additional parcels with agricultural uses, some residences, restaurant/bar, and a religious institution. It is assumed that these uses will annexed in as part of the overall project area, and that no other future development will occur in the five-year period evaluated in this analysis.

Planned Improvements (New Development Area)

The Developer plans to construct 126 single family homes on two separate sites totaling approximately 68 acres. The two sites include two TTMs: TTM 20403 (11 acres) and TTM 20404 (57 acres). (See Table 2-1. For purposes of this study, the site and homes are expected to be developed over an approximately 5-year period. At the City's average household size of 2.59 persons per unit, 326 residents will be accommodated at the Project. See Table 2-1a.

TABLE 2-1A. PROJECT RESIDENTIAL UNITS
CANYON RANCH ANNEXATION AREA ANNEXATION

	Year 1	Year 2	Year 3	Year 4	Year 5
New Residential Units - Project Site ¹					
TTM 20403	8	8	7	7	7
TTM 20404	18	18	18	18	17
Project Site Total New Units	26	26	25	25	24
Cumulative new units	26	52	77	102	126
Average persons per unit =	2.59				
New Population - Project Site ²	67	67	65	65	62
Cumulative Total Population	67	134	199	264	326
Notes:					
1. Project site residential product information provided by Developer.					
2. Total population is projected at the Citywide average of 2.59 persons per unit, and rounded to the nearest whole number.					
TTM = Tentative Tract Map					
Sources: The Natelson Dale Group, Inc.; Developer					

Currently, information on new street infrastructure or improvements is not available from the applicant. As a preliminary analysis, new maintenance costs related to street improvements and other City of Loma Linda Public Works activities are calculated as shown in Chapter 4, Table 4-3.

TNDG assumes that costs and revenues (derived from user fees) associated with water and wastewater infrastructure developed at the Project, and for recycling and refuse collection, will be essentially equal (which charges set on a breakeven/cost recovery basis) and are therefore not quantified in this report.

Existing Land Uses in other Portion of Annexation Area

Population and employee assumptions related to existing development are summarized in Table 2-1b below.

TABLE 2-1B. EXISTING POPULATION AND EMPLOYEE ESTIMATES
CANYON RANCH ANNEXATION AREA ANNEXATION

Variable	Amount
<u>Residents</u>	
Estimated Existing Single Family Dwelling Units ¹	10
Average persons per unit =	2.59
Estimated Existing Population	26
<u>Employees</u>	
Approx. Sq. Ft. of Existing Food Service & Drinking Place	6,000
Square Feet / Employee	300
Estimated Existing Employees	20

Notes:

1. Based on parcels with SFR (Single Family Residential) use code and associated structures.

Sources: The Natelson Dale Group, Inc.; San Bernardino County Assessor-Recorder-Clerk.

Assessed Valuation and Property Tax

Table 2-2 shows the projected assessed valuation of the Project, and various property tax implications. The assessed valuation is based on estimated sales prices of new homes, which will, together with related improvements, constitute the total use of the site when development is complete. In addition, the table includes existing valuation (excluding exempt properties) from other properties in the annexation area.

TABLE 2-2. PROJECTED ASSESSED VALUATION AND PROPERTY TAX
(IN CONSTANT 2021 DOLLARS EXCEPT AS NOTED)
CANYON RANCH ANNEXATION AREA ANNEXATION

Use Category		Year 1	Year 2	Year 3	Year 4	Year 5
Project Site New Residential Units						
Plan 1		8	8	7	7	7
Plan 2		18	18	18	18	17
Annual New Units		26	26	25	25	24
Cumulative new units		26	52	77	102	126
Assessed Valuation						
Current Valuation, Project Site ¹		\$1,441,545	\$1,441,545	\$1,441,545	\$1,441,545	\$1,441,545
New Valuation (Project Site)	Unit Prices ²					
Plan 1	\$835,000	\$6,680,000	\$6,680,000	\$5,845,000	\$5,845,000	\$5,845,000
Plan 2	\$942,000	\$16,956,000	\$16,956,000	\$16,956,000	\$16,956,000	\$16,014,000
Total Incremental New Valuation - Project Site		\$23,636,000	\$23,636,000	\$22,801,000	\$22,801,000	\$21,859,000
Cumulative Total New Valuation		\$23,636,000	\$47,272,000	\$70,073,000	\$92,874,000	\$114,733,000
Total Increased Valuation from Project		\$22,194,455	\$45,830,455	\$68,631,455	\$91,432,455	\$113,291,455
Other Existing Valuation - Annexation Area		\$3,274,352	\$3,274,352	\$3,274,352	\$3,274,352	\$3,274,352
Projected Property Tax						
Annual 1 Percent Property Tax Levy		\$269,104	\$269,104	\$260,754	\$260,754	\$251,334
Cumulative 1 Percent Tax Levy		\$269,104	\$505,464	\$733,474	\$961,484	\$1,180,074
Annual General Fund Property Tax, at City's share of 1 Percent Levy, according to LAFCo, of 13.58%		\$36,544	\$68,642	\$99,606	\$130,569	\$160,254
Projected VLF-Property Tax In Lieu						
Total Valuation for Purposes of VLF-Property Tax In Lieu ³		\$26,910,352	\$50,546,352	\$73,347,352	\$96,148,352	\$118,007,352
Total Annual VLF-Property Tax In Lieu ⁴		\$27,825	\$52,264	\$75,840	\$99,416	\$122,018

Notes:

1. Current valuation is based on the 2021 tax roll, shown in Table 2-4.
2. Average home prices based on comparable sales data provided by the applicant.
3. Valuation of new development and other existing properties in annexation area.
4. \$1,054 per \$1,000,000 of Assessed Valuation.

Sources: The Natelson Dale Group, Inc.; Developer; San Bernardino County Assessor, Property Information Management System (PIMS), Year 2021 TaxRoll

The City of Loma Linda and San Bernardino County do not currently have master property tax sharing agreement. On a preliminary basis, this fiscal impact analysis assumes the City would receive 13.58% of the basic one percent property tax levy on assessed valuation. This factor is based on the previous tax sharing agreement between the City and County for the Orchard Heights Development Annexation¹.

Table 2-4 shows the assessed valuation of the annexation area as it currently exists (as of Fiscal Year 2021 Tax Roll).

**TABLE 2-4. ESTIMATED EXISTING ASSESSED VALUATION
CANYON RANCH ANNEXATION AREA ANNEXATION**

Parcel Information Category	Values			
	TTM 20403	TTM 20404	Other Area	Total Annexation Area
2021 Assessed Valuation:				Total
Land	\$246,970	\$1,156,015	\$3,479,668	\$1,734,000
Improvement	4,933	33,627	10,950,237	\$86,700
Exemptions ¹	0	0	11,155,553	
Net Value	\$251,903	\$1,189,642	\$3,274,352	\$1,820,700
Approximate Acreage	11	57	73	141

Notes:

1. Analysis assumes religious-based institutions are exempt from general property tax assessments.

Sources: The Natelson Dale Group, Inc.; Liburn Corporation; San Bernardino County Assessor, Property Information Management System (PIMS), Year 2021 Tax Roll. Appendix A, Table A-4.

¹ Stanley R. Hoffman Associates, Inc. Orchard Heights Development Annexation: Plan for Service and Fiscal Impact Analysis, City of Loma Linda, December 9, 2016.

Off-Site and Existing Sales and Use Tax

Table 2-5 summarizes the derivation of an estimate of the off-site sales and use taxes generated by Project residents that would accrue to the City of Loma Linda.

TABLE 2-5. ESTIMATED OFF-SITE SALES AND USE TAX (IN CONSTANT 2022 DOLLARS)
CANYON RANCH ANNEXATION AREA ANNEXATION

Variable	Year 1	Year 2	Year 3	Year 4	Year 5
New Residential Valuation	\$23,636,000	\$47,272,000	\$70,073,000	\$92,874,000	\$114,733,000
Household Income, at: 25% of house valuation ¹	\$5,909,000	\$11,818,000	\$17,518,250	\$23,218,500	\$28,683,250
Retail Taxable Sales, at: 32% of household income	\$1,890,880	\$3,781,760	\$5,605,840	\$7,429,920	\$9,178,640
Projected Off-Site Retail Taxable Sales	\$1,890,880	\$3,781,760	\$5,605,840	\$7,429,920	\$9,178,640
Portion captured within City of Loma Linda (50%)	\$945,440	\$1,890,880	\$2,802,920	\$3,714,960	\$4,589,320
Projected Sales and Use Tax to Loma Linda					
Sales Tax, at: 1% of taxable sales	\$9,454	\$18,909	\$28,029	\$37,150	\$45,893
Use Tax, at: 14.0% of sales tax ²	\$1,320	\$2,640	\$3,914	\$5,188	\$6,409
Total Projected Sales and Use Tax	\$10,775	\$21,549	\$31,943	\$42,337	\$52,302

Notes:

1. Average household income is estimated at 25 percent of average housing value, based on commonly accepted industry standards.

2. Source is HdL Companies, Sales Tax Allocation Totals - Calendar Year Comparison (2019).

Source: The Natelson Dale Group, Inc.; Developer.

Table 2-6 summarizes derivation of an estimate of the existing sales and use taxes generated by the existing Food Service and Drinking Place establishment operating in the existing annexation area. The existing sales and use tax revenue that would accrue to the City of Loma Linda after annexation.

TABLE 2-5. ESTIMATED EXISTING SALES AND USE TAX (IN CONSTANT 2022 DOLLARS)
CANYON RANCH ANNEXATION AREA ANNEXATION

Category	Amount
Existing Food Services and Drinking Place¹	
Taxable Sales per Establishment - San Bernardino County ²	\$840,000
Number of businesses in Annexation Area	1
Projected Taxable Sales	\$840,000
Projected Sales and Use Tax to Loma Linda	
Sales Tax, at: 1% of taxable sales	\$8,400
Use Tax, at: 14.0% of sales tax ³	\$1,173
Total Projected Sales and Use Tax	\$9,573

Notes:

1. Existing Food Service and Drinking place is included in the annexation area. APNs: 0293-081-05, -06, -07

2. Total taxable sales divided by number of establishments in the Food Services and Drinking Places category in San Bernardino County.

3. Source is HdL Companies, Sales Tax Allocation Totals - Calendar Year Comparison (2019).

Source: The Natelson Dale Group, Inc.; California Department of Tax and Fee Administration (CDTFA)

Chapter 3: Public Facilities/Services Before and After Annexation

This chapter describes the existing and anticipated future service providers for the proposed Canyon Ranch Annexation Area. The following service categories are addressed:

- General Government
- Community Development
- Fire and Paramedic
- Police Protection
- Library
- Parks and Recreation
- Animal Control
- Street Lighting and Traffic Signals
- Landscape Maintenance
- Water
- Sewer
- Transportation
- Flood Control and Drainage
- Utilities
- Schools
- Solid Waste Management
- Health and Welfare

As presented in Table 3-1, San Bernardino County and local special districts provide many services to the annexation area, located in Loma Linda's Sphere of Influence (SOI), including general government, fire and paramedic, sheriff services, library, animal control, street lighting, road maintenance, flood control, solid waste management and health and welfare. Also, the Redlands Unified School District (RUSD) provides educational services and a number of private utilities serve the annexation area.

After annexation, it is anticipated that the City of Loma Linda will provide services including general government, community development, fire and paramedic, public safety under contract with the County Sheriff, library under contract with the County Library System, local parks and recreation, street lighting and traffic signals, landscape maintenance, water, sewer, transportation, and utilities.

TABLE 3-1. CURRENT AND ANTICIPATED PROJECT SERVICE PROVIDERS
CANYON RANCH ANNEXATION AREA, CITY OF LOMA LINDA

Service	Current Service Provider	Anticipated Service Provider
General Government Services:		
Finance Division	San Bernardino County	City of Loma Linda
Human Resources Division	San Bernardino County	City of Loma Linda
Business Registration	San Bernardino County	City of Loma Linda
Economic Development	San Bernardino County	City of Loma Linda
Community Development:		
Planning	San Bernardino County	City of Loma Linda
Building & safety	San Bernardino County	City of Loma Linda
Code compliance	San Bernardino County	City of Loma Linda
Fire and Paramedic	City of Loma Linda (contract with County)	City of Loma Linda
Sheriff/Police	San Bernardino County Sheriff	City of Loma Linda
Library	San Bernardino County Library	City contract with San Bernardino County Library
Parks and Recreation:		
Local facilities	City of Loma Linda	City of Loma Linda
Regional facilities	San Bernardino County	San Bernardino County
Animal Control	San Bernardino County Contract Animal Care & Control	City of Loma Linda Contract with City of Redlands (shelter)
Street Lighting and Traffic Signals	Southern California Edison and/or San Bernardino County	City of Loma Linda – Street Light Benefit Assessment District No. 1
Landscape Maintenance	N/A	City of Loma Linda – Landscape Maint. Dist. No. 1
Water:		
Domestic water	City of Loma Linda	City of Loma Linda
Recycled water	City of Loma Linda	City of Loma Linda
Irrigation water	Bear Valley Municipal Water Company	N/A
Water quality	City of Loma Linda	City of Loma Linda
Sewer	Septic service	City of Loma Linda
Transportation:		
Freeways and interchanges	Cal Trans	Cal Trans
Arterials and collectors	San Bernardino County Public Works	City of Loma Linda
Local roads	San Bernardino County Public Works	City of Loma Linda
Transit	Omnitrans	Omnitrans
Flood Control and Drainage:		
Local facilities	San Bernardino County Flood Control District	County Flood Control District
Regional facilities	San Bernardino County Flood Control District	County Flood Control District
Utilities:		
Cable/internet/telephone	Spectrum	Spectrum
Power	Southern California Edison	Southern California Edison
Natural gas	Southern California Gas Company	Southern California Gas Co.
Schools	(K-12) Redlands Unified School District	(K-12) Redlands Unified School District
Solid Waste Management	San Bernardino County Contract with Republic Services	Loma Linda Contract with CR&R Environmental Services
Health and Welfare	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Sources: The Natelson Dale Group, Inc.; Various Websites

Chapter 4: City of Loma Linda Fiscal Analysis Assumptions

The general approach to conducting the fiscal impact assessment includes the following steps:

1. Establishing baseline population, employment, and similar conditions that apply to the annexing city, including a determination of appropriate city “service populations,” in this case a combination of residents and workers.
2. Compiling data on costs and revenues for relevant categories of city services from budget documents.
3. Determining and applying methods for projecting these costs and revenues within a process appropriate for the analysis of the Project-specific fiscal impacts.

The application of these three steps to this analysis is addressed in the rest of this chapter.

Baseline Population and Employment

Population and employment figures applied to this analysis are shown on Table 4-1. Notes accompanying the table describe the data sources and rationale applied to deriving the relevant figures.

**TABLE 4-1. CITY POPULATION, HOUSING AND EMPLOYMENT ASSUMPTIONS
CANYON RANCH ANNEXATION AREA**

Variable Description	Applied values
Population and Housing¹	
Total population	24,895
Household Population	24,195
Single Family Units	5,432
Multi-Family Units	3,929
Other Units	657
Total Housing Units	10,018
Occupied Housing Units	9,349
Average Citywide Household Size	2.59
Employment	
Total Employment in the City ²	22,089
Estimated Service Population³	
Total Population	24,895
Estimated Effective Employment (at 50 percent of workers)	11,045
Estimated Daily Total Service Population	35,940

Notes:

1. Source is California Department of Finance (DOF), Table 2: E-5 City/County Population and Housing Estimates, 1/1/2021.

2. The service population consists of the estimated resident population plus 50 percent of workers, to account for the estimated less frequent use of City services by this group.

Sources: The Natelson Dale Group, Inc.; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2021, Sacramento, California, May 2021; U.S. Census Bureau. 2022. LEHD Origin-Destination Employment Statistics (2002-2019)

City Revenue and Cost Data

Tables 4-2 and 4-3 show revenues and costs, respectively, for relevant line items in the City of Loma Linda Budget, along with the factors that are derived for projecting the annexation population's theoretical effects on these revenues and costs, for use in a subsequent chapter.

**TABLE 4-2. LOMA LINDA CITY BUDGET REVENUES AND PROJECTION FACTORS
CANYON RANCH ANNEXATION AREA**

Revenue Source	Loma Linda Budget	Projection Basis ¹		Annual Projection Factors: Figures and Units	
Property Taxes ²	\$2,091,600	LAFCo		13.58%	of City share of 1% levy
VLF - Property Tax In Lieu ³	\$2,510,000	Case Study		\$730	per \$1,000,000 assessed valuation
Property Transfer Tax	\$50,000	Property Turnover and Valuation Assumptions		3.8%	X \$0.55 per \$1,000 assessed valuation
Sales and Use Tax	\$7,888,700	Taxable Sales		(Off-site sales only, see Table 2-5)	
Use Tax		Use Tax as Percent of Total		14.0%	of sales tax
Proposition 172 (Half-Cent Sales Tax) ⁴	\$80,000	Total City Sales and Use Tax =	\$7,888,700	\$10.14	per \$1,000 of City sales and use tax
Franchise Fees	\$985,000	Service Population =	35,940	\$27.41	per capita, service population
Business Licenses	\$268,300	Service Population =	22,089	\$12.15	per employee
Business Registration	\$56,000	Service Population =	22,089	\$2.54	per employee
Animal Licenses and Code Fines	\$29,500	Service Population =	24,895	\$1.18	per capita
Recycling and Refuse	\$1,220,600	Service Population =	35,940	\$33.96	per capita
Other Charges for Services ⁵	\$209,000	Service Population =	24,895	\$8.40	per capita, service population
Other Revenue	\$1,920,200	Service Population =	35,940	\$53.43	per capita, service population
Transfers In:					
Gas Tax Fund	\$527,200	Population =	24,895	\$21.18	per capita
General Fund: Transfers in from Other Funds	\$154,600	Service Population =	35,940	\$4.30	per capita, service population

Notes:

1. See Table 4-1 for explanation of service population.
2. General Fund share given assumed to be 13.58%, based on previous Orchard Heights Development Annexation project.
3. See table below for calculation of estimate.

Citywide A.V. FY 2020-2021	\$2,427,488,376
Proposed Projec A.V. at buildout	\$118,007,352
Proposed Project as % of Citywide A.V.	4.86%
VLF In-lieu FY 2020-2021	\$2,510,000
Increase in VLF attributable to project	\$122,018
VLF per \$1 million in new AV:	\$1,034

4. See table below for calculation of estimate.

Citywide Sales & Use Tax FY 2020-2021	\$7,888,700
Proposition 172 Tax	\$80,000
Proposition 172 Tax per \$1,000 Sales and Use Tax:	\$10.14

5. See table below for calculation of estimate.

Citywide Sales & Use Tax FY 2021	\$7,888,700
----------------------------------	-------------

6. See Appendix A for included Charges for Services items

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

**TABLE 4-3. GENERAL FUND AND OTHER RELEVANT ACCOUNTS, RECURRING COST FACTORS AND PROJECTION FACTORS
CANYON RANCH ANNEXATION AREA**

Cost Category	Loma Linda Budget	Net Cost ¹	Projection Basis ²		Annual Projection Factors: Figures and Units	
General Government-Overhead ³	\$2,348,100	\$2,348,100	See Table 4-4		9.8%	of direct line costs
Police Protection	\$5,896,800	\$4,846,400	Service population =	35,940	\$134.85	per service population
Senior Center	\$67,000	\$67,000	Service population =	7,838	\$8.55	per service population
Community Development Dept.	\$1,068,700	\$375,700	Service population =	35,940	\$10.45	per service population
Fire Protection	\$7,453,400	\$6,643,700	Service population =	35,940	\$184.86	per service population
Public Works:						
Street Maintenance	\$632,500	\$632,500	Service population =	35,940	\$17.60	per service population
Parks Maintenance	\$912,300	\$912,300	Service population =	24,895	\$36.65	per service population
Other Public Works ⁴	\$725,600	\$685,300	Service population =	35,940	\$19.07	per service population

Notes:

1. Generally, assumed to be difference between general tax-based funds and funds from other sources.
2. Estimated service population is described in notes on Table 4-1
3. The general government overhead rate is estimated on Table 4-4.
4. Other Public Works includes Traffic Safety, Engineering, Facilities Maintenance, and Vehicle Maintenance

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

Table 4-4 (on the next page) shows the derivation of the estimate of the general government overhead rate, used to calculate the estimate of the General Government cost factor on Table 5-2.

**TABLE 4-4. CALCULATION OF CITY GENERAL GOVERNMENT OVERHEAD RATE
CANYON RANCH ANNEXATION AREA**

General Fund	Adopted FY 2020-2021 Expenditures	General Government	Non-General Government
<u><i>Administration</i></u>			
CITY COUNCIL	\$164,900	\$164,900	
CITY CLERK	184,300	\$184,300	
CITY MANAGER	369,900	\$369,900	
FINANCE	639,300	\$639,300	
INFORMATION SYSTEMS	207,500	\$207,500	
GENERAL GOVERNMENT	782,200	\$782,200	
POLICE SERVICES	5,896,800		5,896,800
SENIOR CENTER	67,000		67,000
<i>Total</i>	<i>\$8,311,900</i>	<i>\$2,348,100</i>	<i>\$5,963,800</i>
<u><i>Community Development</i></u>			
PLANNING	\$345,200		\$345,200
BUILDING & SAFETY	441,700		441,700
CODE ENFORCEMENT	281,800		281,800
<i>Total</i>	<i>\$1,068,700</i>		<i>\$1,068,700</i>
<u><i>Fire Department</i></u>			
PARKING CONTROL	\$186,100		\$186,100
FIRE PREVENTION	335,100		335,100
FIRE & RESCUE SERVICES	6,638,800		6,638,800
DISASTER PREP.	293,400		293,400
<i>Total</i>	<i>\$7,453,400</i>		<i>\$7,453,400</i>
<u><i>Public Works</i></u>			
TRAFFIC SAFETY	\$178,900		\$178,900
ENGINEERING	252,500		252,500
STREET MAINTENANCE	632,500		632,500
FACILITIES MAINTENANCE	293,000		293,000
REFUSE	1,099,900		1,099,900
RECYCLING	24,400		24,400
PARKS MAINTENANCE	912,300		912,300
VEHICLE MAINTENANCE	1,200		1,200
<i>Total</i>	<i>\$3,394,700</i>		<i>\$3,394,700</i>
Total - General Fund	\$20,228,700	\$2,348,100	\$17,880,600
Current General Government Overhead Rate			
Gen Government Expenditures		\$2,348,100	
Direct Gen Government Expenditures		\$17,880,600	
Current General Government Overhead Rate		13.1%	
Marginal Increase in General Government Costs @ 75%¹		9.8%	

Notes:

1. General government costs for the project are not expected to increase on a one-to-one basis. Therefore, an overhead rate adjustment is used, set at 75 percent.

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

Chapter 5: Fiscal Impacts of Annexation Area

A summation of the annexation area's projected annual recurring revenues and costs is shown on Table 5-1. The table shows an annual recurring surplus of \$220,167

TABLE 5-1. SUMMARY OF ANNUAL FISCAL IMPACTS AT BUILDOUT
CANYON RANCH ANNEXATION AREA

Annual, at Buildout	
Total Recurring Revenues	\$389,632
Total Recurring Costs	\$169,465
Annual Recurring Surplus/Deficit	\$220,167
Revenue/Cost Ratio	2.30

Source: Table 5-2

Details of the comparison of costs and revenues are shown on Table 5-2 for cost and revenue categories that are relevant to the Project. Budget categories otherwise associated with analyses of this type that are not shown in the table include:

Revenues – Measure I

Measure I is a half-cent countywide sales tax that is allocated to the City on two bases: 1) arterial funds allocated by the San Bernardino County Transportation Authority (SBCTA) for transportation projects in the region, and 2) "local" funds distributed to cities on a per capita basis which must be expended on streets and roads based on a 20-year transportation plan and five-year capital improvement plan (CIP). Since this revenue is allocated to programs costs outside of the City's annually-recurring General Fund expenditures, it is not projected in the fiscal analysis.

TABLE 5-2. DETAILED PROJECTED RECURRING FISCAL IMPACTS
CANYON RANCH ANNEXATION AREA

Category	Annexation Area					% of Total (Yr 5)
	Year 1	Year 2	Year 3	Year 4	Year 5	
General Fund and Relevant Other Accounts, Annual Recurring Revenues						
Property Taxes	\$36,544	\$68,642	\$99,606	\$130,569	\$160,254	41.1%
VLFF-Property Tax in Lieu	\$27,825	\$52,264	\$75,840	\$99,416	\$122,018	31.3%
Property Transfer Tax	\$498	\$996	\$1,476	\$1,956	\$2,416	0.6%
Sales and Use Tax	\$20,348	\$31,122	\$41,516	\$51,910	\$61,875	15.9%
Proposition 172 Half Cent Sales Tax	\$206	\$316	\$421	\$526	\$627	0.2%
Franchise Fees	\$2,823	\$4,659	\$6,441	\$8,222	\$9,921	2.5%
Business Licenses/Registration	\$294	\$294	\$294	\$294	\$294	0.1%
Animal Licenses/Code Fines	\$261	\$431	\$596	\$761	\$918	0.2%
Charges for Services	\$781	\$1,343	\$1,889	\$2,435	\$2,955	0.8%
Other Revenue	\$5,503	\$9,083	\$12,556	\$16,029	\$19,341	5.0%
Transfers In: State Gas Tax	\$1,969	\$3,388	\$4,765	\$6,141	\$7,454	1.9%
Transfers In: From Other City Funds	\$443	\$731	\$1,011	\$1,291	\$1,557	0.4%
Total Recurring Revenues	\$97,495	\$173,269	\$246,410	\$319,550	\$389,632	100.0%
General Fund and Relevant Other Accounts, Annual Recurring Costs						
General Government	\$6,401	\$10,605	\$14,684	\$18,762	\$22,653	13.4%
Police Protection	\$13,889	\$22,924	\$31,689	\$40,455	\$48,815	28.8%
Fire Protection	\$19,040	\$31,426	\$43,442	\$55,457	\$66,919	39.5%
Senior Center	\$795	\$1,368	\$1,923	\$2,479	\$3,009	1.8%
Community Development	\$1,077	\$1,777	\$2,457	\$3,136	\$3,784	2.2%
Public Works: Street Maintenance	\$1,813	\$2,992	\$4,136	\$5,280	\$6,371	3.8%
Public Works: Parks Maintenance	\$2,909	\$5,005	\$7,039	\$9,072	\$11,012	6.5%
Public Works: Other Costs	\$1,964	\$3,242	\$4,481	\$5,720	\$6,903	4.1%
Total Recurring Costs	\$47,889	\$79,339	\$109,850	\$140,362	\$169,465	100.0%
Annual Recurring Surplus/Deficit	\$49,606	\$93,930	\$136,559	\$179,188	\$220,167	
Revenue/Cost Ratio	2.04	2.18	2.24	2.28	2.30	
Annual Surplus/Deficit per Dwelling Unit	\$1,908	\$1,806	\$1,773	\$1,757	\$1,747	

Sources: Tables 4-2 and 4-3.

Chapter 6: Project One-Time Fees and Charges

This section presents the estimated one-time fees and charges associated with new development in the proposed annexation area. Development impact fees are one-time fees paid by the developer to offset the construction costs of new public infrastructure and capital facilities needed to serve the Project.

Development of the Project will entail payment of \$3,953,307 in City of Loma Linda development impact fees. In addition, impact fees paid to the Redlands Unified School District will total \$1,588,356. These payments are detailed in Table 6-1 below.

TABLE 6-1. ONE-TIME IMPACT AND OTHER DEVELOPMENT FEE PAYMENTS
CANYON RANCH ANNEXATION AREA

Item No.	Impact Fees	Unit Measure	Price	Quantity	Amount
	<u>City of Loma Linda</u>				
1	General Government	DU	\$393	126	\$49,518
2	Parkland Acquisition and Development	DU	\$12,489	126	\$1,573,614
3	Open Space Acquisition (a)	N/A	N/A	N/A	N/A
4	Public Meeting Facilities	DU	\$1,575	126	\$198,450
5	Art in Public Places	Value	0.25%	N/A	\$286,833
6	Fire Suppression Facilities	DU	\$1,120	126	\$141,120
7	Engineering:				
	7a) Local Circulation Systems	DU	\$1,551	126	\$195,426
	7b) Regional Circulation Systems	DU	\$3,741	126	\$471,366
8	Storm Drainage Facilities	DU	\$1,331	126	\$167,706
9	Water Generation, Storage & Distribution	DU	\$5,826	126	\$734,076
10	Wastewater (Sewer) Collection System	DU	\$1,073	126	\$135,198
	<i>Total, City of Loma Linda</i>				<i>\$3,953,307</i>
	<u>School Fee</u>				
	Redlands Unified School District	SF	\$3.82	415,800	\$1,588,356
Total, Impact Fees					\$5,541,663
<u>Calculation Factors/Inputs:</u>					
	Total Dwelling Units (DU's)	126			
	Total Residential Valuation	\$114,733,000			
	Assumed Square Feet per DU (b)	3,300			

Note:

- a. Open Space Acquisition Fee applies only to non-residential development projects.
- b. Assumed square footage excludes garage area (per City's fee schedule).

Sources: City of Loma Linda Development Impact Fee Sheet (updated April 21, 2022); Redlands Unified School District Facility Fees Flyer (effective July 12, 2017); TNDG.

Appendix A: Supporting Fiscal Documentation

TABLE A-1. CURRENT TAX RATE AREA (TRA) ALLOCATIONS
CANYON RANCH ANNEXATION AREA

Agency Code	Agency ¹	TRA 104031
AB01 GA01	COUNTY GENERAL FUND	0.15505544
AB02 GA01	ERAF	0.23480374
BF03 GA01	FLOOD CONTROL ZONE 3	0.02714252
BF08 GA01	FLOOD CONTROL ADMIN 3-6	0.00093737
BL01 GA01	COUNTY FREE LIBRARY	0.01501555
BS01 GA01	SUPERINTENDENT OF SCHOOLS - COUNTYWIDE	0.00532077
BS01 GA05	SUPERINTENDENT OF SCHOOLS - DEV CENTER	0.00054860
BS01 GA03	SUPERINTENDENT OF SCHOOLS - PHYS HAND	0.00209292
SC54 GA01	SAN BERNARDINO COMMUNITY COLLEGE	0.05449836
SU48 GA01	REDLANDS UNIFIED SCHOOL DISTRICT	0.32034756
UD50 GA01	CSA 70	0.00000000
UF01 GA01	SAN BDNO CNTY FIRE PROTECT DISTRICT	0.12603442
UF01 GA05	SAN BDNO CNTY FIRE PROTECT DISTRICT - SBCFPD-ADMIN	0.02783986
WR04 GL01	INLAND EMPIRE JT RESOURCE CONS DIST	0.00123173
WT01 GL01	SAN BDNO VALLEY WATER CONS DIST	0.00108652
WU23 GA01	SAN BERNARDINO VALLEY MUNI WATER	0.02804464
	Total	1.00000000

Notes:

1. The property tax allocations affected by the annexation are shown in **bold** print.

TRA = Tax Rate Area

Sources: The Natelson Dale Group, Inc.; San Bernardino County Auditor-Controller, Property Tax Division

TABLE A-2. GENERAL FUND REVENUE CATEGORIES
CITY OF LOMA LINDA

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
CURRENT SECURED	1,200,000			1,200,000
CURRENT UNSECURED	44,000			44,000
STATUTORY PASS THRU	127,000			127,000
PRIOR TAXES	40,000			40,000
SUPPLEMENTAL CURRENT	20,000			20,000
MISCELLANEOUS TAXES	10,600			10,600
NEGOTIATED PASS-THRU	150,000			150,000
RESIDUAL BALANCE RPTTF	500,000			500,000
PROPERTY TAXES TOTAL	2,091,600			2,091,600
FRANCHISES	835,000			835,000
PAVEMENT IMPROV. FEE	150,000			150,000
FRANCHISES TOTAL	985,000			985,000
SALES TAX - SBE	7,888,700			7,888,700
SALES TAX -PROP 172	80,000			80,000
SALES TAX ABATEMENT	(3,651,100)		(3,651,100)	
SALES AND USE TAX TOTAL	4,317,600		(3,651,100)	7,968,700
TRANSIENT OCC. TAX	599,000		599,000	
TRANSIENT OCC. TAX ABATEMENT	(84,800)		(84,800)	
PROPERTY TRANSFER	50,000			50,000
BUSINESS LICENSE	268,300			268,300
NEW BUSINESS REGISTRATION APP	8,000			8,000
BUSINESS REGISTRATION RENEWAL	48,000			48,000
OTHER TAXES TOTAL	888,500		514,200	374,300
ANIMAL LICENSE	25,500			25,500
PUBLIC WORKS- MISC. PERMITS	15,000	15,000		
BUILDING PERMITS	565,200	565,200		
FIRE PLAN CHECK	11,600	11,600		
FIRE PERMITS - ANNUAL	48,100	48,100		
MISCELLANEOUS PERMITS	1,000	1,000		
LICENSES AND PERMITS TOTAL	666,400	640,900		25,500
STATE MANDATE FEE	200		200	

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
CODE VIOLATIONS	3,000	3,000		
ANIMAL CODE FINES	4,000			4,000
FINES AND FORFEITS TOTAL	7,200	3,000	200	4,000
INTEREST	190,000			190,000
LEASE INCOME	347,400		347,400	
FACILITIES RENTAL	23,000		23,000	
USE OF MONEY AND PROPERTY TOTAL	560,400		370,400	190,000
LIQUIDATION OF SUCCESSOR AGEN	0		0	
FEDERAL GRANTS	0		0	
VEHICLE LICENSE FEE - IN EXCESS	15,000		15,000	
VLF - PROPERTY TAX IN LIEU	2,510,000			2,510,000
HOPTR	12,500		12,500	
STATE GRANTS	6,200		6,200	
MISCELLANEOUS GRANT	0		0	
INTERGOVERNMENTAL TOTAL	2,543,700		33,700	2,510,000
GENERAL PLAN UPDATE	15,000		15,000	
VA FIRE SERVICES	240,000	240,000		
CSA 38 FIRE SERVICES	6,500		6,500	
LLUMC LAW ENFORCEMENT SVCS	1,050,400	1,050,400		
LLUMC FIRE SERVICES	569,700	569,700		
PLANNING FEES	46,600	46,600		
SALE MAPS & PUBLICATIONS	100		100	
PROJECT PLANS/SPECS	2,500	2,500		
ENGINEERING INSPECTIONS	25,300	25,300		
ENGINEERING PLAN CHECK	22,700	22,700		
TOWING FEES	5,000			5,000
WEED ABATEMENT	30,000			30,000
HOUSEHOLD HAZ WASTE	32,500			32,500
RECYCLING SERVICE CHARGE	62,300			62,300
REFUSE COLLECTION	813,300		813,300	
REFUSE-PASS THRU	195,000		195,000	
LL DISPOSAL DIRECT COLLECTIONS	150,000		150,000	
EMS - MEMBERSHIP	35,000			35,000

CANYON RANCH ANNEXATION AREA: PLAN FOR SERVICE AND FISCAL IMPACT ANALYSIS

The Natelson Dale Group Inc.

General Fund Revenue Category	Adopted FY 2020/21 Revenue	One-time Processing Fees/Permits ¹	Not Projected ²	Projected Recurring Revenue ³
EMS RESPONSE FEE	100,100			100,100
MISCELLANEOUS SERVICES	6,400			6,400
HOTEL INCENTIVE ADMIN FEE	0		0	
CHARGES FOR SERVICES TOTAL	3,408,400	1,957,200	1,179,900	271,300
SALE OF HISTORY BOOKS	0		0	
ASSETS FORFEITURE	0		0	
REFUNDS/REIMBURSEMENTS	20,000			20,000
MISCELLANEOUS REVENUE	50,000			50,000
DONATIONS	1,000		1,000	
CASH OVER OR SHORT	100		100	
DAMAGE CLAIM RECOVERY	0			0
GAIN ON SALE OF ASSETS	0			0
OVERHEAD - M & O	1,850,200			1,850,200
OVERHEAD - CAPITAL	1,293,800		1,293,800	
OTHER REVENUES TOTAL	3,215,100		1,294,900	1,920,200
TRANSFERS IN-Gas Tax	527,200			527,200
TRANSFERS IN-Traffic Safety	55,000			55,000
TRANSFERS IN-CITIZENS' OPTION PUBLIC SAFETY	99,600			99,600
OPERATING TRANSFERS IN TOTAL	681,800			681,800
GENERAL FUND TOTAL	19,365,700	2,601,100	(257,800)	17,022,400

Notes:

1. One-time basis revenues or revenues that occur as a fixed amount payment from other agencies are not projected.
2. Not impacted by proposed annexation
3. Annually-recurring revenues impacted by proposed annexation project

Sources: The Natelson Dale Group, Inc.; City of Loma Linda Adopted Budget for Fiscal Year 2020-2021.

TABLE A-3. POPULATION BY AGE
CITY OF LOMA LINDA

Age	Estimate	Percent
Under 5 years	1,358	5.6%
5 to 9 years	1,215	5.0%
10 to 14 years	1,081	4.5%
15 to 19 years	1,087	4.5%
20 to 24 years	1,414	5.8%
25 to 29 years	2,953	12.2%
30 to 34 years	2,274	9.4%
35 to 39 years	1,683	6.9%
40 to 44 years	1,246	5.1%
45 to 49 years	926	3.8%
50 to 54 years	1,371	5.7%
55 to 59 years	1,946	8.0%
60 to 64 years	1,164	4.8%
65 to 69 years	1,585	6.5%
70 to 74 years	805	3.3%
75 to 79 years	712	2.9%
80 to 84 years	624	2.6%
85 years and over	795	3.3%
Total Population	24,239	100.0%
Total 55 and Over	7,631	31.5%

Sources: The Natelson Dale Group, Inc.; U.S. Census Bureau, 2020 American Community Survey, Table S0101.

Table A-4
Parcel Database
Canyon Ranch Annexation Annexation Area: Plan for Service and Fiscal Analysis

APN	TTM	City's Acreage	APN Acreage	Land Value (2021)	Improvement Value (2021)	Assessor Exemption Value	Net Taxable Value
0293-071-03		0.23	0.22	40,615			40,615
0293-071-04		0.22	0.22	77,012	1,134	7,000	71,146
0293-071-05		0.22	0.22	51,528	92,751		144,279
0293-071-06		0.61	0.57	101,051	267,947		368,998
0293-071-07		0.2	0.175	9,461			9,461
0293-071-08		0.21	0.21	9,499			9,499
0293-071-09		0.21	0.21	7,944			7,944
0293-071-10		0.22	0.21	75,777	202,072		277,849
0293-071-11		0.22	0.22	2,416			2,416
0293-071-12		0.22	0.22	40,000			40,000
0293-071-13		0.23	0.23	120,879	48,725		169,604
0293-071-16		0.72	1.12	85,000			85,000
0293-071-17		0.98	0.98	0			0
0293-071-18		4.41	4.42	0			0
0293-071-19		7.73	7.74	47,371	1,374		48,745
0293-081-02		0.62	0.62	13,558	39,665	7,000	46,223
0293-081-03		0.48	0.50	125,000			125,000
0293-081-04		0.50	0.58	101,036	176,813		277,849
0293-081-05		0.25	0.30	50,484			50,484
0293-081-06		0.25	0.30	50,484	469,097		519,581
0293-081-07		0.60	0.55	127,828			127,828
0293-081-09	TTM 20403	7.52	6.85	161,272	3,447		164,719
0293-081-11	TTM 20403	1.54	1.55	35,708	571		36,279
0293-081-12	TTM 20403	0.65	0.65	23,037	344		23,381
0293-081-13		0.49	0.50	12,390	24,776		37,166
0293-081-14		2.14	2.14	29,453	445		29,898
0293-081-16		0.08	0.08	1,208			1,208
0293-081-17		0.48	0.48	30,167	54,308	7,000	77,475
0293-081-19	TTM 20403	1.07	1.07	26,953	571		27,524
0293-091-04		2.69	2.55	56,222	1,123		57,345
0293-091-05		2.50	2.38	170,000	255,000		425,000
0293-091-08 ¹		8.01	8.01	1,661,147	9,151,435	10,812,582	0
0293-101-05		0.75	1.00	0			0
0293-101-08	TTM 20404	2.42	0.02	802	10,456		11,258
0293-101-11	TTM 20404	19.90	19.95	307,309			307,309
0293-101-12		10.20	10.29	0			0
0293-101-13	TTM 20404	20.80	20.86	641,342	10,025		651,367
0293-101-14		3.08	3.09	0			0
0293-111-15 ¹		5.54	5.14	314,971		314,971	0
0293-111-16		3.78	3.78	0			0
0293-111-17		3.60	3.60	0			0
0293-111-18	TTM 20404	6.31	6.15	94,357	6,462		100,819
0293-111-19	TTM 20404	0.32	0.32	4,873			4,873
0293-111-20		0.58	0.58	0			0
0293-111-21	TTM 20404	7.73	7.73	107,332	6,684		114,016
0293-111-22		3.67	3.68	0			0
0293-121-05		2.21	2.22	0			0
0293-121-15		0.53	0.53	4,988	19,230		24,218
0293-121-16		0.17	0.17	0			0
0293-121-17		0.41	0.41	62,179	144,342	7,000	199,521
0293-121-18		0.47	0.47	0			0

Notes: TTM = Tentative Tract Map

1. Religious-based institutions assumed to be exempt from general property tax assessments.

Sources: The Natelson Dale Group, Inc.; Liburn Corporation; San Bernardino County Assessor-Recorder-Clerk.

**TABLE A-5. DERIVATION OF USE TAX FACTOR
CANYON RANCH ANNEXATION AREA**

Variable	Amount
<u>Use Tax</u>	
County Pool	246,894
State Pool	758
Total Use Tax	247,652
Point of Sale	1,773,476
Use Tax Rate	14.0%

Sources: The Natelson Dale Group, Inc.; The HdL Companies,
Sales Tax Allocation Tables, Calendar Year 2019

TOM DODSON & ASSOCIATES

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Web: tdaenvironmental.com



August 7, 2023

Samuel Martinez
Executive Officer
Local Agency Formation Commission
1170 West Third Street
San Bernardino, CA 92415-0490

Dear Sam:

LAFCO 3259 consists of a proposal from the City of Loma Linda that includes Reorganization/annexation of approximately 141 acres to the City of Loma Linda. The specific action before the Local Agency Formation Commission (LAFCO) consists of a Reorganization to include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70. The project area is shown on the attached map and consists of a substantially surrounded island of unincorporated territory bounded by a combination of Union Pacific Railroad right-of-way and parcel lines (portion of existing City of Loma Linda boundary) on the west/southwest; a combination of Barton Road, New Jersey Street, and parcel lines (existing City of Loma Linda boundary) on the north; and a combination of San Timoteo Canyon Road, Nevada Street and parcel lines (existing City of Redlands boundary) on the east), within the City of Loma Linda's southeastern sphere of influence. generally bordered by Citrus Avenue on the north; parcel lines on the east; Orange Avenue on the south; and California Street on the west. This site is located within the City of Loma Linda's eastern sphere of influence. The area proposed for Reorganization has been pre-zoned (General Planned) to be developed with residential uses and General Commercial uses. If the Commission approves LAFCO 3259, the project area can move forward with development of these uses through the City of Loma Linda, including a 126-unit single family residential development on 66.68 acres of the Reorganization area.

This area has a complex history. Most of the property within the Annexation area (about 74 acres) had its area pre-zoned/general planned in the City's 2009 General Plan. This area contains residences, religious assembly, wellness facility, flood control facilities and a minor area of remaining agricultural use. However, the City of Loma Linda prepared an Initial Study in 2022 and adopted a Mitigated Negative Declaration (MND) for this project. This document addressed the whole of the project area, but focused on pre-zoning four parcels totaling approximately 11 acres from General Commercial (C-2) to Low Density Residential (R-1) and the development of a 126-unit single family residential comprised of two subdivisions. The Notice of Determination for this action was filed for this Mitigated Negative Declaration (MND) on May 15, 2023.

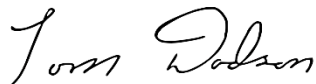
As indicated, the City prepared an Initial Study which concluded that implementation of the proposed actions, including construction of 126 single family homes, would not result in significant adverse environmental impacts to the environment and identified several mitigation measures that must be implemented. None of the measures is the responsibility of the Commission. Therefore, I am recommending that the Commission consider the adopted MND as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO 3259.

Based on a review of LAFCO 3259 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the City's MND as adequate documentation in accordance with the Commission's CEQA Responsible Agency status. The CEQA review process was carried out in 2022, and based on a field review and review of the environmental issues in the City's document, no substantial changes in circumstances have occurred since its adoption that would require additional environmental documentation. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO 3259, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Initial Study and Mitigated Negative Declaration and found them adequate for the Reorganization proposal contained in LAFCO 3259.
2. The Commission needs to indicate that it has considered the Mitigated Negative Declaration and environmental effects, as outlined in the Initial Study, prior to reaching a decision on the project and finds the information substantiating the Mitigated Negative Declaration adequate for approval of the Reorganization proposal contained in LAFCO 3259.
3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. The mitigation measures required for this project will remain the responsibility of the City to implement.
4. File a new Notice of Determination with the County Clerk of the Board acting as a CEQA Responsible Agency.

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

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive, flowing style.

Tom Dodson

TD/cmc



NOTICE OF DETERMINATION

CLERK STAMP (Date Filed/ Posted):

COUNTY OF
SAN BERNARDINO
MAY 15 2023
CLERK OF THE BOARD

DATE FILED & POSTED

Posted On: 5/15/23

Removed On: 6/27/23

Receipt No: 36-0515

2023-415

TO: ☒ Clerk of the Board of Supervisors
San Bernardino County
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: City of Loma Linda
Community Development Dept
25541 Barton Road
Loma Linda, CA 92354
909-799-2839

☐ Office of Planning and Research (if project requires state approval)
P.O. Box 3044, Sacramento, CA 95812-3044

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

- State Clearinghouse Number: 2022100349
- Project Title: Canyon Ranch Annexation and Subdivision Tract Maps
- Project Applicant: Highpointe Communities, Inc
- Project Location - Specific: Project Site encompasses an approximate 141-acre area generally located south of Barton Road, east of the Union Pacific Railroad (UPRR), west of both Nevada Street and San Timoteo Canyon Road, and north and immediately south of Beaumont Avenue. The annexation area consists of 51 parcels with the following APNs: 0293-071-03, 0293-071-04, 0293-071-05, 0293-071-06, 0293-071-07, 0293-071-08, 0293-071-09, 0293-071-10, 0293-071-11, 0293-071-12, 0293-071-13, 0293-071-16, 0293-071-17, 0293-071-18, 0293-071-19, 0293-081-02, 0293-081-03, 0293-081-04, 0293-081-05, 0293-081-06, 0293-081-07, 0293-081-09, 0293-081-11, 0293-081-12, 0293-081-13, 0293-081-14, 0293-081-16, 0293-081-17, 0293-081-19, 0293-091-04, 0293-091-05, 0293-091-08, 0293-101-05, 0293-101-08, 0293-101-11, 0293-101-12, 0293-101-13, 0293-101-14, 0293-111-15, 0293-111-16, 0293-111-17, 0293-111-18, 0293-111-19, 0293-111-20, 0293-111-21, 0293-111-22, 0293-121-05, 0293-121-15, 0293-121-16, 0293-121-17, 0293-121-18.
- Project Location (City and County): Loma Linda, San Bernardino County
- Project Description: Annexation of approximately 141 acres located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County. Included in the 141-acre annexation area is a proposed 10.96-acre subdivision (TTM 20403) to create 37 single-family residential lots at a maximum density of 4 units per acre, and a proposed 55.72-acre subdivision (TTM 20404) to create 89 single-family residential lots at a maximum density of 2 units per acre. Project also consists of a General Plan Amendment and Zone Change which will change from the commercial designation to Low Density Residential (R-1). Project will vacate the Bermudez Street and San Timoteo Canyon Road intersection. There will be new streets constructed as well s improvements completed on existing streets.

This is to advise that the Lead Agency, the City of Loma Linda, has approved the above described project on May 9, 2023 and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made part of the conditions of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at: City of Loma Linda, Community Development Department at 25541 Barton Road, Loma Linda, CA 92354.

Signature (Public Agency): Lorena Natarrita Title: Community Development Director

Date: May 15, 2023

Date Received for filing at OPR: _____

COUNTY OF
SAN BERNARDINO
MAY 15 2023
CLERK OF THE BOARD

CITY OF LOMA LINDA
FINAL ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY

Project Title: Annexation, GPA, ZC, TTM 20403 and 20404

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

Contact Person: Lorena A. Matarrita
Phone Number: (909) 799-2830

Project Sponsor: Highpointe Communities
Address: 16501 Scientific Way
Irvine, CA 92618

General Plan Designation: Rural Living (RL-5) (minimum 5 acres), Countywide Plan

Zoning: Rural Living (RL-5) (minimum 5 acres), Countywide Plan

Existing City of Loma Linda Pre-Zone: General Commercial (C-2), Low Density Residential (R-1) and Very Low Density Residential (HR-VL, 0-2 dwelling units per acre)

Project Location: The City of Loma Linda is initiating the annexation of approximately 141 acres located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County. The Project Site encompasses an approximate 141-acre area generally located east of the Union Pacific Railroad (UPRR), west of Nevada Street, north and immediately south of Beaumont Avenue and south of Barton Road (see Figure 1 – Regional Location and Figure 2 –Project Vicinity and Figure 3 –Annexation Project Vicinity). Included in the 141-acre annexation area is a proposed 10.96-acre subdivision (TTM 20403) for the construction of 37 single-family residential units, and a proposed 55.72-acre subdivision (TTM 20404) for the construction of 89 residential units (see Figure 4 and Figure 5 Proposed Site Plans. The 10.96-acre subdivision site is currently vacant and consists of four parcels (Assessor Parcel Numbers [APNs] 0293-081-09, -11, -12 and -19) located south of Barton Road, north of Bermudez Street, east of New Jersey Street and west of San Timoteo Canyon Road. The 55.72-acre subdivision site is currently vacant and is composed of six parcels (APN 0293-111-18, -19, and -21, and 0293-101-08, -11, and -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north of Beaumont.

Background: During noticing of the project (i.e., Notice of Intent), it was brought to staff's attention that the boundaries of the annexation area were unclear. Although exhibits in the Initial Study clearly show the boundaries of the annexation area, the text within the document was too general and did not clearly state that the area south of Beaumont Avenue containing five parcels (three parcels owned by County of San Bernardino Flood Control and two parcels owned by individuals) would be annexed. The individuals that requested clarification of the annexation area were contacted via email, phone and in-person to rectify the situation. In addition, the Final Initial Study also provides clarification on the boundaries of the 141-acre annexation.

Annexation: The annexation area consists of 51 parcels with the following APNs: 0293-071-03, 0293-071-04, 0293-071-05, 0293-071-06, 0293-071-07, 0293-071-08, 0293-071-09, 0293-071-

10, 0293-071-11, 0293-071-12, 0293-071-13, 0293-071-16, 0293-071-17, 0293-071-18, 0293-071-19, 0293-081-02, 0293-081-03, 0293-081-04, 0293-081-05, 0293-081-06, 0293-081-07, 0293-081-09, 0293-081-11, 0293-081-12, 0293-081-13, 0293-081-14, 0293-081-16, 0293-081-17, 0293-081-19, 0293-091-04, 0293-091-05, 0293-091-08, 0293-101-05, 0293-101-08, 0293-101-11, 0293-101-12, 0293-101-13, 0293-101-14, 0293-111-15, 0293-111-16, 0293-111-17, 0293-111-18, 0293-111-19, 0293-111-20, 0293-111-21, 0293-111-22, 0293-121-05, 0293-121-15, 0293-121-16, 0293-121-17, 0293-121-18.

All 51 parcels associated with the 141-acre area are required to be annexed to avoid the creation of an island, which is not permitted by LAFCO. If 25 percent of property owners within the precinct (one precinct covers entire Annexation area) control at least 25 percent of the assessed land value in the proposed annexation area, the annexation cannot be protested. Within the 141-acre Annexation area 25 percent of property owners (Southeastern California Conference 7th Day Ad and Islamic Community Center of Redlands owning 52 percent of the land) and owning at least 25 percent of the land value (Southeastern California Conference 7th Day Adventist and Islamic Community Center of Redlands owning 30.5 percent of the land value) cannot protest the annexation as both said land owners are currently under contract (Development Agreement) with the City to receive water with a requirement to annex into the City at a future date.

Existing and Proposed Services: Existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 141-acre Annexation area (Islamic Temple located north of Beaumont Avenue and west of San Timoteo Canyon Road) has requested and been granted water service by the City of Loma Linda.

Existing development/landowners within the 141-acre annexation area would continue to receive water service via private wells or from the City of Loma Linda. Proposed development (i.e., TTM 20403 and TTM 20404) would receive water service from the City upon annexation. Future development would also receive other City services (including sewer) upon annexation. The 141-acre annexation area currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged.

Project Description: The City of Loma Linda is initiating the annexation of approximately 141 acres in an unincorporated portion of San Bernardino County. Highpointe Communities (Applicant) is requesting approval of two subdivisions. A 10.96-acre area (TTM 20403) is within the annexation area that consists of four parcels (APN 0293-081-09, -11, -12 and -19) located south of Barton Road, north of Bermudez Street, east of New Jersey Street and west of San Timoteo Canyon Road. TTM 20403 would consist of 37 residential lots (minimum lot size of 7,200 square feet) and a 20,831 square-foot letter lot. Access to the subdivision would be provided by San Timoteo Canyon Road. The Applicant is requesting to vacate the extension of Bermudez Street to San Timoteo Canyon Road and end Bermudez Street as a cul-de-sac.

A 55.72-acre area is also proposed for subdivision (TTM 20404) and annexation and consists of six parcels (APN 0293-111-18, -19, and -21, and 0293-101-08, -11, and -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north of Beaumont Avenue. TTM 20404 would consist of 89 residential lots

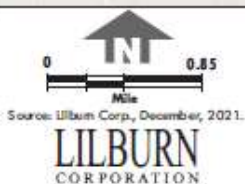
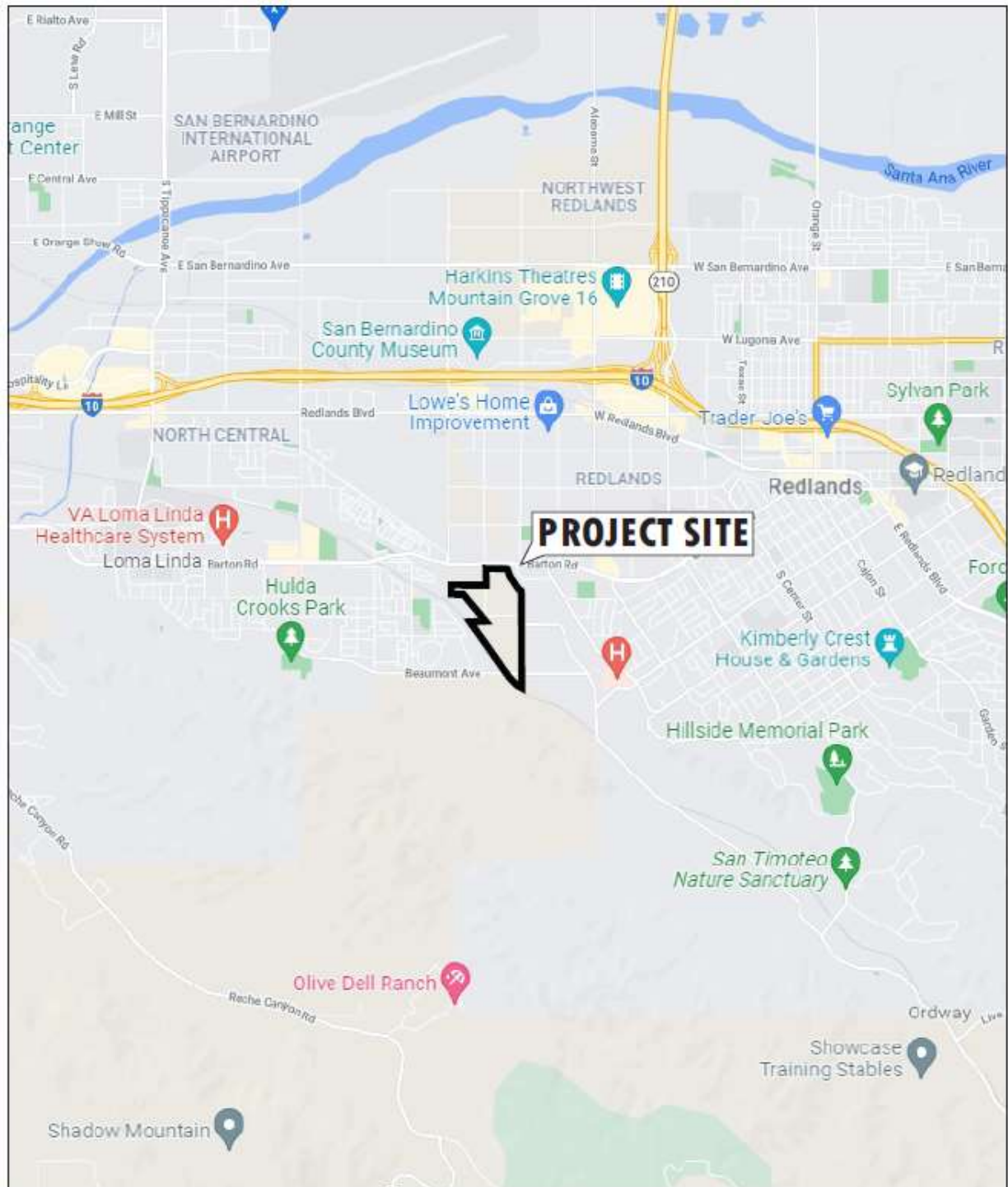
(maximum density of 2 units per acre) and two lettered lots (Lot A consisting of 58,646 square feet and Lot B consisting of 3,834 square feet). Access to the subdivision would be provided by Nevada Street. TTM 20403 and TTM 20404 total approximately 66.68 acres and the development of 126 residential units and three lettered lots. Under the current San Bernardino County designation of Rural Living (RL-5), future development of the 66.68-acre area (without annexation) could be developed with 13 dwelling units (see Figure 6 Countywide Zoning Map).

A 7.73-acre parcel and a 2.14-acre parcel totaling 9.87 acres within the 141-acre annexation area are currently vacant and available for potential future development (see Figure 7). Currently the Countywide Plan designates the entire 141-acre annexation area as Rural Living (RL-5) (5 acre minimum lots) (see Figure 8). TTM 20403 and TTM 20404 are currently pre-zoned by the City of Loma Linda as General Commercial (C-2) and Very Low Density Residential (HR-VL) (0-2 dwelling units per acre), respectively. The Applicant is requesting a General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area (see Figure 8). The remaining pre-zoned land use designations within the 141-acre annexation area would remain and include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).

With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units; 113 dwelling units more than permitted under the Countywide Plan.

Approximately 65 acres (64.45 acres) of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, wellness facility and flood control facilities; of this 65-acre area less than two acres are currently used for agriculture (citrus groves); however approximately 6.15 acres within the area proposed for TTM 20404 (APN 0293-101-18) is designated as Prime Farmland but is currently vacant. Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way. Both the 7.73-acre and 2.14-acre vacant parcels are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development.

Based on the 9.87 acres of vacant land available within the 141-acre annexation area, the analysis within this Initial Study, where applicable, includes a review of the delta (change) between the current land use designation of the County, in this case RL-5 resulting in the potential future development of one residential dwelling unit for vacant area, and future development under the City designation of General Commercial (C-2) resulting in the future development of 202,031 square feet and 55,931 square feet of commercial upon annexation.

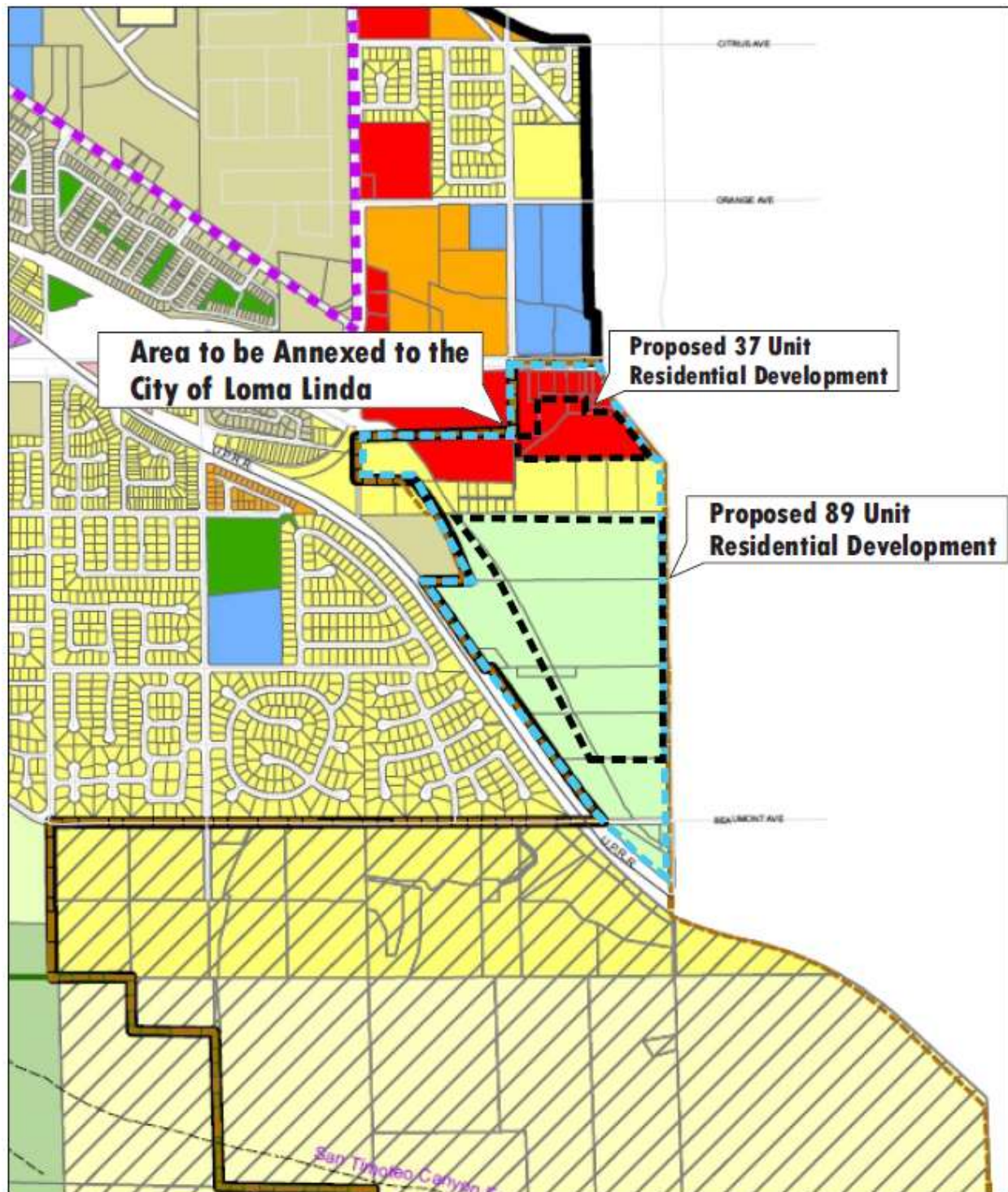


REGIONAL LOCATION
Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 1



FIGURE 2



Source: City of Loma Linda Land Use Map



- City of Loma Linda Boundary
- - - City of Loma Linda Sphere of Influence
- - - Proposed Annexation to the City of Loma Linda

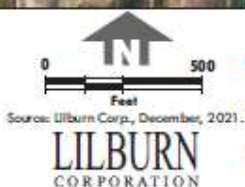
ANNEXATION PROJECT VICINITY

Proposed Annexation and Canyon Ranch Development

City of Loma Linda, California

FIGURE 3





- City of Loma Linda Boundary
- City of Loma Linda Sphere of Influence
- Proposed Tentative Tract Map 20404

PROPOSED SITE PLAN - TTM 20404

Proposed Annexation and Canyon Ranch Development

City of Loma Linda, California

FIGURE 5

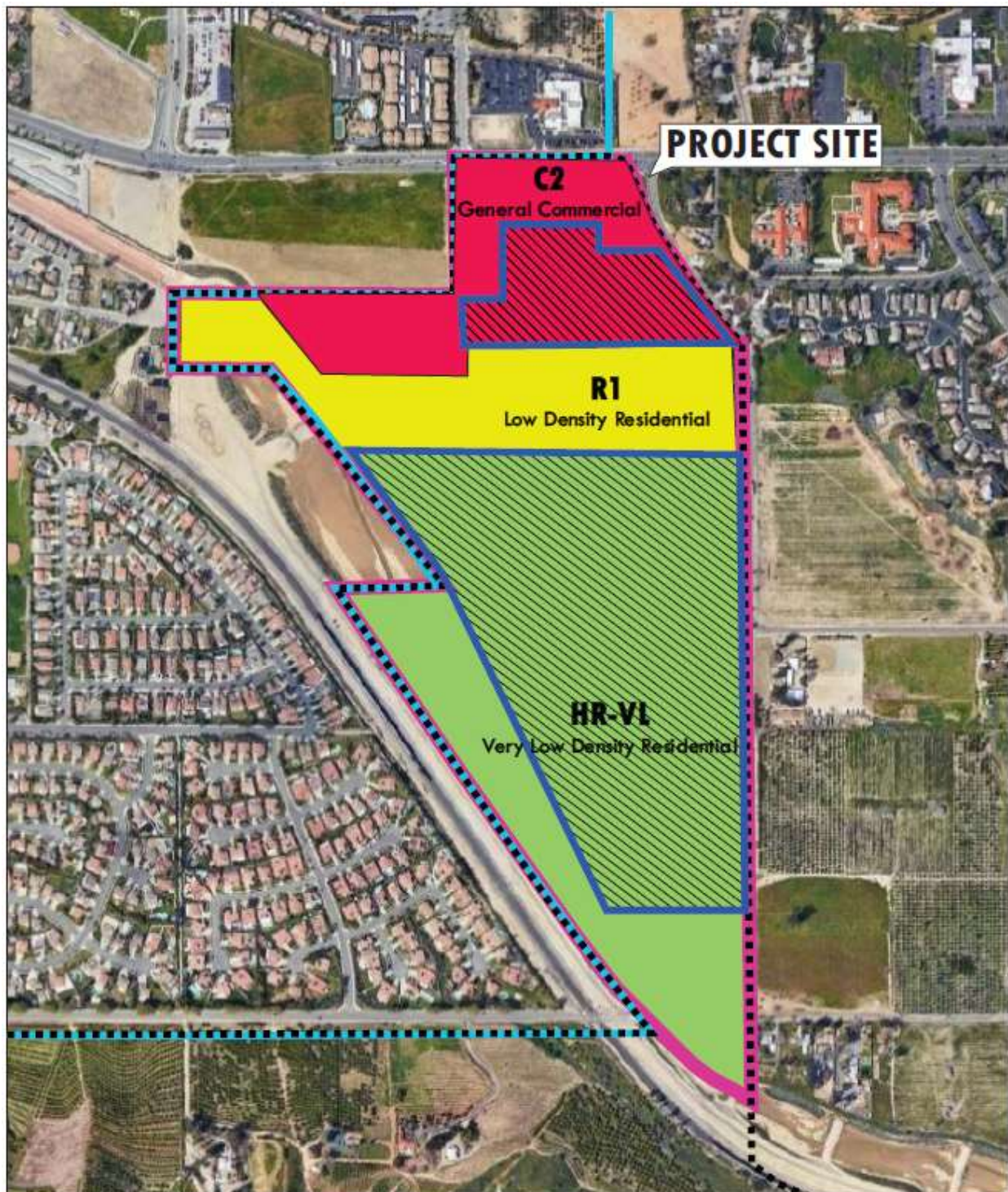






- City of Loma Linda Boundary
- - - - - City of Loma Linda Sphere of Influence
- Existing San Bernardino County Countywide Zoning for Proposed Annexation
- Proposed Tentative Tract Maps

COUNTY of SAN BERNARDINO
COUNTYWIDE ZONING MAP
Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 6





-  City of Loma Linda Boundary
-  City of Loma Linda Sphere of Influence
-  Proposed Annexation to the City of Loma Linda
-  Proposed Tentative Tract Maps

CITY OF LOMA LINDA EXISTING PRE-ZONE DESIGNATIONS

Proposed Annexation and Canyon Ranch Development
City of Loma Linda, California

FIGURE 8

As appropriate, this Initial Study examines the delta being the difference between development of 126 dwelling units upon annexation under the City designation of HR-VL and development of 13 dwelling units under the Countywide Plan designation of RL-5).

Currently, the existing development within the annexation area would continue to receive water service from the City of Loma Linda and the proposed development (i.e., TTM 20403 and TTM 20404) would receive water service from the City upon annexation. Future development would also receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 141-acre annexation area at this time. Any future development of the 9.87 acres of vacant land would be required to prepare separate environmental documentation and obtain necessary entitlements.

**Existing Vacant Land within the Annexation Area:
Development Under Countywide Plan Land Use Designations (RL-5)**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL-5 future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units.

Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed in the future. Under the Countywide Plan, the 9.87 acres could be developed with one dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units for the vacant areas within the 141-acre annexation area.

Development Under City of Loma Linda Pre-Zone Designation of C-2, and HR/VL

Upon project approval, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units. For the 9.87-acre area designated C-2, a total of 202,031 square-feet of commercial development could be developed (based on a maximum lot cover of 60 percent, and a FAR of 0.5).

Comparison of Development Under County Verses City Land Use Designations

Under the existing Countywide Plan designation of RL-5, a total of 14 dwelling units could be developed (13 units within the 66.68-acre area proposed for TTMs 20403 and 20404 plus one unit within the 9.87-acre vacant area). Under the existing City pre-zone designation of HR-VL, a total of 126 dwelling units could be developed resulting in approximately 112 more dwelling units as compared to development under the Countywide Plan. This is due to the increase in density under the City's pre zone of HR/VL which would allow for up to two dwelling units per acre compared to one dwelling unit per 5 acres under the Countywide Plan.

Under the City's pre-zone of C-2 up to 202,031 square-feet of commercial could be developed.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the Countywide Plan versus what development could occur upon annexation to the City of Loma Linda. Future development of this area would be subject to CEQA and all the necessary entitlements.

Surrounding Land Uses and Setting:

Surrounding properties and associated pre-zone land use designations are shown in Figure – 8. Property to the north of the 141-acre annexation area is located within the City of Loma Linda and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC) and High Density Residential (R-3) and contains residential and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated Low Density Residential and Planned Community (PC). Properties to the south are zoned City of Loma Linda Low Density Hillside Residential (HR-LD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

Existing Service Conditions

The 141-acre annexation area currently receives fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. The 126 single-family residential units would be required to receive water and sewer service, which would be provided by the City of Loma Linda.

Concurrent with the proposed GPA, ZC and TTM filings, an Annexation application will be filed and processed with San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 141-acre Project Site into the City of Loma Linda. All parcels within the 141-acre area are required to be annexed simultaneously in order to preclude the formation of an island of territory. The Project Site is currently adjacent to the City boundary and is required by the City to be annexed in order to receive City services.

Other Agency Approvals

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Prepared By: Joana Natamitz
City of Loma Linda

Date: Approved by CC
5/9/2023

EVALUATION OF ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial effect on a scenic vista?	()	()	(✓)	()
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	()	(✓)
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point), If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	()	()	(✓)	()
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	(✓)	()	()

Comments

- a) **Less than Significant Impact.** According to the City's General Plan, the Project Site is not within a scenic vista or scenic highway view corridor. The City of Loma Linda's General Plan identifies the hills within the southern portion of the City as an important scenic backdrop. The guiding policies of the City of Loma Linda General Plan state that new development shall be constructed in a manner that protects against intrusion on the viewshed areas. The San Bernardino Mountains are visible north and northeast of the Project Site. For the development proposed within the annexation area, the maximum height of the single-family structures would typically be 18 – 20 feet (two-stories). Under proposed conditions, the San Bernardino Mountains and the Loma Linda South Hills would remain visible and the proposed development would have less than significant impacts on the existing viewshed. Therefore, no adverse significant impacts would result and no mitigation measures are required.
- b) **No Impact.** The Project Site does not occur near or within a State Scenic Highway corridor. The 66.68-acre area within the approximate 141-acre annexation area that is proposed for development (TTMs 20403 and 20404) is currently vacant. Approval of the Proposed Project would develop the vacant area with residential units. Proposed development would include landscaping with drought tolerant species and trees. The project would not substantially damage scenic resources including trees, rock outcroppings, or historic buildings within a State Scenic Highway as none occur within the 66.68-acre area and the Project Site does not occur near a State Scenic Highway. The nearest State Scenic Highway includes a portion of State Route 38 which begins

approximately 4.5 miles northeast of the Project Site. Due to the distance to the Scenic Highway no impacts would result. Therefore, no adverse significant impacts would result, and no mitigation measures are required.

- c) **Less than Significant Impact.** Development of TTM 20403 and 20404 would change the existing visual character for a 66.68-acre portion of the 141-acre annexation area. Between the two subdivisions there would be a total of three lettered lots totaling 83,311 square-feet or about 1.9 acres that would not be developed with homes. All other portions of the 141-acre annexation area would remain unchanged under the Proposed Project. The development of vacant land with the construction of single-family residences would change the visual character of the site but would not objectively be considered a substantial degradation as it would blend with existing residential development to the west and proposed residential development to the east within the City of Redlands (i.e., TTM 20402). Therefore, no adverse significant impacts would result and no mitigation measures would be required.
- d) **Less Than Significant with Mitigation Incorporated.** Upon approval of the Project requested entitlements, the 141-acre area would be annexed into the City of Loma Linda, a GPA and ZC for four (4) parcels would change from Commercial (C-2) to Low Density Residential (R-1), and TTM 20403 and 20404 would be approved. Development of the remaining 9.87-acre vacant area within the annexation area is not proposed at this time. Future residential development is proposed east of the Project Site within the City of Redlands (TTM 20402). To ensure future residential development adjacent to the Project Site is not impacted, the following mitigation measure shall be implemented:

Mitigation Measure AES-1:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	(✓)	()
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	()	()	()	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	()	()	()	(✓)
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	()	()	(✓)	()

Comments

- a) **Less Than Significant Impact.** A 6.15-acre portion of TTM 20404 (APN 0293-101-18), occurs on land designated by the Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program as “Prime Farmland¹.” The remaining portions of TTM 20403 and TTM 20404 are designated as “Grazing Land and Other Land².” Prime Farmland is land that is known to have the best combination of physical and chemical characteristics for the production of crops. Land with this designation has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.

In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

California Land Evaluation and Site Assessment – LESA Model

One way to assess the level of impact a project may have on agricultural land in the region is to rate the value of the property through use of the California Agricultural Land Evaluation and Site Assessment (LESA) Model. The California Agricultural LESA Model was formulated by Senate Bill 850 (Chapter 812/1993) that charges the State Resources Agency in consultation with the Governor’s Office of Planning and Research, with developing an amendment to Appendix G of the California Environmental Quality Act (CEQA) Guidelines concerning agricultural lands. Such an amendment is intended “to provide lead agencies with an optional methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process” (Public Resources Code Section 21095).

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

¹ <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed 12/15/21.

² Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Grazing Land is not defined as prime farmland, unique farmland, or farmland of statewide importance.

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

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

Currently, the 6.15-acre parcel is vacant and does not support agricultural activities. According to the United States Department of Agricultural Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, on-site soils consist mainly of San Emigdio fine sandy loam (ScA) (approximately 80 percent) with the remaining 20 percent composed of Metz coarse sandy loam (MgC). Soils are placed in grades according to their suitability for general intensive farming as demonstrated by their Storie Index ratings. The soils on the 6.15-acre parcel have a Storie Index rating ranging from 77 to 100. The Storie Index Rating for the soils on approximately 80 percent of the Project Site is 100, the remaining area has a Storie Index rating of 77.

As shown in Table 1 below, the LE sub-score was 46.85 and the SA sub-score was 16.5; therefore, impacts to agricultural lands from implementation of the Proposed Project are considered significant.

Using the LESA model to assess the value of the 6.15-acre parcel resulted in a score of 63.35 points (see Table 1). As discussed in the Section IV *California Agricultural LESA Scoring Thresholds - Making Determinations of Significance Under CEQA* of the California Agricultural LESA handbook, a single LESA score is generated for a given project after the Land Evaluation and Site Assessment factors have been scored and weighted. Just as with the scoring of individual factors that comprise the California Agricultural LESA Model, final project scoring is based on a scale of 100 points, with a given project being capable of deriving a maximum of 50 points from the Land Evaluation factors and 50 points from the Site Assessment factors.

The California Agricultural LESA Model is designed to make determinations of the potential significance of a project's conversion of agricultural lands during the Initial Study phase of the CEQA review process. Scoring thresholds are based upon both the total LESA score as well as the component LE and SA sub-scores. In this manner the scoring thresholds are dependent upon the attainment of a minimum score for the LE and SA sub-scores so that a single threshold is not the result of heavily skewed sub-scores (i.e., a site with a very high LE score, but a very low SA score, or vice versa). Below are the California Agricultural LESA scoring thresholds.

California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points Sub-scores are each <u>greater</u> than or equal to 20 points	Considered Significant <u>only</u> if LE <u>and</u> SA
60 to 79 Points Sub-score is <u>less</u> than 20 points	Considered Significant <u>unless</u> either LE <u>or</u> SA
80 to 100 Points	Considered Significant

As identified in the California LESA Model Scoring Thresholds, scores between 60 and 79 are considered significant unless either the Land Evaluation (LE) or Site Assessment (SA) sub-score is less than 20 points. As shown in Table 1 below, the 6.15-acre Prime Farmland parcel has a LE sub-score of 46.85 points and a SA sub-score of 16.5 points; since the SA sub-score is below 20 points impacts to agricultural lands from implementation of the Proposed Project are not considered significant.

Table 1
Annexation and Canyon Ranch Development
Final LESA Score Sheet

Land Evaluation Factors	Factor Score	Factor Weight	Weighted Factor Scores
Land Capability Classification	92	0.25	23
Storie Index	95.4	0.25	23.85
Land Evaluation Subtotal		0.50	46.85
Site Assessment Factors			
Project Size	0	0.15	0
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	10	0.15	1.5
Protected Resource Land	0	0.05	0
Site Assessment Subtotal		0.50	16.5
Final LESA Score			63.85

Although the Project Site is not located in an area designated for agricultural use by either the County or City, implementation of the Proposed Project would convert Prime Farmland to a non-agricultural use. Approximately 6.15 acres of Prime Farmland would be permanently lost from agricultural production as a result of the Proposed Project. However as demonstrated in the LESA model, impacts are not considered significant. Therefore, no adverse significant impacts would result and no mitigation measures are required.

- b) **No Impact.** The approximate 141-acre annexation area, including the 6.15-acre parcel identified as Prime Farmland, is mapped within the California Department of Conservation, Conservation Program Support map “San Bernardino County South Williamson Act FY 2012/2013,” and is identified as non-enrolled land which indicates that the 6.15-acre parcel is not enrolled in a Williamson Act contract. Therefore, no impacts would occur.
- c,d) **No Impact.** Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a non-timberland designation would result. Similarly, the Proposed Project does not involve the conversion of forest land to a non-forest use.
- e) **Less Than Significant Impact.** Approval of the Proposed Project would not result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use as the 6.15-acre parcel identified as Prime Farmland is currently vacant and has not been used for agricultural purposes for over a decade. Similarly, the Project Site is not located within an area identified as forest land. Therefore, no significant adverse impacts have been identified and no mitigation measures would result.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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?	()	()	(✓)	()
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	()	()	(✓)	()
c) Expose sensitive receptors to substantial pollutant concentrations?	()	()	(✓)	()
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	()	()	(✓)	()

- a, b) **Less than Significant Impact.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent

AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

Conflicts with the AQMP would arise if Project activities resulted in a substantial increase in employment or population that was not previously adopted and/or approved in a General Plan. Large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the SCAB is not in attainment.

The Proposed Project consists of a General Plan Amendment and Zone Change. The Project Site is currently under the jurisdiction of San Bernardino County. However, the City of Loma Linda has Pre-Zoned the Property as it is within the City's sphere of influence. The applicant is requesting a zone change from the City of Loma Linda as it pertains to the Pre-Zone. Land Use information is as follows:

- **Development Under Countywide Plan Land Use Designations**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL-5 future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed with one dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units

- **Development Under City of Loma Linda Pre-Zone Designation**

The City of Loma Linda has Pre-Zoned the Site to include residential uses (89 Units) and commercial uses (for example medical office building, 20,000 sq.ft and fast food restaurant with a drive thru, 5,000 sq.ft).

- **Proposed Project Under City of Loma Linda Zone Change**

Upon project approval, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units.

An evaluation of potential air quality impacts related buildout under the current General Plan, City of Loma Linda Pre-Zone, and the Proposed Project was prepared. Table 2 and Table 3 illustrate operational emissions associated with the current General Plan/Zoning., Pre-Zone designations and the proposed project. Construction emissions were not modeled as they are short-term in nature, and measures will be required to minimize such impacts. (See discussion under Threshold 3 - b, c) As shown, neither operational impact resulting from the existing General Plan/Zoning designations, or the proposed project

would exceed SCAQMD thresholds. Consequently, the proposed project would not result in a conflict or obstruction to the implementation of the AQMP and related impacts are considered less than significant.

Table 2
Consistency with the AQMP
Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
San Bernardino County GP: Residential	5.5	0.9	11.3	0.0	1.9	1.3
City of Loma Linda Pre-Zone: Residential/Commercial Mix	39.4	16.8	140.6	0.2	25.2	11.9
Proposed Project: Residential	42.1	9.2	110.7	0.2	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions

Table 3
Consistency with the AQMP
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
San Bernardino County GP: Residential	194.4	0.2	0.0
MTCO ₂ e	202.4		
City of Loma Linda Pre-Zone: Residential/Commercial Mix	3,192.7	5.2	0.2
MTCO ₂ e	3,371.8		
Proposed Project: Residential	2,015.5	2.2	0.1
MTCO ₂ e	2,095.4		
SCAQMD Threshold	3,000		
<i>Significant</i>	No		

Source: CalEEMod.2020.4 Annual Emissions.

- c/b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2020.4 prepared by the SCAQMD. The emissions estimates incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). In addition, reactive organic gas (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary impacts and were modeled with the following parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. Construction is anticipated to begin in early to mid-2023 and be completed in 2025. Estimated emissions generated by construction of the Proposed Project are shown in Table 4 and Table 5, which represent winter and summer construction emissions, respectively. As shown in Table 4 and Table 5, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant.

Table 4
Winter Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	2.7	27.5	18.8	0.0	21.0	11.3
Grading	3.3	34.6	28.6	0.0	5.8	3.1
Building Construction	2.0	20.1	29.2	0.0	5.4	2.0
Paving	1.4	8.9	14.9	0.0	0.6	0.4
Architectural Coating	21.9	1.2	3.3	0.0	0.8	0.2
Highest Value (lbs/day)	21.9	34.9	29.2	0.0	21.0	11.3
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions.

Phases do not overlap and represent the highest concentration.

Table 5
Summer Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	2.7	27.5	18.8	0.0	21.0	11.3
Grading	3.3	34.6	28.6	0.0	5.8	3.1
Building Construction	2.0	20.1	29.2	0.0	5.4	2.0
Paving	1.4	8.9	14.9	0.0	0.6	0.4
Architectural Coating	21.9	1.2	3.3	0.0	0.8	0.2
Highest Value (lbs/day)	21.9	34.9	29.2	0.0	21.0	11.3
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4 Summer Emissions.

Phases do not overlap and represent the highest concentration.

Compliance with SCAQMD Rules 402, and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable

SCAQMD rules and regulations, because the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.

6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using a Traffic Impact Analysis (TIA) prepared by Ganddini Group, Inc. in March 2022. The TIA determined that the Proposed Project would generate approximately 1,188 total daily trips. Emissions associated with the Proposed Project's estimated vehicle trips were modeled and are listed in Table 6 and Table 7, which represent winter and summer operational emissions, respectively. As shown, both winter and summer season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures are required.

Table 6
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	38.5	2.7	74.5	0.2	9.7	9.6
Energy	0.1	0.9	0.4	0.0	0.0	0.0
Mobile	3.5	5.5	35.9	0.0	9.7	2.6
Totals (lbs/day)	42.1	9.2	110.7	0.3	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4 Winter Emissions.

Table 7
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	38.5	2.7	74.5	0.2	9.7	9.7
Energy	0.1	0.9	0.4	0.0	0.0	0.0
Mobile	4.0	5.2	40.3	0.0	9.7	2.6
Totals (lbs/day)	42.6	8.9	115.2	0.3	19.5	12.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.202.4 Summer Emissions.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Consequently, the associated impacts are considered to be Less Than Significant; and no mitigation measures are necessary.

- d) **Less than Significant Impact.** Potential odor sources associated with the Proposed Project may result from construction activities including equipment exhaust and the application of asphalt and architectural coatings. Operational odor sources would include the temporary storage of domestic solid waste (refuse). Standard construction requirements (i.e., reduced idling, mufflers) would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. In accordance with the Municipal Code, project-generated refuse would be stored in covered containers and removed at regular intervals. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	(✓)	()	()
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	(✓)	()	()
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	(✓)	()

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

- a) **Less Than Significant with Mitigation Incorporated.** In August 2021, Jennings Environmental, LLC prepared a Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD) for development of TTM 20403 and TTM 20404 properties. In February 2022, the BRA/JD was updated. The purpose of the study was to document the presence/absence of sensitive resources that may be present on the sites, existing habitats and potential impacts to biological resources. Additionally, the site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction. The BRA/JD is available for review at the City of Loma Linda Community Development Department and is discussed herein.

According to the CNDDDB, CNPSEI, and other relevant literature and databases, 77 sensitive species, 19 of which are listed as threatened or endangered, have been documented in the *Redlands* and *San Bernardino South* quads. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW designated Species of Special Concern (SSC) and otherwise Special Animals “Special Animals” is a general term that refers to all of the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of “species at risk” or “special status species.” The CDFW considers the taxa on this list to be those of greatest conservation need.

An analysis of the likelihood for the occurrence of all CNDDDB sensitive species documented in the *Redlands* and *San Bernardino South* quads and takes into account species range as well as documentation within the vicinity of the Project area and includes the habitat requirements for each species and the potential for their occurrence in the area proposed for TTM 20403 and TTM 20404, based on required habitat elements and range relative to the current site conditions. According to the databases, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the Project site.

The habitat on the areas proposed for TTM 20403 and TTM 20404 consists of ruderal vegetation and is dominated by tumbleweed (*Salsola turgus*). Portions of the area have been subject to human disturbances and are completely void of vegetation. Additionally, there are signs of disturbance in the form of dumping, foot traffic, and off-road vehicle traffic. Several birds were seen or heard during the survey. Species observed or otherwise detected on or in the vicinity of the Project site during the surveys included: mourning dove (*Zenaida macroura*), Anna’s hummingbird (*Calypste anna*), and California towhee (*Melozone crissalis*). A complete list of all plants observed is provided in Table 8.

Table 8
Species Observed

Common Name	Scientific Name
<u>Plants</u>	
Canary date palm tree	<i>Phoenix canariensis</i>
Tumbleweed	<i>Salsola tragus</i>
Mexican fan palm	<i>Washingtonia robusta</i>
Schismus grasses	<i>Schismus ssp.</i>
Wall barley	<i>Hordeum murinum L. ssp. murinum</i>
Castor bean	<i>Ricinus communis</i>
Peruvian pepper tree	<i>Schinus molle</i>
Wild tarragon	<i>Artemisia dracunculus</i>
Mulefat	<i>Baccharis salicifolia</i>
Fig tree	<i>Ficus carica</i>
Mediterranean mustard	<i>Hirschfeldia incana</i>
Jimson weed	<i>Datura stramonium</i>
Stinknet	<i>Oncosiphon pilulifer</i>
Brittle bush	<i>Encelia farinosa</i>
Italian cypress	<i>Cupressus sempervirens</i>
Orange tree	<i>Citrus sinensis</i>
Slender wild oat	<i>Avena barbata</i>
Foxtail brome	<i>Bromus madritensis</i>
<u>Mammals</u>	
California ground squirrel	<i>Otospermophilus beecheyi</i>
Desert cottontail	<i>Sylvilagus audubonii</i>
<u>Birds</u>	
Anna's humming bird	<i>Calypte anna</i>
Mourning dove	<i>Zenaida macroura</i>
California towhee	<i>Melospiza crissalis</i>
Western kingbird	<i>Tyrannus verticalis</i>
Northern mocking bird	<i>Mimus polyglottos</i>

The sites are located within a moderately developed area of Loma Linda. The sites have been subject to ongoing disturbance in the form of vegetation management (mowing), foot traffic, vehicle traffic, and domestic dog (*Canis lupus familiaris*) activity. There is no habitat within the Proposed Project footprint, as well as the immediate surrounding area, that is suitable for the sensitive species identified in the CNDDDB search.

SPECIAL STATUS SPECIES

San Bernardino kangaroo rat – Endangered (Federal) Per the literature review, there is one documented occurrence with the Project area from 1989. No SBKR have been documented within the Project area since this occurrence. The site is also completely isolated from any known extant SBKR populations by development. Furthermore, since the 1989 occurrence, large portions of the surrounding land have been developed and San Timoteo creek, directly adjacent to the Project site, was channelized in December 2003. The portion of the channel located directly adjacent to the site currently contains berms to retain water for the purposes of groundwater recharge. Large equipment was observed within the channel, during the site survey, actively removing vegetation and moving sediment.

Although one of the Primary Constituent Elements (PCEs) for the species is present within and/or adjacent to the Project site, (i.e., sandy soils), the natural hydrologic processes typical of the alluvial fan habitat within the area are no longer present. Due to the channelization of San Timoteo creek and development within the surrounding area, the Project area is no longer subject to the normal flood regimes that are conducive to creating the open canopy structure of the pioneer and intermediate stages of Riversidean alluvial fan sage scrub habitat that may have historically been occupied by SBKR in the Project vicinity. The habitat on-site is dominated by tumbleweeds and other non-native species. Furthermore, the areas are subject to ongoing disturbances as noted above. Therefore, it is not likely that the habitat within the areas proposed for development would be considered suitable to support SBKR. Given the lack of both suitable SBKR habitat and nearby recent extant SBKR occurrences, this species is considered absent from the Project area and development is not likely to impact this species.

Burrowing Owl – Species of Special Concern The conditions present on the areas proposed for development (i.e., TTM 20403 and TTM 20404) are marginally suitable for BUOW. California ground squirrels, a burrow surrogate species, were observed on-site. As such a BUOW owl survey was completed. The assessment survey was structured, in part, to detect BUOW. The survey consisted of walking transects spaced to provide 100% visual coverage of the project site. The result of the survey was that no evidence of BUOW was found in the survey area. No burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed.

Although no BUOW individuals were observed, the Project site and adjacent area do contain some habitat that would be considered suitable for BUOW. Therefore, a preconstruction BUOW survey is recommended to avoid any potential project-related impacts to this species (see Mitigation Measure BIO-1).

Designated Critical Habitat The Project site is not located within or adjacent to any USFWS designated Critical Habitat. No further action is required.

Nesting Birds - The Project site and immediate surrounding area does contain habitat suitable for nesting birds. Nesting bird surveys should be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (see Mitigation Measure BIO-2).

Based on the literature review and observations made, no State or federally listed threatened or endangered species are expected to occur at the Project Site and in the immediate vicinity. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area.

To ensure potential impacts to the BUOW and nesting birds is reduced to a less than significant impact, the following mitigation measures shall be implemented:

Mitigation Measure BIO-1:

A preconstruction survey for the BUOW shall be conducted no more than 3 days prior to ground disturbance and documentation indicating such a survey has occurred shall be provided to the City.

Mitigation Measure BIO-2:

A pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist within three (3) days of the start of any vegetation removal or ground disturbing activities.

- b) **Less Than Significant with Mitigation:** The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Clean Water Act (CWA) Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site. However, the Proposed Project does include a storm drain connection to San Timoteo Wash, a jurisdictional feature. As such, the proposed project would have impacts to a feature subject to Section 404 and 401. Additionally, the CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. No definable bed or bank features exist on the project site, however, the Proposed Project does include a storm drain connection to San Timoteo Wash, a jurisdictional feature subject to Section 1602 of the California Fish and Game Code. The following details the extent of the proposed temporary and permanent impacts to San Timoteo Wash as they relate to jurisdiction under CWA, Porter-Cologne Water Quality Control Act, and Fish and Game Code.

Temporary Impacts to San Timoteo Wash

Feature	Bank-Full width (feet)	Length (feet)	Max Channel Depth (feet)	WoUS Corps jurisdiction (acres)	FGC 1600 CDFW jurisdiction (acres)
San Timoteo Wash	444	132	20	0.13	0.17

Permanent Impacts to San Timoteo Wash

Feature	Bank-Full width (feet)	Length (feet)	Max Channel Depth (feet)	WoUS Corps jurisdiction (acres)	FGC 1600 CDFW jurisdiction (acres)
San Timoteo Wash	444	132	20	0.04	0.06

The storm drain that is proposed to connect to San Timoteo Wash, a jurisdictional feature, will cause impacts to areas under the jurisdiction of the US Army Corps of Engineers, the Santa Ana Regional Water Quality Control Board, and the California Department Fish and Wildlife. Therefore, potential impacts have been identified and the following mitigation shall be made a condition of Project approval.

Mitigation Measure BIO-3:

Prior to issuance of grading permits, the Community Development Department shall ensure that the Project Applicant has obtained a 404 Permit from the US Army Corps of Engineers, a 401 Certification from the Santa Ana Regional Water Quality Board, and a 1602 permit from the California Department of Fish and Wildlife.

- c) **No Impact.** The Project area was surveyed with 100 percent visual coverage and as concluded in the BRA, no protected wetlands (including, but not limited to, marsh, vernal pool, coastal, exist on the Project Site.
- d) **No Impact.** A majority of the annexation area is developed and includes the following land uses: scattered residential units, religious assembly, and agriculture (citrus groves).

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Typically, mountain canyons or riparian corridors are used by wildlife as corridors. Although the San Timoteo creek occurs west of the Project Site, it is regularly maintained and does not function as a wildlife corridor. Furthermore, the Project Site is surrounded by human activity in the form of residences, agricultural use, and roadways. No wildlife movement corridors were found to be present on the Project

Site. Therefore, implementation of the Proposed Project would not impact a local or regional wildlife corridor.

- e) **Less Than Significant Impact.** Scattered trees occur throughout the 66.68-acre area proposed for development of TTM 20403 and TTM 20404. The trees are not supported by an irrigation system and have survived on rainfall. Existing trees on-site would be removed to allow for the proposed development. The City of Loma Linda Municipal Code Chapter 17.74 "Tree Placement, Landscape Materials, and Tree Removal" outlines local policies and ordinances regulating landscape development. Per Ordinance 12.74.180 the Applicant has prepared a preliminary landscape plan as part of its Tentative Tract Map application. Proposed development within the 66.68-acre area includes landscaping within the front yards and open letter lots including the placement of trees. Impacts associated with removal of existing trees on-site would be reduced to a less than significant level.
- f) **No Impact.** The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	()	(✓)	()	()
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	(✓)	()	()
c) Disturb any human remains, including those interred outside of formal cemeteries?	()	(✓)	()	()

Impact Discussion:

- a, b) **Less than Significant with Mitigation Incorporated.** A Cultural Resources Study was prepared in March 2022 by Tierra Environmental Services (Tierra) to address the 66.68-acre area proposed for development of TTM 20403 and TTM 20404.

The goal of this study was to determine if any archaeological resources or historic properties would be affected by the proposed project. To accomplish this goal, background information was examined and assessed. Based on a review of the archival research including previous work conducted by Tierra, and a historic map check, it was determined that historical resources exist within the project and its vicinity. Research topics considered during the survey included acculturation, the history of reservation life, lithic material use, and settlement patterns.

A records search was procured from the South Central Coastal Information Center (SCCIC) to identify any previously recorded archaeological and historic-era resources within the Area of Potential Effect (APE) and to determine the types of resources that might occur. The records search provided by the SCCIC revealed that 59 investigations have been previously conducted within a half-mile radius of the Project APE. Six of the previous investigations involve the APE and consist of two cultural resources surveys, one record search and survey results, one cultural resources assessment, one documentation of rock wall, and one report with no given title or author name. The records search indicated that 44 cultural resources or historic properties have been previously identified within a half-mile radius of the APE. Two historic resources (P-36-023575, P-36-032480) have been recorded within the Project APE and consist of an abandoned orchard containing a water conveyance system and Bermudez Street constructed prior to 1933 as a dirt road and paved between 2014 and 2017.

The APE for this Project was defined as the geographic area within which the proposed Project may impact cultural resources. The APE has been disturbed since approximately 1899, as seen on the 1899 Redlands (1:62500) historic topographic map, and has historically been utilized as residential, commercial, and agricultural land with the oldest historical photograph depicting resort development, orange groves and residential development dating to 1938 (Historic Aerials 2022).

The intensive archaeological survey resulted in the observation of two previously recorded historic resources, and no new historic or prehistoric resources. The previously recorded historic site (P-36-023575), which consists of an abandoned orchard containing a water conveyance system, was updated and submitted to the South SCCIC. The previously recorded Bermudez Street (P-36-032480) was observed with no changes to note since the last update dating to 2017, and no update for this resource is required. Both of these resources are not considered significant under the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). To be listed in the NRHP or the CRHR, a property must not only be shown to be significant under the NRHP or the CRHR criteria, but it also must have integrity. P-36-032480 does not appear to meet the NRHP Criterion A, B, C, and D or CRHR Criterion 1, 2, 3, and 4.

To ensure potential impacts to unanticipated resources is reduced to a less than significant level, the following mitigation measures, as provided by the San Manuel Band of Mission Indians, shall be implemented:

Mitigation Measure CR-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes

his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, then the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

- c) **Less than Significant with Mitigation Incorporated.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant: The required mitigation measure is:

Mitigation Measure CR-3:

If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the code requirements shall be enforced for the duration of the project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	()	()	(✓)	()
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	()	()	(✓)	()

- a) **Less than Significant Impact.**

Electricity:

Southern California Edison (SCE) provides electricity in the vicinity of the Project Site. Currently, the Project Site is vacant, however implementation of the Proposed Project would result in the development of the 66.68 acres with 126 single-family residential units and require electrical service from SCE. According to the California Energy Commission:

Electricity Consumption for the residential sector within San Bernardino County, consumed 6,103 GWh in the year 2020.³ The CalEEMod model output (April 12, 2022) projected that the development would consume 0.6 GWh annually. The increase in electricity demand from the Proposed Project would therefore represent a 0.002 percent of the overall SCE commercial use consumption.

This increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh— between the years 2015 and 2026. The increase in electricity demand from the Proposed Project would represent an insignificant percentage of the overall demand in SCE's service area.

Natural Gas: The Project Site is located within the service area of Southern California Gas (SoCal Gas). The 66.68-acre area proposed for development is currently vacant and has no demand for natural gas. The Proposed Project will create a permanent increase demand for natural gas. The Proposed Project's estimated annual natural gas demand (based on CalEEMod model output, April 12, 2022) is projected to be 21,215.2 therms. According to the California Energy Commission, the natural gas consumption of the SoCal Gas's residential sector was 2,474,195,977 therms in 2020.⁴ The Proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0009 percent of total natural gas consumption. Therefore, projected natural gas demand would not significantly impact SoCal Gas's level of service.

- b) **Less than Significant Impact.** As discussed above, development of the 126 residential units would have a less than significant impact on regional energy supplies. The Proposed Project would be required to comply with the California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy and water conservation standards in effect at the time of construction. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no significant impacts are anticipated, and no mitigation measures are recommended. Impacts would be less than significant and no mitigation is required.

³ <https://ecdms.energy.ca.gov/gasbyplan.aspx>. Accessed April 8, 2022.

⁴ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed February 15, 2022.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	()	()	()	(✓)
ii) Strong seismic ground shaking?	()	(✓)	()	()
iii) Seismic-related ground failure, including liquefaction?	()	()	(✓)	()
iv) Landslides?	()	()	()	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	()	()	(✓)	()
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	()	()	(✓)	()
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	()	()	()	(✓)
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?	()	()	()	(✓)
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	(✓)	()	()

a)

- i) **No Impact.** In August 2020, a Geotechnical Due Diligence Report (“Geotechnical Report”) was prepared by Leighton and Associates, Inc. for the 66.68-acre area proposed for TTM 20403 and TTM 20404. The report is available for review at the City of Loma Linda Community Development Department and is summarized herein.

The area proposed for development of 126 residential units is not located within the boundaries of an active Earthquake Fault Zone, as designated by the State of California or County of San Bernardino, nor are there any mapped traces of inactive faults either on the sites, or trending toward the sites. Given the above, the surface fault rupture potential is considered very low to nil.

- ii) **Less Than Significant Impact with Mitigation.** The currently recognized active strand of the San Andreas Fault Zone (SJFZ) lies approximately 6.24 miles northeast of TTM 20403 and TTM 20404. The range of low-lying hills south of TTM 20403 and TTM 20404 represent the general northwest contiguous extension of the San Jacinto Mountains. The hills are moderately elevated, smoothly to deeply eroded, and locally referred to as the Badlands, which have been uplifted by dextral right-lateral offset and along the San Bernardino Valley Section of the San Jacinto Fault Zone. The San Jacinto Fault Zone is similar to the San Andreas Fault Zone in earthquake history, movement, and seismic potential. The nearest strand of the San Jacinto Fault Zone lies approximately one-mile southwest of the proposed residential development, is zoned under the Alquist-Priolo Act, and contains several northwest oriented paralleling strands. The last rupture/offset along this fault section is considered to have occurred during latest Quaternary time, or sometime during the past 15 thousand years.

Other major faults in the region include the Sierra Madre Fault zone along the southern foot of the San Gabriel Mountains, the Elsinore Fault bordering the north edge of the Santa Ana Mountains, and the Homestead Valley Fault Zone within the Eastern California Shear Zone, approximately 15.72 miles northwest, 23.94 miles southwest, and 45.77 miles east-northeast of the site, respectively.

No active faults are mapped as transecting the TTM sites or directly adjacent to the sites. There are however several mapped faults in the area northeast of the SJFZ, exhibiting orientations sub-parallel and parallel to the SJFZ. While these faults are not AP-zoned faults, and are generally considered less active than the SJFZ, but are still capable of accommodating a degree of co-seismic offset during major earthquakes along the SJFZ, if not their own earthquakes. One of these “secondary” faults is the Crafton Hills Fault Zone, situated approximately 0.75 miles southwest of the site. The same zone is referred to as the Live Oak Canyon Fault Zone. Another is the Banning Fault mapped approximately 0.4 miles northeast of the site.

In order to reduce the effects of strong ground shaking generated by regional seismic events, seismic design should be performed in accordance with the current 2019 CBC seismic design parameters that are based on a Default site class of “D”, as site-specific subsurface data has not been confirmed. Once appropriate subsurface data is obtained during a final Geotechnical Investigation, it is likely that the values would be reduced. Therefore, construction of the 126 single-family residences in accordance with applicable requirements of a final Geotechnical Report, to be approved by the City would ensure that potential impacts are reduced to the maximum extent possible. The following mitigation measure shall be made a condition of approval for the Project:

Mitigation Measure GEO-1:

Prior to the issuance of grading permits, the Project Proponent shall prepare a Final Geotechnical Report which shall be subject to review and approval by the City Engineer.

- iii) **Less Than Significant Impact.** As stated in the Geotechnical Report prepared for the development of the 66.68-acre site, review of the San Bernardino County Geologic Hazard Overlay Map EHFH C indicated that the site is not located within an area of liquefaction susceptibility. The most recent available groundwater data pertinent to the site is from 1979 and indicates a depth of around 100 feet. If this depth is representative of present conditions, it would preclude the potential occurrence of liquefaction on the site. However, as indicated in the report San Timoteo Creek is the site of periodic water impoundment and lateral migration beneath the site, the potential presence of shallow groundwater and potential liquefaction cannot be precluded at this time.

Lateral spreading is a phenomenon triggered by liquefaction. Conditions required for its occurrence must include a continuous unconstrained liquefiable zone in the subsurface, gently sloping structure upon which movement can occur, and an adjacent or nearby free face or open topographic area able to accommodate lateral movement. Conditions along the western site margin are such that the occurrence of this hazard is remotely possible.

Groundwater conditions along the western site margin will need to be evaluated as part of future site geotechnical explorations. Its presence or absence will generally determine the potential for liquefaction and lateral spreading hazards on the site. As concluded in the report, based on present hydrogeological and geologic information, the potential for these hazards is low. Therefore, no adverse significant impacts are identified or anticipated and no mitigation measures are required.

- iv) **No Impact.** The California Geological Survey (CGS) on-line landslide inventory map shows no specific landslides on the site or in adjacent offsite areas (CGS, 2020). They indicate the slopes abutting the east site margin have a moderate to high landslide susceptibility, based on rock strength. The San Bernardino County General Plan Geologic Hazard Overlay Map (FH31 C / Redlands) indicates these offsite slopes have a low to moderate landslide susceptibility. During the field reconnaissance, no evidence of significant landslides were observed in the area; nor were such conditions observed on any historical aerial photographs. As concluded in the Geotechnical Report prepared for the Project, the occurrence of landslides is not expected, and no significant constraints are anticipated for the development of the 66.68 acres for residential purposes.
- b) **Less than Significant Impact.** During the development of TTM 20403 and 20404 approximately 66.68 acres would be disturbed and may result in Project-related dust due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction

General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs in an approved SWPPP would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. The SWPPP shall be prepared by a licensed engineer and approved by the City's Public Works Department prior to the issuance of grading permits. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** TTM 20403 and TTM 20404 are located approximately 1.6 miles northeast from the San Jacinto Fault Zone and are located outside of the earthquake hazard zone as identified in the City of Loma Linda General Plan. The area proposed for development is relatively flat and there are no hills or prominent landforms in the immediate vicinity. It is not anticipated that development proposed within the 66.68-acre portion of the 141-acre annexation area would result in soil that would become unstable or cause off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- d) **No Impact.** Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to maintenance of structures built in/on/or with material having this rating. Moderate to low ratings lessen the hazard. According to the Geotechnical Report prepared for the area proposed for development, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) **No Impact.** Upon annexation, the proposed 126 single-family residential development would connect to the City's sewer collection system existing in Barton Road. No septic tanks or alternative wastewater disposal is proposed. No impacts would result.
- f) **Less Than Significant with Mitigation Implemented.** Paleontological resources are recognized as nonrenewable resources significant to our culture, and are afforded protection by federal, State, and local environmental guidelines. Geologic formations are ranked by their potential to contain significant, nonrenewable palaeontologic resources (SNPR). The Loma Linda Planning Area is in the southern San Bernardino Basin, a structural basin that filled with sediments as a result of activity on the San Andreas and San Jacinto Fault systems. Sedimentary deposition has been taking place in this basin since late Miocene time.

Although the Project Site does not visibly contain a unique paleontological resource or site, or unique geologic feature, grading could expose resources that may exist below the surface. Therefore, potentially significant adverse impacts have been identified or

anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

Mitigation Measure GEO-2:

Excavations into any areas of exposed Miocene (and earlier) deposits of the San Timoteo Formation and buried deposits dominating the northern portion of the project area will be monitored by a qualified paleontologist consistent with the policies and protocols of the San Bernardino County Museum. The Paleontologist shall determine the extent and duration of monitoring required and provide a report to the City.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	()	(✓)	()
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	()	()	(✓)	()

- a) **Less than Significant Impact.** Emissions were estimated using the CalEEMod version 2016.3.2. Parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilized the CalEEMod defaults. The operational mobile source emissions were calculated using the Trip Generation prepared as part of the Traffic Impact Analysis (Ganddini Group, March 2022). The Trip Generation and Vehicle Miles Travelled Screening Analysis determined that the Proposed Project would generate approximately 1,188 total daily trips.

Many gases make up the group of pollutants which contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 3,000 MTCO₂E per year has been adopted by SCAQMD for non-industrial type projects. The Proposed Project greenhouse gas emissions modeled for various phases of construction and for operations are shown in Tables 9 and 10 respectively below.

Table 9
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO₂	CH₄	N₂O
Site Preparation	70.0	0.0	0.0
Grading	986.6	0.0	0.0
Building Construction	149.2	0.0	0.0
Paving	79.1	0.0	0.0
Architectural Coating	30.0	0.0	0.0
Total MTCO₂e	1,314.9		
SCAQMD Threshold	3,000		
Significant			

Source: CalEEMod.2020.4 Annual Emissions.

Table 10
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO₂	CH₄	N₂O
Area	41.2	0.0	0.0
Energy	432.3	0.0	0.0
Mobile	1,469.7	0.0	0.0
Waste	29.9	1.8	0.0
Water	42.3	0.3	0.0
Total MTCO ₂ e	2,095.4		
Construction Amortized	43.8		
Total MTCO₂e	2,139.2		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2020.4 Annual Emissions.

As shown in Table 9 and Table 10 the Proposed Project's emissions would not exceed the SCAQMD's 3,000 MTCO₂e threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The applicable plan for the reduction of emissions of greenhouse gases is the San Bernardino County Transportation Authority's (SBCTA) San Bernardino County Regional GHG Reduction Plan. The City of Loma Linda is addressed in the Loma Linda Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. The SCAQMD's Tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels.

- 2020: Reduce greenhouse gas emissions to 1990 levels.
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

Adopted in 2006, AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through and enforceable statewide emission cap, which was phased in starting in 2012. Therefore, as the Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, emissions would also comply with the goals of AB 32. Additionally, as the Proposed Project meets the current interim emissions targets/thresholds established by SCAQMD, it would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by EO-B-30-15 and SB 32. Furthermore, all the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the Proposed Project would be required to comply with these regulations as they come into effect.

At a level of 2,139.2 MTCO₂e per year, the Proposed Project's emissions fall below the SCAQMD and San Bernardino County GHG Reduction Plan screening threshold of 3,000 MTCO₂e for all land use types and is in compliance with the reduction goals of the San Bernardino County GHG Reduction Plan, AB 32, and SB 32. The Proposed Project will comply with applicable Green Building Standards and the City of Loma Linda's policies regarding sustainability (as dictated by the City's General Plan). No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND WASTE MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	(✓)	()
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?	()	(✓)	()	()
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	()	()	()	(✓)
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?	()	()	()	(✓)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or excessive noise for people residing or working in the project area?	()	()	()	(✓)
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	()	()	(✓)	()

Impact Discussion:

In October 2020, a Phase I Environmental Site Assessment was prepared by Leighton and Associates, Inc. for the 66.68-acre area proposed for development of 126 single-family residential units (i.e., TTMs 20403 and 20404). A copy of the report is available for review at the City of Loma Linda Community Development Department and is summarized herein.

The purpose of the Phase I ESA was to identify, to the extent feasible recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) at the site. RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment; e minimis conditions are not RECs.” HRECs are defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” CRECs are defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

- a) **Less than Significant.** Hazardous or toxic materials transported in association with construction of the single-family units may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. The uses allowed under the current County designation of Rural Residential and the City of Loma Linda’s pre-zone of Commercial and Low Density Residential and proposed zone change to Low Density Residential for the Commercial zoned area would not increase the potential for transport of hazardous materials. The construction and post-construction operation of single-family residences would not involve the routine transport or use of hazardous materials. A less than significant impact would result.

Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident release of hazardous materials into the environment. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

- b) **Less Than Significant with Mitigation Incorporated.** Evidence of hazardous substances, drums, or other chemical containers was not observed on the 66.68-acre area. Evidence of underground storage tanks (USTs) such as vent lines, fill or overfill ports also was not observed during the site visit. Evidence of dumping including scattered trash was observed throughout the 66.68-acre site. Several small soil stockpiles were observed within APNs 0293-091-04 and 0293-081-09 of the subject property (TTM 20403). The assessment revealed no evidence of any recognized environmental concerns (RECs)⁵ in connection with the subject site, except for the following:

- Historical use of the site as orchards and the likely application of pesticides to the near surface soils.
- Several soil stockpiles of unknown origin were observed in the northern portion of the subject property on APNs 0293-091-04 and 0293-081-09. These stockpiles may contain hazardous substances.

The assessment revealed no evidence of historical recognized environmental concerns (HRECs)⁶ or controlled recognized environmental concerns (CRECs)⁷ in connection with the 66.68-acre area. Based on the findings of the Phase I ESA and to ensure potential impacts from the unknown release of hazardous substances, the following mitigation measures shall be made conditions of approval for the Project:

Mitigation Measure HAZ-1:

Prior to the issuance of grading permits, the Project Proponent shall perform soil sampling of the soil stockpiles. In addition, soil samples shall be taken throughout the subject site to analyze for pesticides related to past application.

⁵ According to ASTM E1527-13, recognized environmental concerns or RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

⁶ According to ASTM E1527-13, historical recognized environmental concerns or HRECs are defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

⁷ According to ASTM E1527-13, recognized environmental concerns or RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to (1) any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Mitigation Measure HAZ-2:

During all earthwork, the Contractor shall perform general observations for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. In the event such materials be encountered, the City Engineer shall be notified of the discovery and further investigation and analysis may be necessary.

- c) **No Impact.** The Bryn Mawr Elementary School is located 0.5 miles west of the Project Site. No hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials are not associated with single-family homes; and therefore no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated.
- d) **No Impact.** The Phase I Site Assessment reviewed available historical information for evidence of activities, which would suggest the presence of hazardous substances and to evaluate the potential for the site to be impacted by offsite sources of contamination. Review of aerial photographs showed that in the late 1930's the site and surrounding area was mainly cultivated. Between 2006 and 2009 agricultural activities were no longer observed on the majority of the site and surrounding properties. In general, the surrounding area appeared built up with residential properties.

A search of selected government databases was conducted using the EDR Radius Map Report environmental database report system. The subject site was not identified in the EDR database report. Information in the EDR database report was reviewed for facilities of potential environmental concern to the subject site. The State Water Resources Control Board (SWRCB) Geotracker website and Department of Toxic Substances Control (DTSC) Envirostor website were used to supplement the information in the EDR database report.

The listings in the EDR database report were reviewed and not interpreted to represent an adverse effect to the 66.68-acre site based on one or more of the following:

- Distance of the facility to the subject site;
- Reported regulatory agency status (e.g., case closed);
- Reported nature of the case (soil contamination only); and
- Location of the listed facility in relation to anticipated groundwater flow direction.

Therefore, as concluded in the Phase I Site Assessment, no significant hazard to the public or the environment is anticipated during construction and post construction activities. Therefore, no impacts have been identified or anticipated and no mitigation measures are required.

- e) **No Impact.** The San Bernardino International Airport is located approximately 2.5 miles northwest of the approximate 141-acre annexation Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, the Project Site is not located within the Airport

Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Proposed development of TTM 20403 and TTM 20404 within the Project Site would not result in a safety hazard associated with an airport or private airstrip.

- f) **No Impact.** The City of Loma Linda implements and maintains the City's Emergency Plan as required by State Law. The Plan includes ongoing emergency response coordination with surrounding jurisdictions, including the County of San Bernardino, and a public awareness program on the nature and extent of natural hazards in the Planning Area. Proposed development within the 66.68-acre portion of the approximate 141-acre annexation area would include construction of 126 single-family residences. Vehicular access for TTM 20403 would be provided from Bermudez Street and San Timoteo Canyon Road and access for TTM 20404 would be provided from New Jersey Street and Nevada Street. The Proposed Project includes the vacation of the intersection of Bermudez Street and San Timoteo Canyon Road and construction of a new cul-de-sac with a 30-foot access driveway within TTM 20403.

Construction activities would take place within the boundaries of the 66.68-acre area proposed for TTM 20403 and TTM 20404. Neither the construction nor post-construction activities would conflict with implementation of the City's Emergency Plan. No impacts have been identified or anticipated and no mitigation measures are warranted.

- g) **Less than Significant Impact.** The Project Site does not occur within a Fire Hazard Overlay area as indicated on the County of San Bernardino General Plan Hazards Overlay Map FH31C. Upon annexation, the Project Site would transfer from the unincorporated portion of the County of San Bernardino to the City of Loma Linda. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda hills (also known as south hills or Badlands) are located approximately one-mile south of the Project Site. Implementation of the Proposed Project, which includes the development of 126 single-family residential units, would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts have been identified or are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	()	()	(✓)	()
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	()	(✓)	()	()

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	()	()	(✓)	()
(i) result in substantial erosion or siltation on- or off-site;	()	()	(✓)	()
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	()	()	(✓)	()
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	()	()	(✓)	()
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	()	()	()	(✓)
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	()	()	(✓)	()

a,e) **Less than Significant Impact.** The Proposed Project includes the annexation of an approximate 141-acre area and development of approximately 66.68 acres with 126 single-family residential units. The Proposed Project would disturb approximately 66.68 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of

paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

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

The NPDES also requires a Water Quality Management Plan (WQMP) prior to the issuance of building permits as a condition of approval by the Lead Agency. Mandatory compliance with the Proposed Project's WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. The SWPPP shall be prepared by a licensed engineer and approved by the City's Public Works Department prior to the issuance of grading permits. A WQMP was submitted and approved by both the County and City. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact With Mitigation Incorporated.** As identified in the Countywide Plan and the City of Loma Linda General Plan, the annexation area is not used for groundwater recharge, therefore the development proposed within the 66.68-acre area of the 141-acre Project Site would not impact groundwater recharge. In addition, the development of 126 single-family residences would not substantially deplete groundwater supplies.

The Project Site is located within the City of Loma Linda Water Service area as shown in the 2015 Regional Urban Water Management Plan for the San Bernardino Valley. Upon annexation, the City of Loma Linda would provide domestic water to the development. Similarly existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 141-acre Annexation area (Islamic Temple located north of Beaumont Avenue and west of San Timoteo Canyon Road) has requested and been granted water service by the City of Loma Linda.

The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The

Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the 2015 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

Estimated water use for Proposed Project' single-family residences would be approximately 63 acre-feet (1/2 acre-foot/residence/year). Under the County's current designation of Rural Living (RL-5) vacant areas within the 141-acre Annexation area could be developed with 26 residential units, resulting in a demand of 13-acre feet per year. Upon Annexation and under the proposed GPA and ZC, development of TTM 20403 and TTM 20404 would result in a water demand of 63 acre-feet per year or approximately 50 acre-feet more than the demand would be with development under the current County designation. Water demands associated with development under the current pre-zone for General Commercial would be speculative, however the land use designations of commercial and residential all typically have lower water use rates than citrus groves, which was the former use of the land from the late 1930s until 2009. With implementation of the water resources management activities defined in the IRWM Plan, the available groundwater supply would be sufficient to meet the long-term water demands of the City including areas within its Sphere of Influence; therefore, impacts would be less than significant.

As discussed in the Geotechnical Report, the Santa Ana River serves as the most significant source of aquifer recharge within the San Bernardino Valley; however, San Timoteo Wash serves as the main source of groundwater in the Project area. The aquifer nearest the surface within the San Bernardino Valley is likely unconfined within deposits of alluvium. A historical groundwater map reviewed as part of the study shows interpreted groundwater depths beneath the site between the dates of 1973 and 1975 (Carson & Matti, 1985). The map indicates the depth to groundwater beneath the Project Site was on the order of 100 feet during that period of time.

Although historical groundwater maps indicate a groundwater depth of around 100 feet beneath the Project Site, it is considered possible that repetitive heavy storm events, generating high volumes of flow and ponded water within Timoteo Canyon Wash, may lead to a temporarily elevated groundwater condition beneath the western site margins. It is likely the depth to such groundwater would be no higher than the bed of the wash, or around 23 feet beneath the subject site, and that depths would rapidly increase/deepen with increasing distances away from the creek.

As concluded in the Geotechnical Report, the Project would not result in any known impacts to groundwater including constraints to earthwork or any long-term post construction activities associated with residential units. However, if groundwater does periodically increase in height along the western site margin to depths generally shallower than 50 feet, it could increase the susceptibility of liquefaction for the area. The condition will need to be evaluated as part of a future design-level geotechnical investigation. Prior to issuance of grading/building permits, the City of Loma Linda requires a final geotechnical investigation; this requirement (Mitigation Measure Geo-1) will be a general condition of approval for both TTM 20403 and TTM 20404. Therefore, implementation of Mitigation Measure GEO-1 shall ensure that potential impacts associated with

implementation of the Proposed Project are reduced to a less than significant level. Therefore, no adverse significant impacts would result and no mitigation measures are required.

- c,i-iii) **Less than Significant Impact.** A Preliminary Hydrology Report was prepared in April 2021 for TTM 20403 and TTM 20404 by ProActive Engineering Consultants. Copies of the reports are available for review at the City of Loma Linda Community Development Department and are summarized herein.

The Hydrology Reports were prepared in conformance with the hydrological procedure and standards set forth in the San Bernardino County Hydrology Manual. Due to the size of the watershed (i.e., less than 640 acres), the rational method was used to calculate the peak runoff at each concentration point for the existing and proposed conditions. The point precipitation value for the 100-year event was used in the rational method analysis. The City of Loma Linda requires development projects to mitigate developed condition discharge to 80 percent of existing flows, the hydrograph method was utilized to size the required bioretention basin for TTM 20403 and TTM 20404. Point precipitation values for the 100-year event were utilized in the hydrograph analysis. The precipitation values were derived from the NOAA 14 Atlas, and the antecedent moisture content (AMC) used AMC III per the San Bernardino Hydrology Manual.

Watershed Description and Drainage Patterns for TTM 20403 and TTM 20404

The property associated with proposed development of TTM 20403 and TTM 20404 was formally an orange grove and is currently composed of grassland with poor cover. The proposed residential development will generally maintain the existing drainage pattern of the site. Runoff will be conveyed via surface flows to proposed catch basins and outlet into a proposed combined bioretention/water quality basin. From there, flows from TTM 20403 will exit via a designated discharge point and travel south along New Jersey Street to join at the site of TTM 20404 where a single connection to San Timoteo Creek is proposed. The drainage for TTM 20403 and TTM 20404 is tributary to the San Timoteo Creek. The existing ground surface for both TTMs generally slope from southeast to northwest at one to two percent. Both sites are a minor tributary of the Santa Ana River Watershed and ultimately outlet to the Santa Ana River located approximately 3.75 miles to the northwest.

The most significant factor affecting infiltration is the nature of the soil in the watershed. Accordingly, the U.S. Department of Natural Resource Conversation Service classifies soil according to their infiltration capacity. Soils in the study area are classified as SCS Soil Type A, which have a high infiltration rate (low runoff potential) when thoroughly wet, and consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Other important factors in soil infiltration are the antecedent moisture condition (AMC) and land use/soil cover.

Following the methodology outlined in the San Bernardino County Hydrology Manual, an AMC III (highest runoff potential) is assumed for events with a 100-year return period. The study used the Advance Engineering Software (AES) HydroWIN v. 2015 Rational Method Analysis computer program that uses the San Bernardino County methodology to perform

the hydrologic analysis. As a result of the existing topography, the proposed condition's hydrology was modeled to generally continue the existing condition hydrology by flowing mostly from southeast to northwest. To accurately reflect the impacts of the Proposed Project to the downstream channel, existing and proposed flows were analyzed. While the detention and water quality basins are combined, they were designed to function independent of each other (i.e., no water quality/detention volume overlap). The results of the unit hydrographs and basin routing are summarized in Tables 11 and 12 below.

Table 11
TTM 20403 100 Year Storm Event (Rational Method)

		Existing Condition	Proposed Condition	Percent of Existing Q100
TTM 20403	Peak Flow (Q100)	15.6 cfs	19.5 cfs	125 %
	Area	11.2 acres	11.2 acres	
	Time of Concentration (Tc)	22.2 minutes	13.5 minutes	

Table 12
TTM 20404 100 Year Storm Event (Rational Method)

		Existing Condition	Proposed Condition	% of Existing Q100
TTM 20404	Peak Flow (Q100)	64.6 cfs	75.0 cfs (onsite)	123 %
			4.5 cfs (offsite)	
	Area	55.7 acres	53.5 acres (onsite)	
			2.2 acres (onsite)	
	Time of Concentration	31.9 minutes	16.6 minutes (onsite)	
			21.1 minutes (offsite)	

As previously state the City of Loma Linda requires that projects attenuate flows to 80 percent of the predevelopment condition. To achieve this threshold, flows from TTM 20403 will be attenuated using a bioretention basin. Preliminary sizing for the bioretention basin is calculated using the San Bernardino County hydrograph and basin routing procedures. Results are shown in Table 13 and Table 14.

Table 13
TTM 20403 100 Year Storm Event (Flow Attenuation Summary)

		Proposed Condition	Outflow % of Existing Q100
TTM 20403	Peak Flow (Q100)	19.5 cfs	69 %
	Max Storage Volume	0.75 ac-ft	
	Peak Outflow	10.7 cfs	

Table 14
TTM 20404 100 Year Storm Event (Flow Attenuation Summary)

		Proposed Condition	Outflow % of Existing Q100
TTM 20404	Peak Inflow (Q100)	75.0 cfs (onsite)	68%
		4.5 cfs (offsite)	
	Maximum Storage volume	1.85-acre feet	
	Peak Outflow	39.2 cfs (onsite)	
		4.5 cfs (offsite)	

As shown in Tables 13 and 14, with the use of a bioretention basin, the proposed peak flow for TTM 20403 and TTM 20404 would be mitigated to less than 80 percent of the existing flow as required by the City of Loma Linda. Since the proposed flow has been mitigated to meet City requirements, no downstream impacts to the San Timoteo Creek are expected.

As demonstrated in the hydrology reports prepared for TTM 20403 and TTM 20404, proposed residential development would not substantially alter the existing drainage pattern of the area in a manner that would result in erosion, an increase the rate/amount of surface runoff or contribute to runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff. Therefore, no adverse significant impacts are anticipated and no mitigation measures are required.

- d) **No Impact.** Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. As concluded in the Due Diligence Geotechnical Study prepared for TTM 20403 and TTM 20404, due to the absence of an enclosed water body near the area and the inland site location, seiche and tsunami risks are considered negligible.

Similarly, the site is not located within a 100-year or 500-year flood hazard zone. According to a Federal Emergency Management Agency (FEMA) flood insurance rate map (FEMA, 2008), the area is located within a flood hazard area identified as “Zone X”, defined as an area of minimal flood hazard.

Earthquake-induced flooding can be caused by failure of dams or other water-retaining structures as a result of earthquakes. As concluded in the August 2020 Due Diligence Geotechnical Study, the area proposed for TTM 20403 and TTM 20404 is not mapped within a dam inundation zone. Therefore, the risk of seismically- induced flooding due to dam failure is considered low. No impact has been identified or anticipated and no mitigation measures are warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	()	()	(✓)	()
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	(✓)	()

- a,b) **Less than Significant Impact.** Approximately 57 acres of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, and wellness facility; of this 57-acre area less than 2 acres are currently used for agriculture (citrus groves). Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo creek right-of-way. Within the annexation area, a 7.73-acre parcel and a 2.14-acre parcel are currently vacant and available for potential future development (see Figure 7). Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development (see Figure 8).

Surrounding properties and associated pre-zone land use designations are shown in Figure – 8. Property to the north of the 141-acre annexation area is located within the City of Loma Linda and has land use designations of Commercial (C-2), Institutional-Healthcare (I-HC) and High Density Residential (R-3) and contains residential and the Loma Linda Surgical Hospital. Properties to the west occur within the City of Loma Linda and include scattered residential, vacant land and the Union Pacific Railroad and are designated Low Density Residential and Planned Community (PC). Properties to the south are zoned City of Loma Linda Low Density Hillside Residential (HR-LD) and include vacant land and citrus groves south of the Union Pacific Railroad. Property to the east is located within the City of Redlands and is designated Agriculture and Single Family Residential and includes vacant land, agriculture (citrus groves) and scattered residences.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the County designations versus what the area would be potentially developed with upon annexation to the City of Loma Linda. Currently there are no development applications (except for the 126 single-family residential development proposed within a 66.68-acre area of the 141-acre annexation area) to develop any of the vacant properties at this time. Future development of these areas would be reviewed on a case-by-case basis and would be subject to CEQA and all the necessary entitlements.

**Existing Vacant Land within the Annexation Area:
Development Under Countywide Plan Land Use Designations (RL-5)**

The entire 141-acre annexation area is currently designated RL-5 by the Countywide Plan. Under the County's designation of RL future development of the 66.68-acre area (proposed for TTM 20403 and TTM 20404) could be developed with 13 dwelling units. With implementation of the GPA, ZC and annexation, and under the City's pre-zone of HR-VL, the 66.68-acre area would be developed with 126 dwelling units.

Within the 141-acre annexation area there is also approximately 9.87 acres of vacant land that could be developed in the future. Under the Countywide Plan, the 9.87 acres could be developed with 1 dwelling unit (minimum 5 acres), resulting in a total of 14 dwelling units for the 9.87-acre vacant area and 66.68-acre area proposed for subdivision within the annexation area.

Development Under City of Loma Linda Pre-Zone Designation of C-2, and HR/VL

Upon Project approval under City of Loma Linda pre-zone conditions, vacant portions of the 141-acre annexation area proposed for development (i.e., TTM 20403 and 20404 totaling approximately 66.68 acres) would be developed with 126 dwelling units. For the 9.87-acre area designated C-2, a total of 202,031 square-feet of commercial development could be developed (based on a maximum lot cover of 60 percent, and a FAR of 0.5).

Comparison of Development Under County Verses City Land Use Designations

Under the existing Countywide Plan designation of RL-5, a total of 14 dwelling units could be developed (13 units within the 66.68-acre area proposed for TTMs 20403 and 20404 plus 1 unit that could be developed in the future within the 9.87-acre vacant area). Under the existing City pre-zone designation of HR-VL, a total of 126 dwelling units could be developed and under pre-zone of C-2 a 202,031 square-feet of commercial could be developed; resulting in approximately 112 more dwelling units as compared to development under the Countywide Plan. This is due to the increase in density under the City's pre zone of HR/VL which would allow for up to 2 dwelling units per acres compared to 1 dwelling unit per 5 acres under the Countywide Plan.

The proposed GPA and ZC would be compatible with existing residential development to the west and scattered residential development within the 141-acre annexation area. In addition, the City of Redlands received an application for TTM 20402 to development 26 single-family residences to the east. Therefore, future development of TTM 20402 would be compatible with the proposed residential development. The area to the north of TTM 20403 is developed with a church and has sufficient setbacks and was developed in accordance with County requirements. The City's municipal code allows churches within residential zones, and therefore this existing use is compatible with the proposed residential development. Similarly, the area south of the proposed TTM 20404 was approved for a church (Islamic Temple) and is considered compatible with the proposed residential development. Therefore, based on existing and proposed surrounding development, implementation of the Proposed Project would not physically divide any existing or future planned community. In addition, the Project would not conflict with any

applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impacts are anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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?	()	()	()	(✓)
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

- a,b) **No Impact.** According to the California Department of Conservation, Open File Report 94-08 the Project Site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). The MRZ-3 designation indicates that significance of mineral deposits within the area cannot be evaluated from the available data due to urbanization. The Proposed Project would not result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site delineated on a local plan that would be of value to the region and the residents of the State because the Project Site occurs within an urbanized area and approximately 57 acres of the 141-acre annexation area are already developed thereby limiting potential accessibility for future mining. No impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	(✓)	()
b) Generation of excessive groundborne vibration or groundborne noise levels?	()	(✓)	()	()

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

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

The Proposed Project includes a GPA and ZC to change the existing City of Loma Linda pre-zone designation from General Commercial to Low Density Residential; an Annexation application to annex the entire 141-acre Project Site into the City of Loma Linda; and approval of TTM 20403 and TTM 20404 to subdivide the approximate 66.68-acre area into 126 single-family residences.

Currently if TTM 20403 and TTM 20404 were developed under the jurisdiction of San Bernardino County, then the development would be required to comply with the Countywide Plan Noise Element goals, policies, and Development Code. Upon approval of the Proposed Project, the area currently proposed for development would be annexed into the City of Loma Linda and would be required to comply with the City's General Plan policies and the City's Municipal Code noise standards. The County's Development Code establishes rules and regulations for noise in Section 83.01.080. Temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and federal holidays are exempt from Section 83.01.080. Construction noise is considered a nuisance by the City of Loma Linda if it occurs between the hours of 10:00 PM and 7:00 AM. Developers that are involved with construction and grading may exceed maximum noise levels between the hours of 7:00 AM and 8:00 PM, Monday through Friday, provided that all equipment is properly equipped with standard noise muffling apparatus specifically for such equipment (i.e., exhaust mufflers). Heavy construction is not permitted on weekends, or national holidays. Therefore, both jurisdictions allow temporary construction noise between the hours of 7:00 AM and

7:00 PM, however the City of Loma Linda extends the time frame by one hour to 8:00 PM. The County allows construction on Saturdays which is prohibited by the City.

According to the policies in the City's General Plan, when a proposed development could result in an increase of more than 3 dBA ("A-weighted decibel) above the existing background noise, a detailed noise attenuation study prepared by a qualified acoustical engineer is required to determine and incorporate mitigation into project design and implementation. A Noise Impact Analysis was prepared by Ganddini Group, Inc. in May 2022 to evaluate the proposed development and operation of TTM 20403 and 20404. The report is available for review at the City and is summarized herein.

Construction Noise

Modeled unmitigated construction noise levels when combined with existing measured noise levels ranged between 41.5 and 67.1 dBA L_{eq} at the nearest receptors to the Project Site. When modeled construction noise levels are combined with existing ambient noise levels the modeled receptors will be exposed to short-term increases in ambient noise levels of up to 5 dB L_{eq} . However, project construction will not occur outside of the hours defined as "exempt" in City of Loma Linda Municipal Code Sections 9.20.050 and 9.20.070 and therefore, will not result in or generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance.

In addition to adherence to the City of Loma Linda Municipal Code which limits the construction hours of operation, the following best management practices are recommended to further reduce construction noise, emanating from the proposed project:

1. Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. Place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, shut off all equipment when not in use.
4. Locate equipment staging in areas that create the greatest distance between construction-related noise/vibration sources and sensitive receptors.
5. Direct away and shield jackhammers, pneumatic equipment, and all other portable stationary noise sources from existing residences. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and the residences. The shielding should be without holes and cracks.
6. Amplified music and/or voice will not be allowed on the project site.
7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Loma Linda Municipal Code Sections 9.20.050 and 9.20.070.

Existing average daily vehicle trips on roadways in the project vicinity range between 27,770 and 29,800 on Barton Road; and between 8,800 and 9,800 on San Timoteo Road.⁸ Project construction is expected to generate up to 489 vehicle trips per day (355 for worker trips and 134 for vendor trips). Given the Project Site's proximity to I-10, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant. No mitigation measures are required.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

The roadway noise level increases from project-generated vehicular traffic were modeled utilizing a computer program that replicates the FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Two of the modeled roadway segments that would experience increases above 5 dB are New Jersey Street from Barton Road to Bermudez Street, and New Jersey Street south of Bermudez Street. The land uses located adjacent to these roadway segments include single-family residential and church uses. Single-family residential uses are considered normally acceptable in areas with noise levels of up to 55 dBA CNEL and church uses in areas of up to 70 dBA CNEL. The modeled existing plus Project noise level along New Jersey Street from Barton Road to Bermudez Street is 54.6 dBA CNEL and the modeled existing plus project noise level along New Jersey Street south of Bermudez Street is 52.3 dBA CNEL. Therefore, although the roadway noise level increases along these roadway segments are above 5 dB, with project generated vehicle traffic the noise levels would still be below the City's normally acceptable noise standards. Therefore, a change in noise levels would not be considered significant as traffic noise would not exceed the residential threshold.

Noise Impacts to the Proposed Project Associated with Future Traffic

At buildout conditions, future transportation noise will exceed the City's "normally acceptable" exterior noise standard of 55 dBA but will not exceed the City's "conditionally acceptable" noise standard of 70 dBA CNEL for residential land uses at proposed residential lots.

As shown on the site plans for TTM 20403 and TTM 20404, solid barriers (i.e., 6-foot concrete block-wall) are proposed along the property lines of lots backing San Timoteo Canyon Road in order to reduce exterior noise levels to 65 dBA CNEL or below. With construction of this barrier interior noise levels would not exceed 45 dBA CNEL. Furthermore, 65 dBA CNEL is the approximate noise level of conversation and is typically considered acceptable for outdoor land uses (e.g. backyards). Therefore, impacts to the proposed Project would be less than significant with construction of barriers (as shown in Site Plans and the May 2022, Noise Impact Analysis, Figure 9). The base of the

⁸ The existing average daily traffic volumes were obtained from the Canyon Ranch Traffic Impact Analysis prepared by Ganddini Group (March 22, 2022).

recommended barriers would need to be the same height of the adjacent roadway; therefore, some adjustment may be required when final grading plans are approved.

- b) **Less than Significant With Mitigation Incorporated.** Groundborne vibration levels associated with Project construction have the potential to result in cosmetic architectural damage at residential structures to the north of the Project Site (along Barton Road) and the residential structures located to the north of TTM 20404 (along Romero Street). Annoyance due to groundborne vibration becomes severe to sensitive receptors at a level of 0.4 in/sec PPV. Due to distance, construction activities associated with the proposed Project would have the potential to cause vibration related annoyance at the residential uses located to the north of the Project Site (along Barton Road). To ensure potential impacts are reduced to a less than significant level, the following mitigation measure shall be implemented.

Mitigation Measure N-1:

Vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and large bulldozers within 12 feet of any existing residential structure.

- c) **No Impact.** The nearest airport to the Project Site is the San Bernardino International Airport located approximately three miles north of the 66.68-acre area proposed for residential development. The 141-acre annexation area including the 66.68-acre site falls well outside the 65 dBA noise contour for this airport (City of San Bernardino 2005). Aircraft noise associated with the San Bernardino International Airport is not considered to be a source that contributes to the ambient noise levels for the proposed residential development. The Project would not expose persons residing within the area to excessive noise levels from aircraft. No impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	()	()	(✓)	()
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)

- a) **Less than Significant Impact.** The 141-acre annexation area occurs an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of

Loma Linda and within the City's Sphere of Influence. Under the current Countywide Plan, the entire 141-acre annexation area Site is designated Rural Living (RL-5).

Approximately 65 acres (64.45 acres) of the 141-acre annexation area is developed and includes the following land uses: residential, religious assembly, wellness facility and flood control facilities. Approximately 34 acres of the 141-acre annexation area is owned by San Bernardino County Flood Control District and land use associated with this area includes San Timoteo channel right-of-way.

The vacant properties within the annexation area include a 7.73-acre parcel and a 2.14-acre parcel. Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development; thus, resulting in a more intense land use when compared to the current County designation. However, given the location of the vacant properties (i.e., adjacent to Barton Road), future development of the vacant area with commercial uses would be compatible with existing commercial uses along Barton Road and would provide employment for the existing community and nearby areas and would not result in people moving to the area for employment as the commercial uses would likely provide "entry level" jobs likely to be filled by the surrounding communities. Similarly, the extension of water and sewer service for the proposed residential development would not indirectly result in population growth for the area as surrounding parcels are developed, approximately 65 acres of the 141-acre annexation area is currently developed, and approval of the Project would develop the remaining 66.68 acres of the annexation area resulting in build out of the area and no additional development or growth with the exception of the two vacant parcels.

Based on 2.59 persons per household, the proposed development would result in more people (327 versus 37) than the County of San Bernardino General Plan existing land use designation. This increase in population represents approximately a 1.2 percent increase in Lomas Linda's estimated current population of 25,000. This percentage is not considered substantial.

The addition of 126 single-family homes would not be considered growth inducing although it would result in a more intense (i.e., higher density) than the County's current designation. In addition, existing infrastructure occurs within the area (i.e., San Timoteto Canyon Road, New Jersey Street, Barton Road, Beaumont Avenue; exception for the extension of water and sewer, no other significant expansion of utilities would be required. A less than significant impact would result.

- b) **No Impact.** The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing; no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services Fire protection?	()	()	(✓)	()
Police protection?	()	()	(✓)	()
Schools?	()	()	(✓)	()
Parks?	()	()	(✓)	()
Other public facilities?	()	()	(✓)	()

Under the current Countywide Plan, the entire 141-acre annexation area Site is designated Rural Living (RL-5).

The vacant properties within the annexation area include a 7.73-acre parcel and a 2.14-acre parcel. Both the 7.73-acre parcel and 2.14-acre parcel are designated by the County of San Bernardino as Rural Living (RL-5) and could be developed with a maximum of one dwelling unit. Under the City of Loma Linda existing pre-zone designation of General Commercial (C-2), future development of the 7.73-acre parcel could include a maximum of 202,031 square-feet of commercial development (based on maximum lot coverage of 60 percent); and the 2.14-acre parcel could include a maximum of 55,931 square-feet of commercial development; thus, resulting in a more intense land use when compared to the current County designation. However, given the location of the vacant properties (i.e., adjacent to Barton Road), future development of the vacant area with commercial uses would be compatible with existing commercial uses along Barton Road and would provide employment for the existing community and nearby areas and would not result in people moving to the area for employment as the commercial uses would likely provide “entry level” jobs likely to be filled by the surrounding communities.

Based on 2.59 persons per household, approval of TTM 20403 and TTM 20404 would result in 290 more people (327 versus 37) within the Project Site than would development under the County of San Bernardino General Plan existing land use designation.

a) Fire Protection:

Less Than Significant Impact. Currently, the Project Site is served by the City of Loma Linda Fire Station 251 located at 11325 Loma Linda Drive, approximately 2 miles southwest of the Project Site through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District (SBCFPD) and its Valley Service Zone. Upon annexation the Project Site would be detached from the SBCFPD, Valley Service Zone (Zone FP-5) and would continue to be served by the City of Loma Linda. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed development would be required to comply with City fire suppression standards and adequate fire access and pay City-required development fees.

Since the Project Site is currently served by the City and changes to service would not result upon annexation, impacts to fire response times are anticipated to be less than significant. With an estimated population of approximately 25,000 people, the firefighter to citizen ratio is approximately 1:3,125 (based on 8 firefighters per 24-hour shift). Upon annexation, an addition 327 new residents would be added to the City, this would result in a demand increase of approximately one percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 37 residents would result in a demand increase of approximately 0.13 percent. With the collection of developer impact fees, the Proposed Project would have less of an impact on Fire Services.

Police Protection:

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

Upon annexation, police services for the Project Site would be provided by the City of Loma Linda through contract with the SBSD. Since the City of Loma Linda contracts with the SBSD, no substantial change in services would result. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 25,000 people, the ratio of officers to citizens is approximately 1:2,083. The proposed development of 126 single-family homes would result in an additional 327 people and the officers to citizen ratio would change from 1:2,083 to 1:2,110. Under the County's designation, an additional 37 new residents would result in an officer to citizen ratio of 1:2,086. With collection of developer impact fees the Proposed Project would have less of an impact on police services.

Schools:

School services for the Project Site are currently provided by the Redlands Unified School District (RUSD). Upon annexation, the Project Site would continue to be served by RUSD. The proposed development of 126 single-family homes would result in an additional 327 people. The School District mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee. Collection of school impacts fees as required by the Redlands Unified School District would ensure no significant impacts would result.

Parks:

Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there several community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore, the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation would result in an estimated population of 37 and would require approximately 0.1 acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers 14 parks and has over 91 acres of parks and a total of 1,725 acres of park and open space area located within the City. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 25,000 people the City currently has a park ratio of approximately 3.6 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 327 new residents within the area and would require an additional 1.6 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result. In addition, new residents would have access to County Regional Parks as these park services would not change as a result of annexation. Less than significant impacts would result.

Other Public Facilities:

Currently, no street lighting service is provided within or adjacent to the Project Site (e.g. along San Timoteo Canyon Road). In addition, there are no traffic signals near the boundary of the Project Site.

Upon annexation, the Project Site will be automatically included into the City of Loma Linda's Street Lighting District. Once the area is annexed into the City and the Street Lighting District, installation and maintenance of new street lights proposed within TTM 20403 and TTM 20404 will be provided by the City. In addition, the traffic signal required at the intersection of Nevada Street and San Timoteo Canyon Road (see Section XVII of this Initial Study) would be maintained by the City.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION. <i>Would the project:</i>				
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?	()	()	(✓)	()
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	()	()	()	(✓)

- a) **Less Than Significant Impact.** Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Rural Residential would result in an estimated population of 37 and would require approximately 0.1 acres of developed parkland. It is likely that future residents of the development, are currently residing within the County of San Bernardino as it is the largest county within the United States. Therefore, approval of the Project would not increase the use of existing regional parks such that substantial physical deterioration of the facility would occur.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 91 acres of parks and a total of 1,725 acres

of park and open space areas are located within the City. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 25,000 people the City currently has a park ratio of approximately 3.6 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 327 new residents within the area and would require an additional 1.6 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result. In addition, new residents would have access to County Regional Parks as these park services would not change as a result of annexation. Therefore, a less than significant impacts would result.

- b) **No Impact.** The Proposed Project includes open space lots within TTMs 20403 and 20404; however, the construction of these open space lots is a part of the proposed storm water system for the development. The Project does not include recreational facilities or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	()	(✓)	()	()
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	()	()	(✓)	()
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
d) Result in inadequate emergency access?	()	()	()	(✓)

Impact Discussion:

- a) **Less Than Significant Impact with Mitigation.** A Traffic Impact Analysis (TIA) dated January 10, 2022, and a Vehicle Miles Traveled Screening Assessment Dated March 2022, was prepared by Ganddini Group, Inc. to assess potential impacts of the Project on the existing circulation system. The reports are available for review at the City of Loma Linda Community Development Department and findings of the reports are summarized herein.

The Project includes the annexation of an approximate 141-acre site and the development of an approximate 66.7-acre area with single-family residences. The 66.7-acre area is currently vacant and would be developed with 126 single-family residences. Vehicular access for the Project Site will be provided at Barton Road, New Jersey Street, San Timoteo Canyon Road and Nevada Street. Additionally, the Project will vacate the Bermudez Street and San Timoteo Canyon Road intersection and construct a new cul-de-sac on the northern side of APN 0293-091-04 with a 30-foot access driveway for the adjacent parcel on the east.

Study Area

Based on the study intersections identified in the approved scoping agreement, the study area consists of the following study intersections within the City of Loma Linda and City of Redlands:

Study Intersections

Jurisdiction

• California Street (NS) at Barton Road (EW)	Loma Linda
• New Jersey Street (NS) at Barton Road (EW)	Loma Linda
• New Jersey Street (NS) at Bermudez Street (EW)	Loma Linda
• San Timoteo Canyon Road (NS) at Barton Road (EW)	Loma Linda/Redlands
• Nevada Street (NS) at San Timoteo Canyon Road (EW)	Loma Linda/Redlands
• Nevada Street (NS) at Beaumont Avenue (EW)	Loma Linda/Redlands
• Project Access (F) (NS) at Bermudez Street (EW)	Loma Linda
• San Timoteo Canyon Road (NS) at Project Access (G) (EW)	Loma Linda/Redlands
• Nevada Street (NS) at Project Access (B) (EW)	Loma Linda

Analysis Scenarios

The TIA evaluated the following analysis scenarios for typical weekday AM and PM peak hour conditions:

- Existing
- Existing Plus Project
- Opening Year (2024) Without Project
- Opening Year (2024) With Project
- General Plan Buildout (Year 2040) Without Project Conditions
- General Plan Buildout (Year 2040) With Project Conditions

The TIA was based on standard City of Loma Linda procedures, and the County of San Bernardino Transportation Impact Study Guidelines, July 2019. Level of Service analysis was performed for assessing conformance with General Plan and operational standards established by the City. In accordance with current CEQA provisions, a project's effect on automobile delay (as measured by Level of Service) shall not constitute a significant environmental impact. Level of Service is used to qualitatively describe the performance of a roadway facility, ranging from Level of Service A (free-flow conditions) to Level of Service F (extreme congestion and system failure).

PERFORMANCE STANDARDS

The definition of an intersection deficiency has been obtained from the City of Loma Linda General Plan. The General Plan Policy T-6.10.1, seeks to maintain Level of Service (C or better) for peak hour intersection operations.

In any location where the Level of Service (LOS) is Level of Service (D or worse) at the time an application for a development project is submitted, roadway improvement measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at Levels of Service that are no worse than those existing at the time an application for development is filed.

A traffic impact is considered a project-related impact if the project both: 1) contributes measurable traffic to and 2) substantially and adversely changes the Level of Service at any off-site location projected to experience deficient operations under foreseeable cumulative conditions, where feasible improvements consistent with the City of Loma Linda General Plan cannot be constructed.

The City of Redlands General Plan and Measure U Section 1A.60 Principle Six has established the minimum acceptable Level of Service (C or better) for roadway segment and peak hour intersection operations. Where the current operation is Level of Service (D or worse), roadway improvements shall be provided such that the LOS is not reduced below the LOS at the time of the application, or as provided in Section 5.20 of the Redlands General Plan where a more intense Level of Service is specifically permitted, for Existing Plus Project conditions.

Existing Conditions

Regional access to the Project Site is provided by Interstate 10 approximately 1.7 miles to the north-west. Local north-south circulation is provided by Nevada Street, San Timoteo Canyon Road, New Jersey Street, and east-west circulation is provided by Barton Road.

To account for lingering effects of the COVID-19 pandemic on current traffic volumes, the peak hour intersection volumes collected in November 2021 were compared to historical traffic counts to assess whether adjustments were necessary to reflect non-pandemic conditions. As concluded in the TIA, the study intersection Levels of Service for Existing (Year 2021) are currently operating within acceptable Levels of Service (C or better).

ID	Study Intersection	Traffic Control ¹	AM Peak Hour		PM Peak Hour	
			Delay ²	LOS ³	Delay ²	LOS ³
1.	California Street at Barton Road	TS	28.0	C	19.8	B
2.	New Jersey Street at Barton Road	TS	9.5	A	10.9	B
3.	New Jersey Street at Bermudez Street	CSS	8.3	A	8.3	A
4.	San Timoteo Canyon Rd at Barton Road	TS	13.5	B	20.0	B
5.	Nevada Street at San Timoteo Canyon Rd	CSS	17.1	C	17.3	C

6. Nevada Street at Beaumont Avenue	CSS	10.6	B	9.4	A
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Notes:

1 TS = Traffic Signal; CSS = Cross Street Stop

2 Delay is shown in seconds per vehicle. For intersections with traffic signal or all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst minor street approach or major street left turn movement.

3 LOS = Level of Service

The 141-acre annexation area trip generation is based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). As shown in Table 15, when the potential future commercial, existing church and proposed residential projects are accounted for and added to the remaining balance of the proposed zoning areas there is a slight reduction in the forecast trip generation for the General Plan Buildout condition. As shown in Table 15, the annexation area is forecast to generate approximately 4,429 daily trips, including 382 trips during the AM peak hour and 1,136 trips during the PM peak hour. The proposed annexation and zone change is forecast to result in a net of 1,189 more daily trips, including 87 more trips during the AM peak hour and 118 more trips during the PM peak hour.

Table 15
Annexation Area General Buildout Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Land Use Variable ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Single-Family Detached Housing	ITE 210	DU	26%	74%	0.70	63%	37%	0.94	9.43
Church	ITE 560	TSF	62%	38%	0.32	44%	56%	0.49	7.60
Shopping Center (>150k)	ITE 820	TSF	62%	38%	0.84	48%	52%	3.40	37.01
Mosque	ITE 562	TSF	67%	33%	1.71	43%	57%	4.22	7.60

Trips Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<u>Existing/Previous Zoning</u>									
Commercial Retail (FAR = 0.5) (2.1 ac)	ITE 820	45.956 TSF	24	15	39	75	81	156	1,701
Rural Living (RL = 1 du/ 2.5ac) (28.2 ac)	ITE 210	11 DU	2	6	8	7	3	10	104
Low Density Rural Living (RL-5 = 1 du/ 5ac) (109.7 ac)	ITE 210	22 DU	4	11	15	13	8	21	207
Subtotal Previous Zoning		140.0 AC	30	32	62	95	92	187	2,012
<u>Proposed Zoning</u>									
TTM20403 (10.96 AC) - Low Density Residential	ITE 210	37 DU	7	19	26	22	13	35	349
TTM20404 (55.72 AC) - Very Low Density Residential	ITE 210	89 DU	16	46	62	53	31	84	839
Loma Linda Korean Church (7.3 ac)	ITE 560	42.900 TSF	9	5	14	9	12	21	326
Islamic Community Center of Redlands (5.5 ac)	ITE 562 [a]	29.520 TSF	34	16	50	54	71	125	224
Commercial Retail (FAR = 0.5) (9.87 ac)	ITE 820	202.031 TSF	105	65	170	330	357	687	7,477
Low Density Residential (4 du/ac) (14 ac)	ITE 210	52 DU	9	27	36	31	18	49	490
Very Low Density Residential (2 du/ac) (34.6 ac)	ITE 210	69 DU	13	35	48	41	24	65	651
Subtotal Proposed Land Use/Zoning			193	213	406	540	526	1,066	10,356

NET NEW TRIPS GENERATED	+ 163	+ 181	+ 344	+ 445	+ 434	+ 879	+ 8,344
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Notes:

- (1) ITE = Institute of Transportation Engineers *Trip Generation Manual* (11th Edition, 2021); ### = Land Use Code. All rates based on General Urban/Suburban rates, unless otherwise noted.
- [a] = Mosque trip generation rate for AM peak from ratio of AM/PM generator rates times the PM Peak hour rate. Daily rate based on Daily rates for Church/Synagogue.
- (2) DU = Dwelling Units; TSF = Thousand Square Feet; AC = Acre.

Future Volume Forecasts – To assess future conditions, existing volumes were combined with project trips, ambient growth, and other development trips. The Project completion year for analysis purposes was 2024. To account for growth associated with other development projects, trips generated by other pending or approved but unconstructed developments in the City of Loma Linda and City of Redlands were reviewed and added to the study area as appropriate. General Buildout (Year 2040) forecasts were determined using a growth increment approach with the San Bernardino Transportation Analysis Model (SBTAM) base year and horizon year travel demand model plots.

Future Levels of Service Analysis

The study intersection Levels of Service for Existing Plus Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Existing Plus Project conditions. The study intersection Levels of Service for Opening Year (2024) Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) Without Project conditions. The study intersection Levels of Service for Opening Year (2024) With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Opening Year (2024) With Project conditions. Therefore, the proposed project is forecast to result in no project-related Level of Service deficiencies at the study intersections for the Opening Year (2024) With Project scenario.

Year 2040 without Project

The study intersection Levels of Service for Year 2040 Without Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 Without Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours:

- Nevada Street (NS) at San Timoteo Canyon Road (EW) (D-AM / E-PM peak hour)

The installation of a traffic signal is recommended at the Nevada Street (NS) at San Timoteo Canyon Road intersection. The study intersections are forecast to operate within acceptable Levels of Service (C or better) during the peak hours with improvements.

Year 2040 with Project

The study intersection Levels of Service for Year 2040 With Project conditions are forecast to operate within acceptable Levels of Service (C or better) during the peak hours for Year 2040 With Project conditions, except for the following study intersection that is forecast to operate at Levels of Service D or worse during peak hours:

- Nevada Street (NS) at San Timoteo Canyon Road (EW) (D-AM / E-PM peak hour)

Traffic Signal Warrant Analysis

The potential need for installation of a traffic signal at crossroad stop control study intersections was evaluated based on the California Manual on Uniform Traffic Control Devices (California MUTCD, November 2014), Section 4C-101, peak hour volume warrant (Warrant 3). The California MUTCD states that a traffic control signal should not be installed unless one or more warrants are satisfied. Application of the traffic signal warrant was based on engineering judgement and satisfaction of one or more traffic signal warrants.

A traffic signal is projected to be warranted at the following study intersection based upon the California Manual on Uniform Traffic Control Devices (2014), peak hour volume warrant (Warrant 3):

- Nevada Street (NS) at San Timoteo Canyon Road (EW)

The Project Proponent is not solely responsible for installation of the traffic signal, especially since it is not warranted until 2040 without Project. In accordance with City of Loma Linda Development Impact Fee program as adopted in 2021 (Resolution Number 2841), the Project Proponent is required to contribute towards the funding mechanism for arterial streets, traffic signals, interchange improvements as well as emergency services. The purpose is to minimize to the greatest extent practicable, the impact that new development has on the City's public services and public facilities. The City intends that applicants pay their fair share of the costs of providing such public services and public facilities. Unless otherwise approved by the City, all development projects are required to pay the Development Impact Fee as a condition of development. Table 16 shows the Proposed Project's Fair Share Analysis.

The Project fair share analysis is based on the proportion of Project peak-hour traffic volume contributed to the improvement location relative to the total new peak hour traffic volume for General Plan Buildout (Year 2040) With Project traffic conditions. The cost estimates for the identified improvements were obtained from the County of San Bernardino Congestion Management Program (2003 Update). The Project proportional intersection trip contributions were calculated for General Plan Buildout (Year 2040) With Project traffic conditions.

Table 16
Fair Share Analysis

ID	Study Intersection	Estimated Construction Cost ¹	Peak Hour	Peak Hour Volume				Project % at Intersection ²	Project Fair Share Cost	
				Existing	Year (2040) With Project	Project Trips	New Trips			Project % of New Trips
1.	California Street at Barton Road	NA ³	AM PM	3,016 3,104	3,775 3,900	30 42	759 796	4.0% 5.3%	5.3%	-
2.	New Jersey Street at Barton Road	NA ³	AM PM	2,662 2,691	3,371 3,438	48 68	709 747	6.8% 9.1%	9.1%	-
3.	New Jersey Street at Bermudez Street	NA ³	AM PM	17 14	109 79	34 49	92 65	37.0% 75.4%	75.4%	-
4.	San Timoteo Canyon Rd at Barton Road	NA ³	AM PM	2,756 2,847	3,576 3,668	36 49	820 821	4.4% 6.0%	6.0%	-
5.	Nevada Street at San Timoteo Canyon Rd	\$800,000	AM PM	769 855	1,211 1,370	18 25	442 515	4.1% 4.9%	4.9%	\$38,835
6.	Nevada Street at Beaumont Avenue	NA ³	AM PM	387 283	602 468	27 36	215 185	12.6% 19.5%	19.5%	-
7.	Project Access (F) at Bermudez Street	Project Feature	AM PM	6 7	23 35	12 18	17 28	70.6% 64.3%	70.6%	-
8.	San Timoteo Canyon Rd at Project Access (G)	Project Feature	AM PM	769 851	1,211 1,288	27 37	442 437	6.1% 8.5%	8.5%	-
9.	Nevada Street at Project Access (B)	Project Feature	AM PM	65 87	231 226	41 55	166 139	24.7% 39.6%	39.6%	-
Total		\$800,000								\$38,835

Notes: (1) Cost estimate based on values from the San Bernardino County Transportation Authority *Preliminary Construction Cost Estimates For Congestion Management Program* (2003). Costs estimates are sensitive to the quantity and location of work specified for a given installation. These values represent the relative magnitude of the cost and should be verified through the bidding process.

(2) Project share of new trips shown are the greater of the AM or PM percent contribution.

(3) For intersections with no significant impact project percentages are shown for information purposes only.

In order to maintain acceptable Levels of Service and mitigate project impacts, the following mitigation measures shall be made conditions of Project approval:

Mitigation Measure T-1:

The Project Proponent shall pay the appropriate transportation Development Impact Fee(s) as required by the City as well as the fair share costs estimated at \$38,835 for the installation of a traffic signal, construction of one southbound left turn lane and one westbound right turn lane at the intersection of Nevada Street (NS) at San Timoteo Canyon Road (EW) as shown in Figure 11 of the March 2022 Traffic Impact Analysis.

Mitigation Measure T-2:

Prior to the start of any construction work, the applicant shall submit to the City Engineer a construction work site traffic control plan for review and approval. The plan shall show the location of any roadway, sidewalk, bike route, bus stop or driveway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. Temporary traffic controls used around the construction area shall adhere to the standards set forth in the California Manual of Uniform Traffic Control Devices (2014, including latest revisions) and construction activities shall adhere to applicable local ordinances.

Implementation of the above mitigation measures would ensure project-related traffic impacts are reduced to a less than significant level.

- b) **Less Than Significant Impact.** The Vehicle Miles Traveled (VMT) assessment for CEQA compliance was prepared in accordance with the standard City of Loma Linda procedures, and County Guidelines. California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the CEQA Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of VMT as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. All agencies and projects State-wide are required to utilize the updated CEQA guidelines recommending use of VMT for evaluating transportation impacts as of July 1, 2020. The updated CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. Where quantitative models or methods are unavailable, Section 15064.3 allows agencies to assess VMT qualitatively using factors such as availability of transit and proximity to other

As the City of Loma Linda has adopted the County of San Bernardino VMT guidelines or thresholds for evaluating transportation impacts under CEQA, the Project VMT assessment was prepared in accordance with guidance from City staff and the County Guidelines, which were developed from recommendations contained in the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) [“OPR Technical Advisory”].

The County Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may presumed to result in a less than significant VMT impact; these include:

- Projects located within a Transit Priority Area (TPA)
- Projects located within one-half mile radius of transit stop1 or high-quality transit corridor2

- Projects located within a low VMT area
- Site location can be verified with the web-based or map-based VMT Screening Tool
- Project Type Screening
- Local serving land use
- Retail land use projects which do not exceed 50,000 square feet of gross floor area
- Existing projects and redevelopment projects up to 10,000 square feet³
- Projects with trip generate less than net new 110 daily vehicle⁴ trips (ADT)

Residential and office projects located within a low VMT generating area are presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. Based on the County-established thresholds, a project satisfies the low VMT screening criteria if it occurs in a traffic analysis zone (TAZ) that does not exceed four percent below the existing County of San Bernardino baseline VMT per service population.

To identify if the project is in a low VMT area, the San Bernardino County Transportation Analysis (SBCTA) VMT Screening Tool was used. The SBCTA VMT Screening Tool was developed from the San Bernardino Transportation Analysis Model (SBTAM) travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Projects located in areas that incorporate similar features of the TAZ will tend to exhibit similar VMT. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

As concluded in the VMT assessment, the proposed residential tracts within the Annexation Area are consistent with existing residential land uses in the project TAZ and there does not appear to be anything unique about the project that would otherwise be mis-represented utilizing the data from the SBCTA VMT Screening Tool. Based on the SBCTA VMT Screening Tool assessment, the Proposed Project is located within TAZ 53817201. For the baseline year (2021) the VMT per service population for the project's TAZ is equal to 25.8 and the County-established threshold is equal to 35.3. Therefore, the Proposed Project satisfies the County-established screening criteria for projects located in low VMT areas.

- c) **No Impact.** The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow or result in inadequate emergency access. Access to the site would be provided along New Jersey Street and Citrus Avenue. Implementation of Mitigation Measures T-1 and T-2 would ensure appropriate traffic safety measures are provided for the Project. Further, site plans have been reviewed by the City Fire Marshall and design changes have been incorporated as directed. Therefore, no impacts are anticipated.

- d) **No Impact.** Construction activities would take place within the boundaries of the 66.68-acre area proposed for TTM 20403 and TTM 20404. Neither the construction nor post-construction activities would result in inadequate emergency access. As previously discussed, plans were reviewed by the City Fire Marshall to ensure appropriate ingress/egress has been provided for fire apparatus. No impacts have been identified or anticipated and no mitigation measures are warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21704 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	()	(✓)	()	()
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	()	(✓)	()	()

- a,b) **Less than Significant with Mitigation Incorporated.** City staff contacted Native American representatives identified as having interest in projects via email on March 28, 2022. Each entity was informed of the Proposed Project and asked to comment. Representatives of groups from the following Tribes were notified: Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseno Indians, Morongo Band of Mission Indians, Serrano Nation of Mission Indians, Cabazon Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Mission Indians, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, Augustine Band of Cahuilla Mission Indians, Gabrieleno Tongva Nation.

A response was received from Ryan Nordness of the Yuhaaviatam of San Manuel Nation on April 20, 2022 via email. Nordness indicated that the Proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the Proposed Project, SMBMI does not have any concerns with the Project's implementation, as planned, at this time. SMBMI requested that the following mitigation measures be made a part of the Project's conditions of approval:

Mitigation Measure TCR-1:

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Based on completion of consultation under AB 52 with interested tribes, implementation of the above mitigation measures shall ensure that potential impacts to tribal cultural resources are reduced to a less than significant level.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i> a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	()	()	(✓)	()
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	()	()	(✓)	()

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	(✓)	()
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	()	()	(✓)	()
e)	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	()	()	(✓)	()

Discussion:

San Bernardino County and local special districts provide many services to the 141-acre annexation area, including general government, fire, police, paramedic, library, animal control, street lighting, road maintenance, flood control, solid waste management and health and welfare. The Redlands Unified School District provides educational services, and several private utilities service the Project area as show in Table 17 below.

Table 17
Current and Anticipated Project Service Providers

Service	Current Service Provider	Anticipated Service Provider
General Government Services: Finance Division Human Resources Division Business Registration Economic Development	San Bernardino County San Bernardino County San Bernardino County San Bernardino County	City of Loma Linda City of Loma Linda City of Loma Linda City of Loma Linda
Community Development: Planning Building & safety Code compliance	San Bernardino County San Bernardino County San Bernardino County	City of Loma Linda City of Loma Linda City of Loma Linda
Fire and Paramedic	City of Loma Linda (contract with County)	City of Loma Linda
Sheriff/Police	San Bernardino County Sheriff	City of Loma Linda
Library	San Bernardino County Library	City contract with San Bernardino County Library
Parks and Recreation: Local facilities Regional facilities	City of Loma Linda San Bernardino County	City of Loma Linda San Bernardino County
Animal Control	San Bernardino County Contract Animal Care & Control	City of Loma Linda Contract with City of San Bernardino (shelter)
Street Lighting and Traffic Signals	Southern California Edison and/or San Bernardino County	City of Loma Linda – Street Light Benefit Assessment District No. 1

Landscape Maintenance	N/A	City of Loma Linda – Landscape Maint. Dist. No. 1
Water: Domestic water Recycled water Irrigation water Water quality	City of Loma Linda City of Loma Linda Bear Valley Municipal Water Company City of Loma Linda	City of Loma Linda City of Loma Linda N/A City of Loma Linda
Sewer	Septic service	City of Loma Linda
Transportation: Freeways and interchanges Arterials and collectors Local roads Transit	Cal Trans San Bernardino County Public Works San Bernardino County Public Works Omnitrans	Cal Trans City of Loma Linda City of Loma Linda Omnitrans
Flood Control and Drainage: Local facilities Regional facilities	San Bernardino County Flood Control District San Bernardino County Flood Control District	County Flood Control District County Flood Control District
Utilities: Cable/internet/telephone Power Natural gas	Spectrum Southern California Edison Southern California Gas Company	Spectrum City of Loma Linda Southern California Edison Southern California Gas Co.
Schools	(K-12) Redlands Unified School District	(K-12) Redlands Unified School District
Solid Waste Management	San Bernardino County Contract with Republic Services	Loma Linda Contract with CR&R Environmental Services
Health and Welfare	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Source: Draft Plan of Services and Fiscal Impact Analysis for Canyon Ranch Annexation Area, The Natelson Dale Group, Inc., April 2022.

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

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

The Project Proponent would be responsible for connecting the proposed 126-unit development to the City's sewer system. The proposed development would not result in a significant impact on the wastewater treatment facility in the City of San Bernardino or require the expansion of existing sewer facilities. A wastewater collection system fee would be required by the City of Loma Linda for the 126 new residential units.

The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities. The 141-acre annexation area is currently served by existing storm drains. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drain construction. In accordance with the NPDES permit program, the Project Proponent of the 126 single-family residential units is required to design the storm water collection system to control water pollution by regulating point sources that discharge pollutants into the water. Any improvements to the current drainage system will be determined by the City Engineer. Costs for these improvements will be covered by the developer through development impact fees for the proposed 126 new units.

Although no significant amount of additional stormwater is anticipated, drainage plans would be reviewed and approved by the City Engineer to ensure the system would have sufficient carrying capacity (see Section X of this Initial Study). Proposed development of the 66.68-acre area also includes the construction of on-site water retention facilities. No significant impacts are anticipated.

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

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

The City is currently processing a plan for a new 1.6-million-gallon water tank to add water capacity to the area and add to the reserves. The City plans to install a waterline on Beaumont Avenue from the San Timoteo Creek Channel bridge/rail road crossing to Nevada Street⁹. All surrounding lots, new and existing, would have access to it. Currently, the Islamic Temple (under construction and located within the southern portion of the annexation area) has a waterline loop from Barton Road that they can tap into; the lines

⁹ A separate Initial Study/Mitigated Negative Declaration was prepared for the installation and operation of the 1.6-million gallon water tank and related waterline.

are 8-inches in diameter. As discussed with the City Engineer, review of the water system and the need for the 1.6-million-gallon water tank and waterline, took into account the sphere of influence area and future development within the area.

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth. A less than significant impact is anticipated.

- d) **Less Than Significant.** Solid waste services for the annexation area are currently provided by San Bernardino County through contract with Republic Services of Southern California. Upon annexation solid waste management services would transfer from the County to the City of Loma Linda.

The City contracts with CR&R Environmental Services to provide solid waste collection services. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to a maximum of 2,000 tons per day. Current estimates indicate that the average disposal rate is 663 tons per day; landfill capacity is currently anticipated to last until the year 2044. According to Cal-Recycle's estimated solid waste generation rates for residential, the 126 single-family residential development is expected to generate approximately 1,541 pounds per day (126 dwelling units times 12.23 pounds per household per day) or 0.77 tons per day which represents approximately 0.08 percent of the landfill's maximum tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream; impacts to the solid waste collection system would be less than significant.

- e) **Less Than Significant.** Construction & Demolition debris represents a large portion of materials being disposed of at landfills. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all projects, including the Proposed Project, to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Upon annexation the Project would be required to comply with this resolution which shall be made a condition of Project approval. Therefore, no adverse significant impacts have been identified or are anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	()	()	(✓)	()
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	()	()	()	(✓)
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	()	()	(✓)	()

Impact Discussion:

- a) **No Impact.** The Project Site does not contain any emergency facilities; however, a portion of San Timoteo Canyon Road (up to New Jersey Street) is identified as a San Bernardino County Transportation Authority evacuation route¹⁰. During construction, the Project Proponent would be required to maintain adequate emergency access for emergency vehicles. The Proposed Project would not interfere with an adopted emergency response or evacuation plan as the proposed development would occur within the boundaries of the Project Site; therefore, no impacts are identified or are anticipated and no mitigation measures are required.
- b) **Less than Significant impact.** As shown on Figure 10.4 of the City's General Plan, the 141-acre annexation area occurs within an area identified as having moderate wildfire risk exposure. Prolonged droughts coupled with high winds and dry vegetation during summer months creates the highest fire risk in the South Hills. Loma Linda is subject to Santa Ana winds, which are defined by the National Weather Service as "strong down slope winds that blow through the mountain passes in southern California. These winds, which can easily exceed 40 miles per hour, are warm and dry and can severely exacerbate brush or forest fires, especially under drought conditions." These winds, which typically occur several times per year between September and December, have been known to topple power lines, trees, and streetlights and can also spread uncontrolled wildfire and hinder firefighters from reaching fires. As a standard requirement, final plans must be reviewed and approved by the Fire Department. The Applicant would be required to comply with Conditions of Approval as set forth by the Fire Department to ensure a less than significant impact would result.

¹⁰ City of Loma Linda 2021 Updated Safety Element, Figure 10.5, Evacuation Routes.

- c) **No Impact.** The Proposed Project includes the construction of 126 single-family residences and associated infrastructure includes internal roadways, and extension of water and sewer lines to serve the development. However, the risk of fire from construction/installation activities is not anticipated, nor would ongoing impacts to the environment result. No impacts are identified or anticipated and no mitigation measures are required.
- d) **No Impact.** The 141-acre annexation area occurs outside of any FEMA flood risk exposure¹¹. The area proposed for development of 126 single-family residential units is not located within an identified high fire hazard area. Post construction activities associated with single-family homes is not associated with a high fire hazard risk. Therefore, the Proposed Project would not risk the loss, injury, or death involving pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. 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?	()	()	(✓)	()
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	()	()	(✓)	()
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	(✓)	()

¹¹ City of Loma Linda General Plan, Figure 10.3.

- a) **Less Than Significant Impact.** Based on the literature review and observations made, no State or federally listed threatened or endangered species are expected to occur at the Project Site and in the immediate vicinity. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed in the areas proposed for TTM 20403 and TTM 20404 or documented to occur in the relevant databases. No other sensitive species were observed within the Project or buffer area. To ensure potential impacts to the BUOW and nesting birds are reduced to a less than significant impact, Mitigation Measures BIO-1 and BIO-2 shall be made conditions of Project approval.

The intensive archaeological survey resulted in the observation of two previously recorded historic resources, and no new historic or prehistoric resources. The previously recorded historic site (P-36-023575), which consists of an abandoned orchard containing a water conveyance system, was updated and submitted to the South SCCIC. The previously recorded Bermudez Street (P-36-032480) was observed with no changes to note since the last update dating to 2017, and no update for this resource is required. Both of these resources are not considered significant under the NRHP and CRHR. To be listed in the NRHP or the CRHR, a property must not only be shown to be significant under the NRHP or the CRHR criteria, but it also must have integrity. P-36-032480 does not appear to meet the NRHP Criterion A, B, C, and D or CRHR Criterion 1, 2, 3, and 4. However, to ensure potential impacts to unanticipated resources are reduced to a less than significant level, Mitigation Measures CR-1 and CR-2 shall be made conditions of Project approval. Implementation of mitigation measures provided in this Initial Study would ensure potential impacts are reduced to a less than significant level.

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

The Proposed Project would contribute to the cumulative loss of agricultural lands within the region. Loma Linda as the Lead Agency has accepted the long-time demise of agriculture and does not designate any areas within the City as agricultural, although there are still agricultural land uses within the City and its Sphere of Influence. As concluded in the LESA model proposed for the Project, the loss of 6.15 acres of Prime Farmland was found to be less than significant. No additional mitigation is warranted.

- c) **Less Than Significant Impact.** The Proposed Project would not cause substantial long-term adverse effects on human beings, either directly or indirectly. Short-term construction emissions were screened for the 126 single-family residential units and found not to exceed SCAQMD thresholds. The Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.). The 66.68-acre area proposed for development does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment.

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

Groundborne vibration levels associated with Project construction have the potential to result in cosmetic architectural damage at residential structures to the north of the Project Site (along Barton Road) and the residential structures located to the north of TTM 20404 (along Romero Street). Implementation of Mitigation Measure N-1 as provided in this Initial Study would ensure impacts from vibration are reduced to a less than significant level.

REFERENCES

California Important Farmland Finder, California Department of Conservation.

City of Loma Linda General Plan, May 2009

Ganddini Group, Inc. Canyon Ranch Noise Impact Analysis, May 4, 2022.

Ganddini Group, Inc. Canyon Ranch Traffic Impact Analysis, March 22, 2022.

Ganddini Group, Inc. Canyon Ranch Vehicle Miles Traveled Screening Assessment, January 19, 2022

Jennings Environmental, LLC. Biological Resources Assessment and Jurisdictional Delineation for the Proposed Canyon Ranch Development (TTM 20403 and TTM 20404), September 2021.

Leighton and Associates, Inc. Geotechnical Due Diligence Report, Proposed 87-Acre, 146-Lot Canyon Ranch Residential Development, August 14, 2020.

Lilburn Corporation. *Air Quality and Greenhouse Gas Summary Tables*. March 2022.

Michael Baksh, Ph.D., Cultural Resources Study for the Loma Linda Canyon Ranch, March 7, 2022.

Natelson Dale Group, Inc., Draft Plan for Services and Fiscal Analysis, Canyon Ranch Annexation Area, Loma Linda, CA. April 26, 2022.

ProActive Engineering Consultants, Inc. Canyon Ranch Preliminary Hydrology Report, TTM 20403, April 2022.

ProActive Engineering Consultants, Inc. Canyon Ranch Preliminary Hydrology Report, TTM 20404, April 2022.

ProActive Engineering Consultants, Inc. Preliminary Water Quality Management Plan for Canyon Ranch, TTM 20403, April 2022.

ProActive Engineering Consultants, Inc. Preliminary Water Quality Management Plan for Canyon Ranch, TTM 20404, April 2022.

San Bernardino County Williamson Act FY 2015/2016 Sheet 2 of 2.

San Bernardino County Hazards Overlay Map No. FH31C.

LIST OF PREPARERS

Lilburn Corporation

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Natalie Patty, Project Manager

Cheryl Tubbs, Vice President

**ADDITIONAL ENVIRONMENTAL DOCUMENTS RELATED TO
THE CITY OF LOMA LINDA'S 2006 GENERAL PLAN
(SCH No. 2003101159)**

- ❖ [Addendum to General Plan Update EIR No. 2 – January 2021](#)
- ❖ [Addendum to General Plan Update EIR No. 1 – April 2009](#)
- ❖ [General Plan EIR Notice of Determination](#)
- ❖ [General Plan EIR Statement of Overriding Considerations](#)
- ❖ [General Plan Final Final Environmental Impact Report \(FEIR\)](#)
- ❖ [General Plan Draft Environmental Impact Report \(DEIR\)](#)

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3259

HEARING DATE: AUGUST 16, 2023

RESOLUTION NO. 3379

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3259 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF LOMA LINDA AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE, AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (CANYON RANCH ANNEXATION).

The overall reorganization area encompasses approximately 141 acres and is generally bounded by a combination of the Union Pacific Railroad right-of-way and parcel lines (portion of existing City of Loma Linda boundary) on the west and southwest, a combination of Barton Road, New Jersey Street and parcel lines (existing City of Loma Linda boundary) on the north, and a combination of San Timoteo Canyon Road, Nevada Street and parcel lines (existing City of Redlands boundary) on the east, within the City of Loma Linda's southeastern sphere of influence.

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

WHEREAS, an application for the proposed reorganization in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the 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 executed his certificate in accordance with law, determining and certifying 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 his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

RESOLUTION NO. 3379

WHEREAS, the public hearing by this Commission was called for August 16, 2023 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; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Commission does hereby determine, find, resolve, and order as follows:

DETERMINATIONS:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified:

CONDITIONS:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits "A" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3259.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Loma Linda (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. 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 proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 5. Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

Condition No. 6. The date of issuance of the Certification of Completion shall be the effective date of the reorganization;

SECTION 2. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally uninhabited, containing nine (9) registered voters as of July 5, 2023, as certified by the County Registrar of Voters Office.

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2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area is \$16,113,860 (land - \$4,910,387 -- improvements - \$11,203,473).
3. The reorganization area is within the sphere of influence assigned the City of Loma Linda.
4. Legal notice of the Commission's consideration of the proposal has been provided through publication of a 1/8th page legal advertisement in *The Sun*, a newspaper of general circulation in the area. In addition, individual notices were provided to all affected and interested agencies, County departments, and those individuals and agencies having requested such notification. Comments from affected and interested agencies have been considered by the Commission in making its determination.
5. The City of Loma Linda has pre-zoned the reorganization area for the following land uses: C-2 (General Commercial), R-1 (Low Density Residential), and HR-VL (Very Low Density Residential). These zoning designations are consistent with the City's General Plan. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
6. The Southern California Associated Governments (SCAG) recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3259 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 Freeway, which is part of the RTP-SCS's regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.
7. The City of Loma Linda adopted both its 2021 Local Hazard Mitigation Plan (Resolution No. 3130) and its General Plan Safety Element in February 2022. The reorganization area is considered to have moderate wildfire risk exposure and the adjacent flood control facility is classified as a 100-year floodway.
8. The City of Loma Linda, as a function of its review for the Canyon Ranch Annexation (ANX No. P21-072), General Plan Amendment (GPA No. P21-073), Zone Change (ZC No. P21-074), and Tentative Tract Maps 20403 and 20404 (TTM No. P21-075) for a total of approximately 141 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.

The Commission certifies that it has reviewed and considered the City's Mitigated Negative Declaration and the 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 is adequate for its use in making a decision as a CEQA responsible agency. The Commission finds that it does not intend to adopt alternatives or additional mitigation measures for this project as all changes, alternations and mitigation measures are within the responsibility and jurisdiction of

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the City and/or other agencies and not the Commission; and finds that it is the responsibility of the City to oversee and implement these measures.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

The Commission, as a responsible agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the City of Loma Linda as lead agency.

9. The local agencies currently serving the area are: County of San Bernardino, San Bernardino County Fire Protection District (SBCFPD), SBCFPD Valley Service Zone, San Bernardino Valley Municipal Water District, Inland Empire Resource Conservation District, San Bernardino Valley Water Conservation District, County Service Area 70 (multi-function unincorporated area Countywide)

Upon reorganization, the territory will detach from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 and the spheres of influence for San Bernardino County Fire Protection District and County Service Area 70 will be reduced as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. The City of Loma Linda has submitted a plan for the provision of services as required by Government Code Section 56653, which indicates that the City can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.
11. The reorganization area will benefit from the availability and extension of municipal services from the City of Loma Linda and has benefitted from the delivery of water and/or sewer service for some of the properties as well as fire protection and emergency medical response service from the City (through its contract with the San Bernardino County Fire Protection District to provide the service).
12. The proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained. In addition, the proposal also complies with Commission policies and directives and State law that indicate the preference for all island areas to be included within the boundaries of a City.
13. This proposal will assist in the City's ability to achieve its fair share of the regional housing needs since a portion of the reorganization area is being proposed for development of 126 single family residences.

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14. With respect to environmental justice, the following demographic and income profile was generated using ESRI's Community Analyst within the City of Loma Linda and within and around the reorganization area (2021 data):

Demographic and Income Comparison	City of Loma Linda (%)	Subject Area & adjacent Unincorporated Sphere (%)
Race and Ethnicity		
• African American Alone	7.69 %	5.13 %
• American Indian Alone	0.20 %	0.18 %
• Asian Alone	30.16 %	38.51 %
• Pacific Islander Alone	0.58 %	0.05 %
• Hispanic Origin (Any Race)	31.13 %	23.90 %
Median Household Income	\$65,274	\$88,723

Some of the properties within City's unincorporated sphere area already receive water and/or service from the City through out-of-agency service agreements. Nonetheless, the reorganization proposal is to annex the entirety of the substantially surrounded unincorporated island. Therefore, the reorganization area will continue to benefit from the extension of services and facilities from the City and, at the same time, would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income through approval of the reorganization to annex the entire island.

15. The City and County have negotiated the transfer of ad valorem taxes as required by State law. Copies of the resolutions adopted by the City Council of the City of Loma Linda and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues.
16. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards as determined by the County Surveyor's Office.

SECTION 3. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

SECTION 4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

SECTION 5. The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000) and set the matter for consideration of the protest proceedings, providing notice of hearing pursuant to Government Code Sections 57025 and 57026.

SECTION 6. Upon conclusion of the protest proceedings, the Executive Officer shall adopt a resolution setting forth his determination on the levels of protest filed and not withdrawn

RESOLUTION NO. 3379

and setting forth the action on the proposal considered.

SECTION 7. Upon adoption of the final resolution by the Executive Officer, either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

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, SAMUEL MARTINEZ, 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 August 16, 2023.

DATED:

SAMUEL MARTINEZ
Executive Officer

LAFCO 3259 - Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70

THOSE PORTIONS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF BARTON ROAD AND NEW JERSEY STREET AS SHOWN ON PARCEL MAP NO. 12568, BOOK 168, PAGE 9, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SECTION 32;

COURSE 1: THENCE NORTH 89°52'45" EAST ALONG SAID CENTERLINE OF BARTON ROAD AND SAID NORTHERLY LINE OF SECTION 32 AS SHOWN ON SAID PARCEL MAP A DISTANCE OF 764.01 FEET TO THE CENTERLINE INTERSECTION WITH SAN TIMOTEO CANYON ROAD;

COURSE 2: THENCE SOUTH 20°52'39" EAST ALONG SAID CENTERLINE OF SAN TIMOTEO CANYON ROAD A DISTANCE OF 350.35 FEET TO AN ANGLE POINT;

COURSE 3: THENCE SOUTH 38°35'09" EAST ALONG SAID CENTERLINE A DISTANCE OF 721.20 FEET TO AN ANGLE POINT AS SHOWN ON RECORD OF SURVEY RECORDED IN COUNTY SURVEYOR BOOK 67, PAGES 8-10, RECORDS OF SAID COUNTY, SAID ANGLE POINT BEING ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32;

COURSE 4: THENCE SOUTH 00°20'37" EAST ALONG SAID CENTERLINE AND THE CENTERLINE OF NEVADA STREET, SAID CENTERLINES ALSO BEING THE SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 1742.70 FEET TO THE CENTER 1/4 OF SAID SECTION 32;

COURSE 5: THENCE SOUTH 00°22'56" EAST ALONG SAID CENTERLINE OF NEVADA STREET AND SAID EASTERLY LINE A DISTANCE OF 1319.44 FEET TO THE CENTERLINE INTERSECTION WITH BEAUMONT AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

COURSE 6: THENCE CONTINUING SOUTH 00°22'56" EAST ALONG SAID CENTERLINE OF NEVADA STREET AND SAID EASTERLY LINE A DISTANCE OF 575.45 FEET TO THE INTERSECTION THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD, 100 FOOT HALF-WIDTH, AS SHOWN ON PARCEL MAP 16302, BOOK 205, PAGES 97-98, RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1809.86 FEET, A RADIAL TO SAID POINT BEARS SOUTH 33°44'43" WEST;

COURSE 7: THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 355.36 FEET THROUGH A CENTRAL ANGLE OF 11°14'59" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5629.60 FEET, A RADIAL TO SAID POINT BEARS SOUTH 44°59'43" WEST;

COURSE 8: THENCE ALONG SAID COMPOUND CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 474.44 FEET THROUGH A CENTRAL ANGLE OF 04°49'43" TO THE INTERSECTION WITH THE CENTERLINE OF BEAUMONT AVENUE AS SHOWN ON SAID PARCEL MAP;

COURSE 9: THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 534.68 FEET THROUGH A CENTRAL ANGLE OF 05°26'30";

COURSE 10: THENCE NORTH 34°44'04" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1869.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2964.88 FEET;

COURSE 11: THENCE ALONG SAID CURVE AN ARC DISTANCE OF 117.51 FEET THROUGH A CENTRAL ANGLE OF 02°16'15" TO SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LOMA LINDA BY LOMA LINDA ANNEXATION NICK'S WELL SITE, LAFC NO. 1521, DATED AUGUST 4, 1975;

COURSE 12: THENCE NORTH 89°48'57" EAST ALONG THE SOUTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 332.91 FEET TO THE CENTERLINE OF SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR SAN TIMOTEO CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ANNEXATION;

COURSE 13: THENCE NORTH 22°45'29" WEST ALONG SAID CENTERLINE AND THE EASTERLY LINE OF SAID ANNEXATION A DISTANCE OF 286.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2292.00 FEET;

COURSE 14: THENCE ALONG SAID CENTERLINE AND SAID EASTERLY LINE AN ARC DISTANCE OF 693.02 FEET THROUGH A CENTRAL ANGLE OF 17°19'28" TO A POINT ON THE NORTHERLY LINE OF LOT 6, MRS. BURMUDEZ SURVEY, AS SHOWN ON PLAT IN BOOK 13, PAGE 35 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID ANNEXATION;

COURSE 15: THENCE NORTH 87°55'25" WEST ALONG SAID NORTHERLY LINE OF LOT 6 AND ALONG THE NORTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 464.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 32, SAID POINT

BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID ANNEXATION;

COURSE 16: THENCE NORTH 00°35'22" WEST ALONG SAID WESTERLY LINE OF SECTION 32 A DISTANCE OF 362.95 FEET TO A POINT 660.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 32, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LOMA LINDA BY LOMA LINDA ANNEXATION LAFC NO. 2363, RECORDED IN INSTRUMENT NO. 1986-0161106, OFFICIAL RECORDS OF SAID COUNTY;

COURSE 17: THENCE NORTH 87°55'06" EAST ALONG THE SOUTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 1308.51 FEET TO THE SOUTHEAST CORNER OF SAID ANNEXATION, SAID CORNER BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW JERSEY STREET, 6 FOOT HALF-WIDTH, AS SHOWN ON SAID MRS. BURMUDEZ SURVEY;

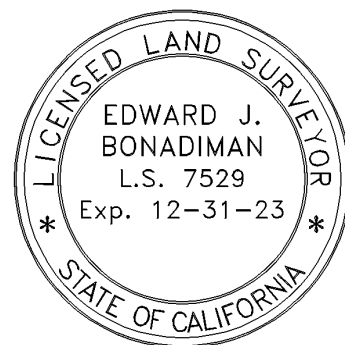
COURSE 18: THENCE NORTH 00°27'23" EAST ALONG THE EASTERLY LINE OF SAID ANNEXATION AND SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 615.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 141.378 ACRES.

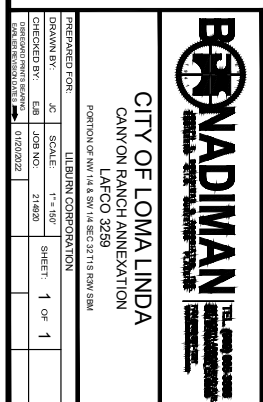
This legal description was prepared by me or under my direction.

Edward J. Bonadiman, PLS

Date




FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY



LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #9: Review and Adoption of Amendments to Policy and Procedure Manual - Chapter 2: Out-of-Agency Service Contracts of Section IV – Application Processing

RECOMMENDATION:

Staff recommends that the Commission take the following actions:

1. Provide staff with any additional changes, corrections, or amendments to the Policy and Procedure Manual as presented.
2. Adopt the amendments to the Policy and Procedure Manual.
3. Adopt Resolution No. 3380 approving the amendments to the Policy and Procedure Manual and direct the Executive Officer to make the document available on the Commission's website.

BACKGROUND:

At the April 2023 Commission meeting, staff presented the Commission with proposed changes to its Policy and Procedure Manual, which included—among other changes throughout the entire Manual—amendments to the Out of Agency Service Contracts portion of the Manual pertaining to the Executive Officer's ability to authorize the extension of service(s) outside an agency's boundary.

In addition to cleanup language, staff proposed language that authorizes the Executive Officer to approve or conditionally approve the extension of services outside an agency's boundary to accessory dwelling units (ADUs) where a primary dwelling exists including non-development related service extensions outside an agency's sphere of influence.

At that time, the Commission expressed concern regarding the proposed changes and directed staff to return at a later date to provide the Commission with a more detailed justification on the proposed changes to the Out of Agency Service Contracts portion of the Policy and Procedure Manual.

At the July Commission meeting, staff recommended for the ability of the Executive Officer to authorize service(s), specifically water and/or sewer service, as it relates to new (or existing) ADUs, for as long as the ADU(s) is on a lot where a residence (single-family or multifamily) already exists.

At this hearing, the Commission will formally adopt the changes to the Manual as presented at the July meeting.

CONCLUSION:

Staff requests that the Commission provide staff with any additional changes or corrections to the proposed amendments to the Policy and Procedure Manual for staff to include in the document. Staff recommends that the Commission take the actions outlined on page 1 of this report to approve the changes.

Attachment:

1. [Exhibit A to Draft Resolution No. 3380](#)
2. [Draft LAFCO Resolution No. 3380](#)

CHAPTER 2: OUT OF AGENCY SERVICE CONTRACTS

BACKGROUND:

Beginning January 1, 1994 the Local Agency Formation Commission was charged with the responsibility for reviewing and taking action on a city or district contract to extend service outside its jurisdiction under the provisions of Government Code Section 56133. These are unique actions not directly related to the processing of other types of proposals as defined in the Cortese-Knox-Hertzberg Local Government Reorganization Act and these policies and procedures will provide guidance on their processing.

POLICIES:

(Adopted May 18, 1994; Amended December 20, 2000, March 16, 2016.)

1. DEFINITIONS

The definition of terms that follow has been developed to assist in the implementation of Government Code Section 56133 since its terminology, in some areas, is not reflective of current statutory definitions or has no statutory definition within Cortese-Knox-Hertzberg:

- A. "New or extended services" shall mean for cities, the provision of those services authorized a city under its enabling legislation; and for special districts, service shall remain as defined in Government Code Section 56074. It is important to note that a district would be precluded from providing a "new service" unless it has been first authorized that service under existing special district regulations regarding activation of latent functions or services.
- B. "Contract or agreement" shall mean a contract, agreement, or other legal instrument, which requires or agrees to the delivery of service to a property or a defined service area.
- C. "Written approval of the Commission" shall mean the adoption of a resolution of the Commission approving the service agreement/contract at a noticed public hearing or the document signed by the Executive Officer authorizing the completion of the contract in cases where the Executive Officer has been authorized to approve the service agreement/contract (see Policy 2 below).
- D. "Affected County" shall be defined in the same manner as Government Code Section 56012 but relating to the area to which contractual service will be delivered.

- E. "Anticipation of a later change of organization." The inclusion of an area to be served within the sphere of influence of the serving agency shall be sufficient to comply with this provision.
 - F. "Public Agency" shall be defined in compliance with Government Code Section 56070. The definition of public agency does not include a private or mutual water company. Any contract by a city or district to extend service to these types of service companies would require approval from the Commission prior to contract execution.
 - G. "Health and safety concern" shall mean the extension of service to alleviate an immediate health and/or safety problem. Such connections would be limited to the provision of water and/or sewer service to an existing structure, the connection to a failing mutual or private water system requiring auxiliary service, and other similar threats related to health and safety.
2. EXECUTIVE OFFICER AUTHORITY. The Commission has determined that the Executive Officer shall have the authority to approve, or conditionally approve, ~~proposals~~ applications to extend services outside jurisdictional boundaries in cases where the service extension is proposed to remedy a health and safety concern. In addition, the Executive Officer shall have the authority to approve or conditionally approve service extensions where the services in question will not facilitate development or the service is to provide water and/or sewer service to accessory dwelling units or junior accessory dwelling units being created on lots where a single-family or a multifamily dwelling unit already exists. In cases where the Executive Officer recommends denial of a proposed service extension, that ~~proposal~~ application shall be placed on the next agenda for which notice can be provided. After the public hearing, the Commission may approve, conditionally approve, or deny the contract.
3. GOVERNMENT CODE SECTION 56133.5. An ~~proposal~~ application by a city or district to provide new or extended services under the provisions of Government Code Section 56133.5, ~~which~~ will require Commission approval at a noticed public hearing prior to the signing of an agreement/contract for the provision of the service.
4. In the case where a city or district authorized to provide water service has acquired the system of a private or mutual water company prior to the enactment of this legislation, those agencies shall be authorized to continue such service and provide additional connections within the service area of the private or mutual water company defined by the Public Utilities Commission or other appropriate agency, at the time of acquisition without LAFCO review or approval as outlined in Government Code Section 56133. The continuation of service connections under this policy shall not be constrained by the sphere of influence

of that local agency provided that the area to be served is within the service area of the private or mutual water company previously defined by the PUC or other appropriate agency.

~~Proposals~~ Applications to extend service outside this previously defined area and outside the sphere of influence of the agency providing service would come under the provisions of Government Code Section 56133.5, which will require Commission approval at a noticed public hearing prior to the signing of an agreement/contract for the provision of the service.

5. For a request for exemption pursuant to Government Code Section 56133(e), the Commission shall make the determination that the service(s) to be provided is/are exempt from LAFCO review. The Commission has, in cases where the service extension proposed does not facilitate development or directly affect employees, delegated the authority to make the determination for exemption pursuant to Government Code Section 56133(e) to the Executive Officer.

APPLICATION PROCEDURES FOR GOVERNMENT CODE SECTIONS 56133 and 56133.5:

Unlike the normal initiation process for proposals for jurisdictional change, Government Code Section 56133 provides that only a city or district may request LAFCO review of an out-of-agency service agreement/contract.

Government Code Section 56133 gives LAFCO the authority to review and approve, approve with conditions, or deny an out-of-agency service agreement/contract. For all development-related applications for service, the item will be considered by the Commission at a noticed public hearing. The authority for action for a non-development-related agreement/contract has been delegated to the LAFCO Executive Officer by the Commission, pursuant to policies adopted on December 20, 2000.

In addition, the pilot program for Napa and San Bernardino LAFCOs pursuant to Government Code Section 56133.5, which authorizes a city or district to extend services outside an agency's boundaries and outside its sphere of influence, will also be subject to Commission approval at a noticed public hearing.

1. Application for Review:

The filing requirements for review of an out-of-agency service contract/agreement shall consist of:

- A. Official Request from Applying Agency. A written request signed by the City Manager/District General Manager requesting approval for an out-of-agency service agreement/contract or an adopted resolution from the city/district proposing to serve outside its boundaries must be submitted.

- B. Payment of Appropriate Filing Fees. The applying agency must submit as part of the application the appropriate filing fees as outlined in the LAFCO Schedule of Fees, Deposits, and Charges in effect at the time of application. In addition, these types of applications are also subject to the following deposits: legal counsel, environmental review, and individual notice. Applicants shall be required to reimburse the Commission for all charges and costs in excess of the deposits outlined above or will be refunded the balance at the close of the application.
 - C. A completed application form including the submission of a copy of the proposed agreement/contract that has been signed by the property owner(s) and, if necessary, the agency providing service(s), and maps showing the location of the property to be served, existing agency boundaries, the location of the existing infrastructure, and the proposed location of the infrastructure to be extended.
 - D. Any other information deemed appropriate by the Executive Officer in order to review the service extension request based upon its special circumstances.
2. Environmental Review Requirements:

The review of an out-of-agency service agreement/contract is subject to environmental review procedures as outlined in Section V of this Manual.

REVIEW PROCEDURES FOR GOVERNMENT CODE SECTIONS 56133 and 56133.5:

1. [Commission Review Procedures:](#)

A development-related agreement/contract associated with the development of a tract, a subdivision, a single-family [or multi-family dwelling unit including accessory dwelling units or junior accessory dwelling units being created in conjunction with a new single-family dwelling or a new multifamily dwelling on the lot](#), a commercial/industrial development and other types of development-related projects or an [an proposal-application](#) to provide new or extended services outside an agency's boundaries and outside its sphere of influence will require the following review:

- A. The city or district proposing to provide service(s) outside its boundaries shall submit to LAFCO a completed application, with all its component parts as previously defined, for review and consideration. Within 30 days, the LAFCO Executive Officer shall notify the entity whether or not the

application filing is complete. If incomplete, the applying agency will be notified of the specific insufficiencies within 30 days, as required by law.

- B. The LAFCO staff shall forward a copy of the application to various County departments for their review and comment.
- C. Completion of the CEQA review process will be required prior to placement on the Commission's agenda.
- D. If necessary, a meeting with the applying agency and/or the various County departments may be held dependent upon the circumstances and/or issues related to the service agreement/contract. The determination of whether or not to hold the meeting shall be made by the LAFCO Executive Officer.
- E. Once these required elements have been completed, the item will be placed on a Commission Agenda. Surrounding property owners/registered voters will be notified of the proposed service extension request through individual notification. At a noticed public hearing, the Commission will consider the staff's presentation and presentations, if any, by interested and affected parties, and make a determination.
- F. The Commission has the authority to approve, approve with conditions, or deny the request for authorization of an out-of-agency service agreement/contract. The Commission's determination and any required findings will be set out in a resolution which specifies the property or area to be served, the services to be provided, and the authority of the agency to provide its services outside its boundaries.

2. LAFCO Executive Officer Administrative Review Procedures:

A non-development related agreement/contract ~~(Administrative Review by LAFCO Executive Officer)~~ to provide service(s) to an existing dwelling unit ~~or, a commercial building,~~ to accessory dwelling units or junior accessory dwelling units being created on lots where a single-family or multifamily dwelling unit already exists, an agreement/contract between public agencies for fire protection mutual or automatic aid, or an agreement/contract where the services will not facilitate development, ~~etc.~~ will be processed as follows:

- A. Prior to the execution of an agreement/contract for service outside their boundaries, the city/district proposing to provide the service shall submit to LAFCO a completed application, with all its component parts as previously defined, for review and consideration.

- B. Completion of the CEQA review process will be required prior to action by the Executive Officer.
- C. The Executive Officer's administrative review will include the following determinations:
 - (1) The proposed service extension is either nondevelopment-related, to accessory dwelling units or junior accessory dwelling units being created on lots where a single-family or multifamily dwelling unit already exists, and/or involves health and safety concerns as defined by Commission policy.
 - (2) The area to be served is within the sphere of influence of the agency requesting to provide service outside its boundaries.
 - (3) The environmental analysis/assessment, as required by CEQA, has been completed.
- D. The Executive officer can approve, approve with conditions, or deny the request for service extension. If the Executive Officer's recommendation is denial, that determination will be placed on the next available Commission agenda for which notice can be provided for discussion of the determination.

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RESOLUTION NO. 3380

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AMENDING ITS POLICY AND PROCEDURE MANUAL

On Wednesday, August 16, 2023, on motion of _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

SECTION 1. The Local Agency Formation Commission for San Bernardino County, State of California (hereafter shown as "LAFCO"), hereby finds and determines that it wishes to amend its Policy and Procedure Manual.

SECTION 2. The Local Agency Formation Commission for San Bernardino County therefore determines, resolves and orders that:

1. The following chapter of the Policy and Procedure Manual is amended:

Chapter 2: Out-of-Agency Service Contracts of Section IV – Application Processing

2. The amended chapter of the Policy and Procedure Manual is attached to this resolution as Exhibit "A" and incorporated herein by reference, is adopted and approved.

SECTION 3. The Executive Officer of LAFCO is ordered to certify the passage of this resolution and to cause a copy of the amended Policy and Procedure Manual to be posted on the LAFCO Website, and a certified copy of this resolution to be forwarded to the County Human Resources Department for implementation.

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:

RESOLUTION NO. 3380

.....

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


I, SAMUEL MARTINEZ, 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 meeting of August 16, 2023.

DATED:

SAMUEL MARTINEZ
Executive Officer

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #10: Unaudited Year-End Financial Report for FY 2022/23

RECOMMENDATION:

Staff recommends that the Commission note receipt of this report and file.

SUMMARY:

1. Budget Markers

Fiscal Year 2022/23 has concluded, and staff presents the Commission with its final financial report. This report includes a review of the financial activities and the presentation of a spreadsheet (see Attachment) showing the line-item expenditures and receipts during the year. The summary table below shows that Total Expenditures did not exceed appropriations. For Revenues, the Fees and Deposits category earned 93% of expected revenue, with Total Revenues of 101% slightly exceeding expectation. The table below is a snapshot through the year-end.

Expenditures		Revenues	
Salaries and Benefits (below appropriations)	91%	Apportionment (met goal)	100%
Services and Supplies (below appropriations)	97%	Fees and Deposits (slightly below goal)	93%
TOTAL	93%	TOTAL	101%

2. Applications

The table below identifies the number of proposals and service contracts budgeted and received. Proposals received were two less than budgeted. However, service contracts vastly exceeded the budget.

Activity	Budget	THRU	JUNE
		No.	% of Budget
Commission: Proposals	6	4	67%
Commission: Service Contracts	4	11	275%
Administrative: Service Contracts	4	5	125%

3. Cash in Treasury

As of June 30, the Commission's cash in the County Treasury was \$559,802. A breakdown of this amount is shown below. None of the reserves were used this year, which carries over into FY 2023/24.

June 30, 2023 Balance		\$559,802
Cash Balance is composed of the following:		
<i>Committed (constrained to specific purposes)</i>		
Compensated Absences (Account 6030)		157,095
Salary for Extra Pay Period: Year 2 of 10 (Account 6035)		6,000
<i>Assigned (intended for specific purposes)</i>		
Contingency (Account 6000)		30,000
General Reserve (Account 6025)		200,000
<i>Accounts Payable</i>		5,864
<i>Carryover of Open Proposals</i>		38,497
Additional Cash Carryover		\$122,346

DETAIL:

The following provides a discussion of (1) expenditures, (2) reserves, (3) projects and programs, and (4) revenues.

1. Expenditures

Expenditures are composed of two categories of accounts: 1) Salaries and Benefits, and 2) Services and Supplies. At year's end, expenditures were at 93% of Approved Budget authority. A more detailed analysis of the categories is as follows:

A. Salaries and Benefits (1000 series)

The Salaries and Benefits series of accounts (1000 series) had expenditures of \$713,960, representing 91% of budget authority.

B. Services and Supplies (2000 and 5000 series)

Through year's end, the Services and Supplies series of accounts (2000 and 5000 series) had expenditures of \$422,1124, or 97% of budget authority.

Unrecoverable legal costs remain extraordinarily high, over 130% of the original budget. Currently, the Commission is engaged in one legal matter where costs are not recoverable. Due to revenues received in April and June, there are adequate funds to cover these legal costs. However, the high costs have exceeded appropriation. In April, the Commission approved an increase to the Legal Counsel account to provide additional appropriation to cover these payments.

As the project lead for the SALC grant, LAFCO directly reimbursed the Inland Empire Conservation District \$77,761 for its activities related to the grant. These payments are processed under Expenditure Account 2445, Other Professional Services. LAFCO then recovered these costs via reimbursement from the State (see Revenue Account 9930, Miscellaneous).

2. Reserves

None of the reserves were used this year, which carries over into FY 2023/24.

3. Projects and Programs

The following provides an update on expenditures and progress on projects approved by the Commission.

A. Sustainable Agricultural Lands Conservation (SALC) Program

In May 2021 the CA Department of Conservation (DOC) awarded LAFCO the SALC Program Planning Grant. LAFCO's partner in the grant is the Inland Empire Resource Conservation District (via a cooperative agreement setting terms for roles and reimbursement).

LAFCO staff is currently formulating policies for Commission review within the coming months.

B. Service Reviews and Special Studies

In September 2022, LAFCO completed the *Service Review for the Twentynine Palms Community*. Staff began work on the Healthcare District review and the focused reviews for the Big River Community Services District, which provides park and recreation services, and Barstow Cemetery District.

C. Governance Training Program

In coordination with CSDA, LAFCO conducted two seminars this year. The first was in August, Board Member Best Practices Part I, and the second was in November, Board Member Best Practices Part II. Both received positive feedback.

4. Revenues

Year-end revenues received were 101% of the anticipated budget. The items below outline the revenue activity:

- Interest (Account 8500) – The gain from investment returns was twice that of the previous year. The County Treasury allocated LAFCO \$13,634 for the year.
- 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) – Fees and Deposits series of accounts have received 93% of its budgeted revenue (\$98,474). This amount is made up of a combination of proposal and service contract filing fees.
- Miscellaneous (Account 9930) – During the year, the State reimbursed LAFCO roughly \$110,000 related to the SALC grant. Of this amount, \$32,239, is directly related to LAFCO staff time. The remainder, \$77,761, relates to work done by Inland Empire Resource Conservation District and its contractors. These payments are processed under Expenditure Account 2445, Other Professional Services.

CONCLUSION:

On a cash basis, the year ended with expenditures within appropriations and revenues slightly above budget. Reimbursements received from the State related to the SALC grant, as well as receipt of many service contracts, have more than made up for the decrease in proposal funds.

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

SM/MT

Attachment: Spreadsheet of Expenditures, Reserves, and Revenues

Attachment #1

Budget Spreadsheets

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 21-22	ADOPTED FY 22-23	BUDGET AMENDED APRIL 2023	THRU 3RD QUARTER	APRIL	MAY	JUNE	TOTAL THRU JUNE	% THRU JUNE
	SALARIES AND BENEFITS									
1010	Earnable Compensation	426,130	480,213	480,213	320,721.31	35,205.05	49,788.06	34,486.44	440,201	92%
1030	Auto and Cell Phone Allowances	9,100	9,275	9,275	6,650.00	731.50	1,050.00	700.00	9,132	98%
1045	Termination Payment	-			-				-	
1110	General Member Retirement	170,502	166,721	166,721	112,067.56	11,594.02	17,577.12	12,175.01	153,414	92%
1130	Survivors Benefits	95	106	106	65.52	7.61	10.92	7.28	91	86%
1200	Medical Premium Subsidy	43,461	58,179	58,179	33,241.24	3,963.39	5,461.80	3,641.20	46,308	80%
1205	Long-Term Disability	980	1,087	1,087	717.31	82.87	117.39	78.26	996	92%
1207	Vision Care Insurance	621	700	700	431.28	50.07	71.88	47.92	601	86%
1215	Dental Insurance Subsidy	738	1,106	1,106	657.78	90.74	114.78	76.52	940	85%
1222	Short-Term Disability	4,906	5,367	5,367	3,584.86	414.27	587.04	391.36	4,978	93%
1225	Medicare	5,152	6,039	6,039	3,747.11	420.88	591.61	394.41	5,154	85%
1240	Life Insurance & Medical Trust Fund	12,969	13,665	13,665	10,112.91	1,135.54	1,605.87	1,070.58	13,925	102%
1305	Medical Reimbursement Plan	2,474	5,971	5,971	1,812.22	199.35	286.14	190.76	2,488	42%
1314	457/401a Contribution	2,935	3,247	3,247	2,146.60	247.18	349.92	233.28	2,977	92%
1315	401k Contribution	27,835	32,190	32,190	23,283.06	2,965.34	3,904.50	2,603.00	32,756	102%
	TOTAL SALARIES & BENEFITS	\$ 707,898	\$ 783,866	\$ 783,866	\$ 519,238.76	\$ 57,107.81	\$ 81,517.03	\$ 56,096.02	\$ 713,960	91%
	Staffing (Full time equivalent units)	4.5	4.5							
	SERVICES AND SUPPLIES									
2031	Payroll System Services (County IT)	707	884	884	447.81	51.92	51.92	103.84	655	74%
2032	Virtual Private Network (County IT)	158	158	158	102.18	13.29	14.18	35.44	165	104%
2033	Network Labor Services (County IT)	-	-	-	-				-	
2037	Dial Tone (County IT)	2,975	3,061	3,061	1,813.76	226.72	226.72	453.44	2,721	89%
2041	Data Line	8,226	8,400	8,400	6,784.83	1,359.54			8,144	97%
2043	Electronic Equipment Maintenance (County IT)	-	-	-	-				-	
2075	Membership Dues	12,316	12,769	12,769	12,921.00				12,921	101%
2076	Tuition Reimbursement	999	2,000	2,000	-				-	0%
2080	Publications	2,942	3,408	3,408	2,862.34	581.08	290.54		3,734	110%
2085	Legal Notices	6,018	20,000	20,000	5,097.16	467.16	641.20		6,206	31%
2090	Building Expense	7,362	7,380	7,380	7,289.38	960.00	588.00	588.00	9,425	128%
2115	Software	1,948	2,283	2,283	2,712.14		345.70		3,058	134%
2135	Utilities	-	-	-	-				-	
2180	Electricity	4,878	6,000	6,000	4,610.03	543.06	421.37	366.73	5,941	99%
2245	Other Insurance	12,637	19,274	19,274	12,523.48				12,523	65%
2305	General Office Expense	1,787	1,584	1,584	2,484.18	400.96	2,468.89	233.47	5,588	353%
2308	Credit Card Clearing Account	(323)	-	-	(1,057.91)	-	-	1,736.81	679	
2310	Postage - Direct Charge	6,166	5,716	5,716	3,497.87	335.83	799.65	656.83	5,290	93%
2315	Records Storage	772	772	772	689.49		277.77	139.95	1,107	143%
2322	Enterprise Printing (County IT)	95	86	86	65.73	7.14	10.71	14.28	98	114%
2323	Reproduction Services	174	500	500	283.28				283	57%

Attachment #1

Budget Spreadsheets

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 21-22	ADOPTED FY 22-23	BUDGET AMENDED APRIL 2023	THRU 3RD QUARTER	APRIL	MAY	JUNE	TOTAL THRU JUNE	% THRU JUNE
2335	Temporary Services	240	1,500	1,500	589.20	589.20	1,104.75	196.40	2,480	165%
2400	Legal Counsel	137,746	40,800	60,518	37,454.96		5,511.24	10,972.10	53,938	89%
2405	Auditing	10,620	11,915	11,915	8,450.00				8,450	71%
2410	IT Infrastructure (County IT)	6,671	586	6,840	5,130.00	570.00	570.00	569.00	6,839	100%
2414	Application Dev. & Maint. (County IT)		-	8,076	6,057.00	673.00	673.00	672.00	8,075	100%
2415	Countywide Cost Allocation Program (COWCAP)	3,454	-	-	-				-	
2416	Enterprise Printing (County IT)	3	-	-	-				-	
2417	Enterprise Content Management (County IT)	1,844	1,848	-	-				-	
2418	Data Storage Services (County IT)	4,117	4,116	-	-				-	
2420	Other IT Services (County IT)	211	211	4,728	3,211.85	393.70	393.70	986.60	4,986	105%
2421	Desktop Support Services (County IT)	12,830	12,830	12,830	6,423.68	747.92	702.59	1,602.68	9,477	74%
2424	Environmental Consultant	15,906	8,230	8,230	8,430.00	1,970.00	3,995.00	50.00	14,445	176%
2444	Security Services	492	492	492	569.00		123.00		692	141%
2445	Other Professional Services	45,253	101,092	126,092	100,004.69	8,761.25	24,003.50	5,822.50	138,592	110%
2449	Outside Legal (Litigation & Special Counsel)	35	-	-	1,990.63			1,072.50	3,063	
2450	Systems Development Charges (County IT)	5,823	7,764	-	-				-	
2460	Aerial Imagery (County IT)	3,000	3,000	3,000	3,000.00				3,000	100%
2895	Rent/Lease Equipment (copier)	5,257	5,100	5,100	3,431.50	482.06	394.24	429.06	4,737	93%
2905	Office/Hearing Chamber Rental	101,369	60,669	60,669	45,396.31	14,661.00	405.00		60,462	100%
2940	Private Mileage	953	3,596	3,596	3,915.25	470.27	480.75		4,866	135%
2941	Conference/Training		5,490	5,490	7,689.31	300.00			7,989	146%
2942	Hotel		12,350	12,350	5,581.99				5,582	45%
2943	Meals		1,200	1,200	214.90		103.46		318	27%
2944	Car Rental			-			336.73		337	
2945	Air Travel		800	800	594.91				595	74%
2946	Other Travel		300	300	135.00		242.30		377	126%
5012	Transfer to County (Staples & Microsoft)	3,671	6,689	6,689	839.43		247.14	3,188.35	4,275	64%
TOTAL SERVICES & SUPPLIES		\$ 429,335	\$ 384,854	\$ 434,691	\$ 312,236	\$ 34,565.10	\$ 45,423.05	\$ 29,889.98	\$ 422,114	97%
TOTAL EXPENDITURES		\$ 1,137,233	\$ 1,168,720	\$ 1,218,557	\$ 831,475	\$ 91,672.91	\$ 126,940.08	\$ 85,986.00	\$ 1,136,074	93%
TRUST TRANSFERS										
9990	SBCERA Additional Payment		50,000	100,163	50,163.00			50,000.00	100,163	100%
TOTAL TRUST TRANSFERS		\$ -	\$ 50,000	\$ 100,163	\$ 50,163	\$ -	\$ -	\$ 50,000.00	\$ 100,163	100%
TOTAL APPROPRIATION		\$ 1,137,233	\$ 1,218,720	\$ 1,318,720	\$ 881,638	\$ 91,672.91	\$ 126,940.08	\$ 135,986.00	\$ 1,236,237	94%

Attachment #1

Budget Spreadsheets

ACCT. #	ACCOUNT NAME	JULY 1 2022	INCREASES	TRANSFERS OUT	TOTAL
	RESERVES (Increases)				
6000	Contingency (Assigned)	25,000	5,000	-	30,000
6025	General (Assigned)	175,000	25,000	-	200,000
6030	Compensated Absences (Committed)	152,095	5,000	-	157,095
6035	Salary for Extra Pay Period (Committed)	3,000	3,000	-	6,000
TOTAL RESERVES (Increases)		\$ 355,095	\$ 38,000	\$ -	\$ 393,095


Attachment #1

Budget Spreadsheets

ACCT #	ACCOUNT NAME	ACTUAL YEAR-END FY 21-22	ADOPTED FY 22-23	AMENDED APRIL 2023	THRU 3RD QUARTER	APRIL	MAY	JUNE	TOTAL THRU JUNE	% THRU JUNE
8500	Interest	6,288	10,000	10,000	6,457.71	7,175.80			13,634	136%
9984	Interest Adjustment				16,581.64				16,582	
8842	Apportionment	1,090,497	1,090,497	1,090,497	1,090,497.00				1,090,497	100%
					-				-	
	Fees and Deposits (Current Services):				-				-	
9545	Individual Notice Deposit	12,060	9,000	9,000	11,000.00		1,000.00	1,796.64	13,797	153%
9555	Legal Services Deposit	14,300	12,000	12,000	12,012.52		2,000.00	364.60	14,377	120%
9595	Protest Hearing Deposit	1,500	3,000	3,000	-				-	0%
9655	Digital Mapping Fee	740	2,735	2,735	-				-	0%
9660	Environmental Deposits	4,282	7,800	7,800	8,600.00		1,000.00	2,100.00	11,700	150%
9800	LAFCO Fee	75,459	71,044	71,044	34,100.00		21,699.00	2,801.00	58,600	82%
	Total Fees and Deposits	108,341	105,579	105,579	65,712.52	-	25,699.00	7,062.24	98,474	93%
	OTHER REVENUES									
9910	Prior Year Activity (refunds, collections)				(9,299.00)			(144.47)	(9,443)	
9930	Miscellaneous	(15,421)	-	100,000	42,030.14	38,847.50		28,880.00	109,758	110%
9970	Carryover of Open Proposals	33,968	50,644	50,644	43,469.30				43,469	86%
9973	Stale-dated Checks	96,575			-	724.86			725	
	TOTAL OTHER REVENUES	115,122	50,644	150,644	76,200.44	39,572.36	-	28,735.53	144,508	96%
	TOTAL REVENUES	\$ 1,320,247	\$ 1,256,720	\$ 1,356,720	\$ 1,255,449.31	\$ 46,748.16	\$ 25,699.00	\$ 35,797.77	\$ 1,363,694	101%

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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www.sbclafco.org

DATE: AUGUST 9, 2023 
FROM: SAMUEL MARTINEZ, Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #12: EXECUTIVE OFFICER'S REPORT

LAFCO REMINDER – MEETING SCHEDULE:

Please note the meeting schedule for the remainder of the calendar year:

- September 20
- October 18 – No LAFCO meeting, CALAFCO Conference
- November 15
- December 20 – No LAFCO meeting

CALAFCO ANNUAL CONFERENCE:

Standard Registration for the 2023 CALAFCO Conference is now open through August 31. This year, the conference will be held in Monterey from October 18-20. Please contact the office if you have not confirmed your attendance.

SOUTHERN REGION LAFCOs:

The Southern Region LAFCOs met virtually on July 25. The Chair and LAFCO staff attended the meeting.

STAFF SITE VISITS:

Staff attended the City of Chino's Planning Commission meeting on July 19 regarding the City's initiation of the East End annexation area.