

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

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**Project Title:** South Hills Preserve Annexation and Pre-Zoning

**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:** City of Loma Linda  
**Address:** 25541 Barton Road  
Loma Linda, CA 92354

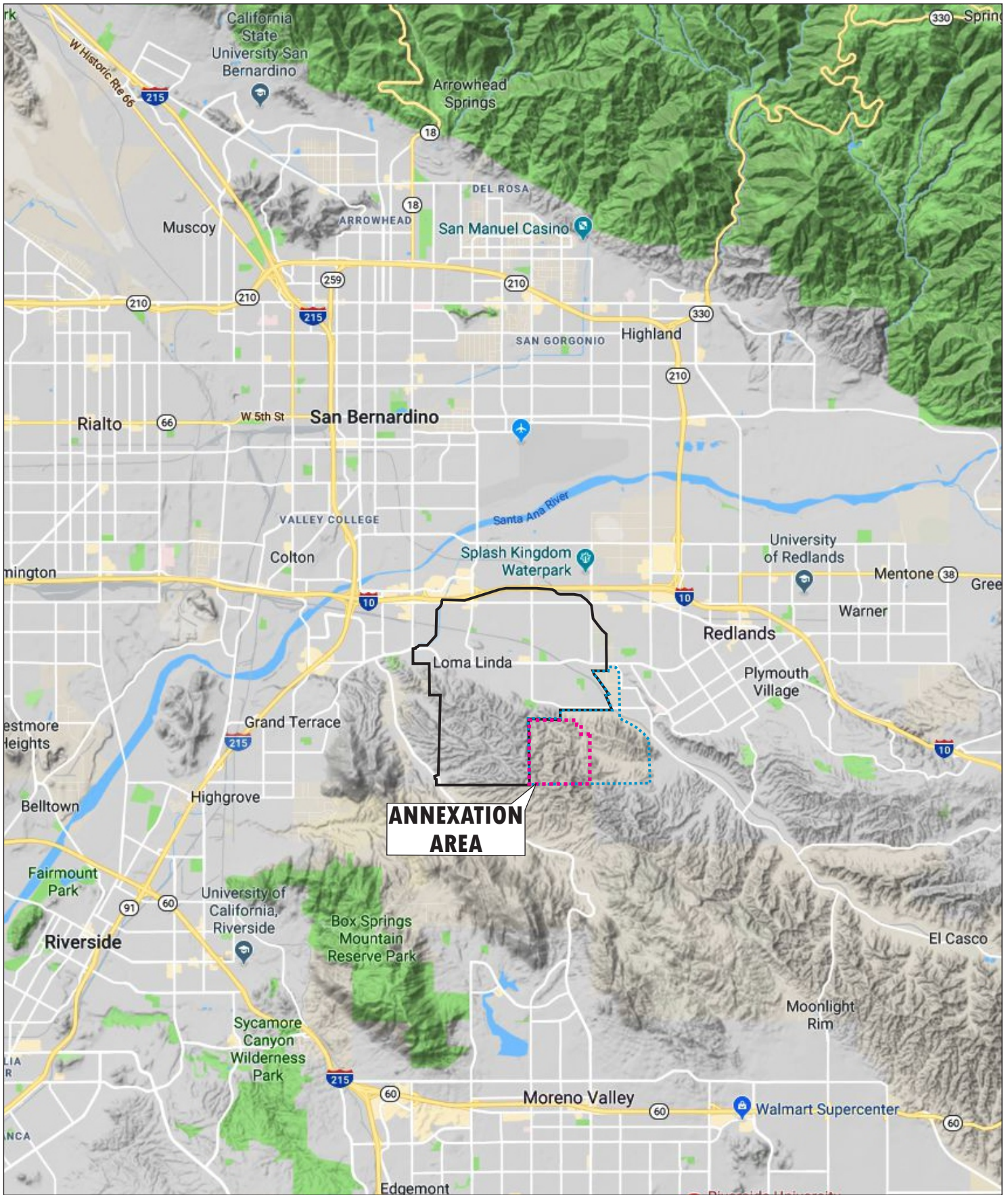
**General Plan Designation:** Hillside Conservation (HR-C) and Low Density Hillside Preservation (HR-LD) (City of Loma Linda); Rural Living (RL-10) (County of San Bernardino)

**Zoning:** Rural Living (County of San Bernardino)

**Project Location:** The Annexation/Pre-zoning area ("Annexation area") is located within the unincorporated portion of San Bernardino County within the City of Loma Linda's Sphere of Influence (see Figure 1) and encompasses an approximate 664-acre area generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue (see Figure 2 –Annexation Area and Proposed Pre-Zoning). The approximate 664-acre Annexation area is currently vacant, owned by the City of Loma Linda, and includes 11 parcels (APNs 0294-011-01, 02, 30, 31, 32, 33, 34, 35, 0294-021-020, 21, and 22).

**Project Description:**

The City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned site located near the existing southern City limit boundary and within the City's Sphere of Influence (SOI). The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. The Annexation area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10) and by the City's General Plan Amendment adopted by the 2006 Measure V Initiative as: Hillside Conservation (HR-C) for approximately 374 acres: and Low Density Hillside Preservation (HR-LD) for approximately 290 acres (see Figure 3 – Existing County of San Bernardino Land Use Zoning Districts). The City of Loma Linda is pre-zoning the Annexation area to include approximately 374 acres of HR-C (0 to 1 dwelling unit per 10 acres) for the western two-thirds of the Annexation area and approximately 290 acres of HR-LD (0 to 1 dwelling unit per 10 acres) for both the eastern one-third of the Annexation area and a 12-acre area located at the southwest corner of the Annexation area (see Figure 4 City of Loma Linda Zoning Map). The Pre-Zoning of the 664-acre area is in accordance with Measure V (a growth-restricting initiative passed by city voters in November 2006) which established the proposed land use designations within the City's Sphere of Influence including the Annexation area.





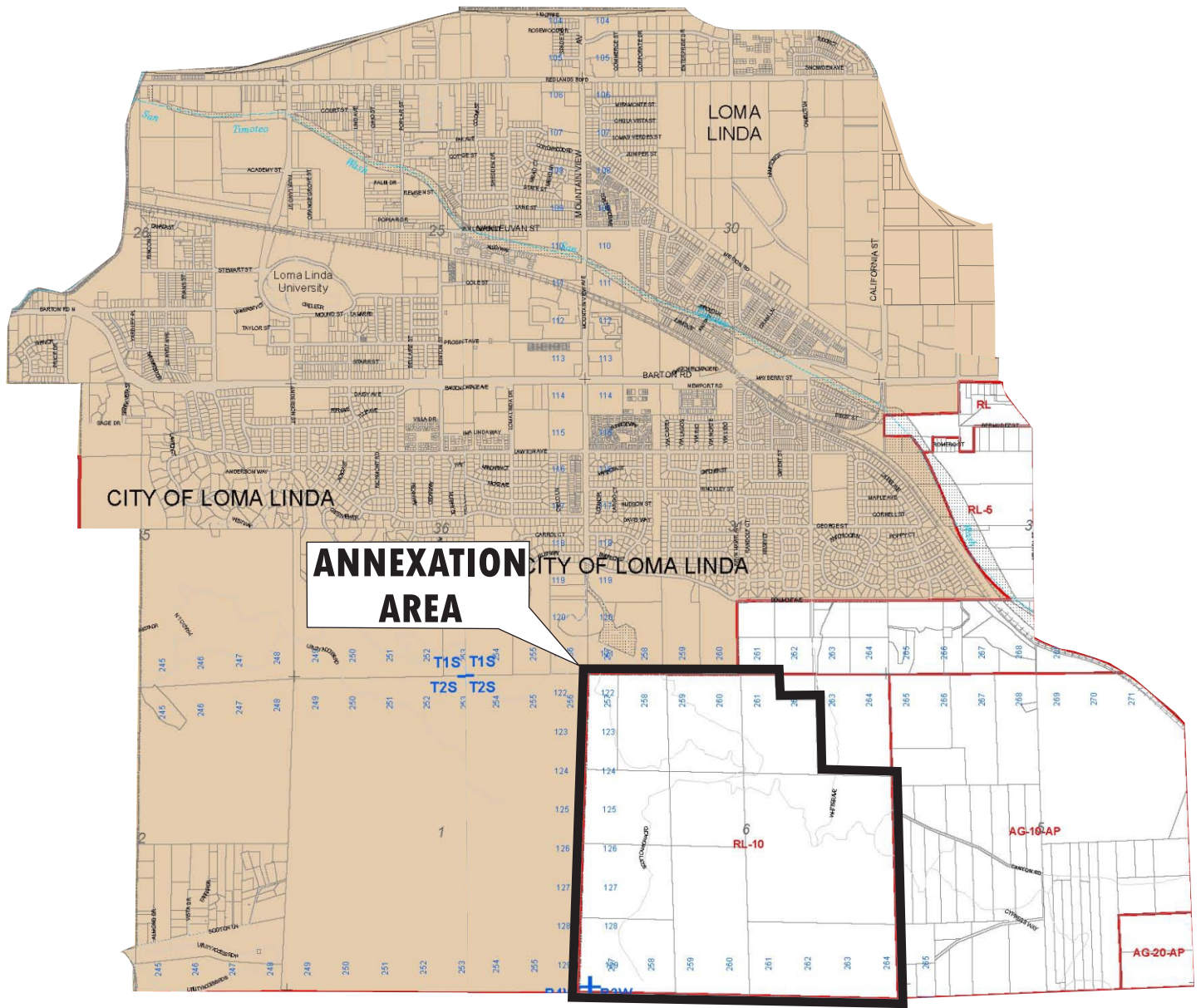


## ANNEXATION AREA WITH PROPOSED PRE-ZONE

South Hills Preserve Annexation

- Annexation Boundary and General Plan Designation: South Hills Preserve
- Low Density Hillside Preservation (HR-LD)
- Hillside Conservation (HR-C)

Measure "V" D. Principle Four, 1: City-owned land cannot be developed, may only be traded for other undevelopable land with some very strict conditions which would impose the ban on development on the acquired land for a net zero development change.

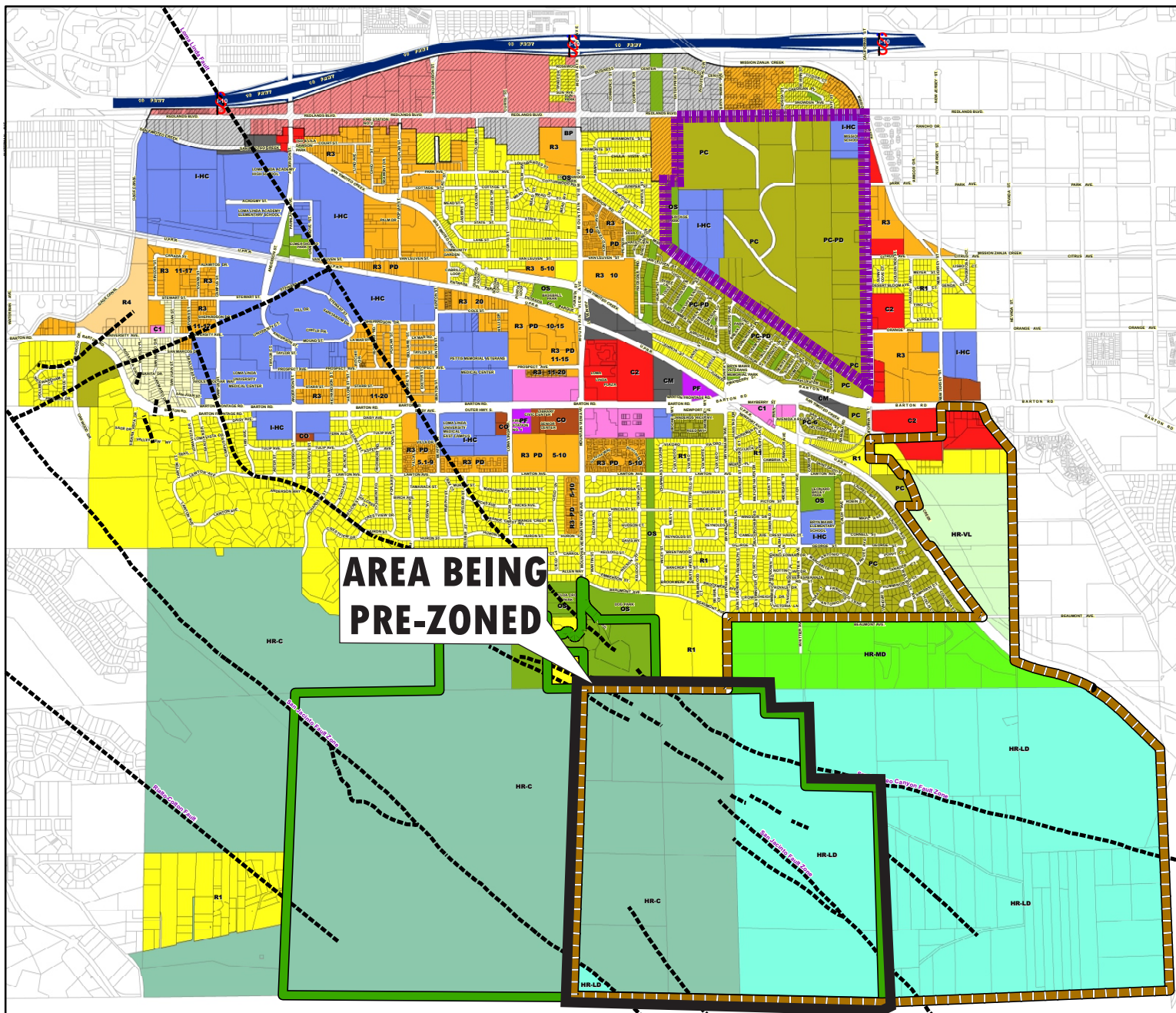


### Land Use Zoning Districts

<b>AG</b> – Agriculture	<b>CS</b> – Service Commercial	<b>RC</b> – Resource Conservation
<b>CG</b> – General Commercial	<b>FW</b> – Floodway	<b>RL</b> – Rural Living
<b>CH</b> – Highway Commercial	<b>IC</b> – Community Industrial	<b>RM</b> – Multiple Residential
<b>CN</b> – Neighborhood Commercial	<b>IN</b> – Institutional	<b>RS</b> – Single Residential
<b>CO</b> – Office Commercial	<b>IR</b> – Regional Industrial	<b>SD</b> – Special Development
<b>CR</b> – Rural Commercial	<b>OS</b> – Open Space	<b>SP</b> – Specific Plan

County designated Land Use Zoning Districts do not apply to Federal or State owned property.





- CITY SPHERE OF INFLUENCE
- SOUTH HILLS PRESERVE
- THE GROVES AT LOMA LINDA SPECIFIC PLAN BOUNDARY
- FAULT LINES

#### RESIDENTIAL ZONES

- SINGLE-FAMILY RESIDENTIAL (R1) 0-4 DU/AC
- MEDIUM DENSITY RESIDENTIAL (R2) 0-9 DU/AC
- HIGH DENSITY RESIDENTIAL (R3) 0-13 DU/AC
- VERY HIGH DENSITY RESIDENTIAL (R4) 0-20 DU/AC

#### HILLSIDE RESIDENTIAL ZONES

- HILLSIDE CONSERVATION (HR-C) 0-1 DU/10AC
- LOW DENSITY HILLSIDE PRESERVATION (HR-LD) 0-1 DU/10AC
- MEDIUM DENSITY HILLSIDE PRESERVATION (HR-MD) 0-1 DU/5AC
- RURAL ESTATES (HR-RE) 0-1 DU/AC
- VERY LOW DENSITY (HR-VL) 0-2 DU/AC

#### SPECIAL PURPOSE ZONES

- PUBLIC FACILITIES (PF)
- INSTITUTIONAL/HEALTHCARE (I-HC)
- OPEN SPACE
- PLANNED COMMUNITY (PC)

#### COMMERCIAL AND INDUSTRIAL ZONES

- BUSINESS PARK (BP)
- NEIGHBORHOOD COMMERCIAL (C1)
- GENERAL COMMERCIAL (C2)
- COMMERCIAL MANUFACTURING (CM)
- COMMERCIAL OFFICE (CO)

#### EAST VALLEY CORRIDOR SPECIFIC PLAN

- EVC-INSTITUTIONAL
- EVC-GENERAL COMMERCIAL
- EVC-COMMERCIAL INDUSTRIAL
- EVC- SINGLE FAMILY RESIDENTIAL
- EVC-MULTI FAMILY RESIDENCE
- EVC-SPECIAL DEVELOPMENT (SD)
- PD PLANNED DEVELOPMENT

#### Amendments

REVISION DATE: 6/5/2019

2

0 350 700 1,400 2,100 2,800 Feet



City of Loma Linda

The Annexation area is currently vacant and in accordance with Measure V is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No future development could be permitted in the annexation area unless Measure V is rescinded. The Annexation area does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.) except for fire and police services, nor would the area require an extension of any services upon annexation. The Proposed Project does not include development and the Annexation area would continue to be used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails.

Annexation of the approximate 664-acre area would not incur costs associated with the extension of service as no development is proposed. The annexation would result in the transfer of property tax revenue from the County of San Bernardino to the City of Loma Linda. A total of 11 parcels occur within the South Hills Preserve annexation area. For fiscal year 2019 a total of \$18,470.33 was paid to San Bernardino County by the City of Loma Linda as part of the general tax levy paid by landowners through their property taxes. Upon annexation the payment of property taxes to the County of San Bernardino would cease and the City would thereby realize an increase in current assets. No other fiscal impact associated with the annexation or de-annexation would result.

#### **Development of Annexation Area Under County of San Bernardino Land Use Designation (RL-10)**

The 664-acre Annexation area is currently vacant. Under the County of San Bernardino General Plan, the Annexation area is zoned Rural Living (RL-10) and could be developed with up to one dwelling unit per 10 acres<sup>1</sup>. Under the County's designation of RL-10 (and assuming Measure V were rescinded) the Annexation area could be developed with approximately 64 dwelling units.

#### **Development Under Proposed City of Loma Linda Land Use Designations HR-C and HR-LD.**

Upon annexation and under City of Loma Linda Pre-Zoning conditions, the Annexation area would be HR-C and HR-LD. These land use designations as adopted by Measure V for the Annexation area would allow development of up to one unit per 10 acres; resulting in a total of 64 dwellings units. However, the 664-acre Annexation area is owned by the City and the City intends long-term preservation of open space. Additionally, with Measure V in place no future development would be permitted for City-owned land occurring within the area.

#### **Comparison of Development Under County Verses City Land Use Designations**

Under the existing County designation of RL-10, a total of 64 dwelling units could be developed. Under the proposed City Pre-Zoning designation of HR-C and HR-LD, a total of 64 dwelling units could also be developed. Therefore, upon annexation the City's zoning would allow for the

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<sup>1</sup> Maximum housing density of the RL Land Use Zone District is one unit per 2.5 acres. The actual number of units allowed is determined by the County through subdivision or planning permit approval, as applicable. The designation of RL-10 denotes a standard of one unit per 10 acres.

same number of units within the 664-acre Annexation area when compared to the County. However, the 664-acre Annexation area is owned by the City. The City intends to annex the area for the purposes of the long-term preservation of open space and eliminating the property tax liability. With Measure V in place (City of Loma Linda General Plan Chapter 2A Growth Management Element) no future development would be permitted for City-owned land occurring within the Hillside Conservation Area, the Expanded Hillside Area, and the Hillside Preservation Area except as provided in Chapter 2A.

Vacant areas that are 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.

### **Surrounding Land Uses and Setting:**

Surrounding properties and associated land use designations are shown on Figure 5 (Proposed City of Loma Linda Pre-Zoning). Property to the north of the 664-acre annexation area within the City of Loma Linda land use designations of Open Space (OS), Rural Estates (HR-RE; 0-1 dwellings units per acre), and Medium Density Hillside Preservation (HR-MD; 0-1 dwelling units per acre), and contains recreational uses (Hulda Crooks Park), agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant lands that have a land use designation of South Hill Preserve and are zoned Hillside Conservation (HR-C). Properties to the east are vacant, occur within the City's Sphere of Influence and within unincorporated County area and are designated Rural Living (RL-10).

### **Existing Service Conditions**

The 664-acre Annexation area currently receives fire protection services from the City of Loma Linda through contract with the County of San Bernardino Fire Department. Upon annexation responsibility for providing fire protection services for the 664-acre area would transfer from the County to the City. Law enforcement services for the Annexation Area are currently provided under contract by the County of San Bernardino Sheriff's Department. Upon annexation law enforcement services would transfer from the County of San Bernardino to the City of Loma Linda. The Annexation area does not receive water or sewer service, or any other public/private utility services and the Proposed Project does not include an extension of any services to the annexation area.

Concurrent with the proposed Pre-Zoning Application, an Annexation application will be filed and processed through the San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 664-acre Annexation area into the City of Loma Linda. All parcels within the 664-acre area are required to be pre-zoned before annexation can occur. The Annexation area is adjacent to the City's southern boundary and within its Sphere of Influence.

### **Other Agency Approval**

- **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 change.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

The discussion of an "Environmental Setting" as mandated in Section 15063(d)(2) of the 2019 CEQA Statute & Guidelines, is not described in great detail for certain sections of this Initial Study for the reason that the Proposed Project will not change the existing physical environment.

## DETERMINATION

On the basis of this initial evaluation:

- (✓) I find that the Proposed Project COULD NOT have a significant effect on the environment, and 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.

Signature:   
Community Development Director

Date: 10-22-19



## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

## EVALUATION OF ENVIRONMENTAL IMPACTS

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point), If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	( )	( )	( )	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	( )	(✓)

### Impact Discussion:

- a) **No Impact.** The City of Loma Linda's General Plan identifies the South Hills Preserve which includes the approximate 664-acre Annexation area, as an important scenic backdrop to the City. In addition, the San Bernardino Mountains are visible north of the Annexation area. Under the proposed Annexation, the approximate 664-acre area would remain vacant, and therefore no substantial effects on a scenic vista including the San Bernardino Mountains and the South Hills Preserve would result. No impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Annexation area does not occur near a State Scenic Highway. In addition, no development is associated with the Annexation which includes the Pre-Zoning of the approximate 664-acre area, and therefore no damage to a scenic resource including any trees, rock outcroppings or historic buildings within a State Scenic Highway would result. No impact is identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** No development is associated with the Annexation, and Pre-Zoning of the area would not indirectly result in growth for the area. Therefore, no substantial degradation to the existing visual character or quality of public views of the site and its surroundings would result. No impact is identified or anticipated, and no mitigation measures are required.



- d) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area would not result in any new development and therefore would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. No impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURAL AND FORESTRY RESOURCES.</b> 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?	( )	( )	( )	(✓)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** According to the California Department of Conservation Farmland Mapping and Monitoring Program Map “San Bernardino County Important Farmland 2010 Sheet 2 of 2” the Annexation area is located on land identified as grazing land. The City of Loma Linda General Plan Conservation and Open Space Element (Figure 9.2, Land Use and Vegetation), identifies the Annexation area as being vegetated with coastal sage scrub/non-native grasslands. Implementation of the proposed Annexation and Pre-Zoning of the 664-acre area would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Annexation area 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 not enrolled in a Williamson Act contract and is mapped by Farmland Mapping & Monitoring Program (FMMP) as grazing land. No Williamson Act land occurs within the Annexation area. No impact is identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The Annexation Area is classified as grazing land by the California Department of Conservation but neither the County’s or City’s general plan designates the area for future agricultural use. Additionally, neither the County’s or City’s general plan identifies the area for forest land uses. Therefore, no impacts are anticipated related to the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Proposed Annexation and Pre-zoning of the 664-acre area would not result in the loss of forest land or conversion of forest land to non-forest use. The Annexation area is designated by the County of San Bernardino as Rural Living and occurs within the City’s Sphere of Influence which does not have a zoning designation for forest land, timberland, or timberland zoned for timberland production within City limits. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The Annexation area is classified as grazing land by the California Department of Conservation and is not planned for future agricultural use in either the County’s General Plan or City’s General Plan. Additionally, the Annexation Area does not occur within an area identified as forest land. No impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The Annexation area 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. No development is associated with the proposed Annexation or Pre-Zoning and none is foreseen in the future as, in accordance with Measure V, the City intends to preserve the area as vacant, open space. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** No development is associated with the proposed Annexation and none is foreseen in the future as the City intends to preserve the area as vacant, open space. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** No development is associated with the proposed Annexation. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning of the 664-acre area, the Proposed Project would not result in any emissions, including odors that would adversely affect a substantial number of people. 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
<b>IV. BIOLOGICAL RESOURCES.</b> 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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning of the 664-acre area, the Project would not result in an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** Since no development is associated with the Proposed Annexation and Pre-Zoning, the Project would not result in any adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The proposed Annexation and Pre-Zoning would not have a substantial adverse effect on any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, as no development is associated with the Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** Since the proposed Annexation and Pre-Zoning does not include development, it would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The proposed Annexation and Pre-Zoning would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no development is proposed which would require the removal of such resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Annexation area does not occur within, nor would its approval interfere with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation 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
<b>V. CULTURAL RESOURCES.</b> 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) **No Impact.** The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View

Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. Since no development is proposed as part of the Project, no adverse change in the significance of a historical resource would result. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** No development is associated with the Annexation and Pre-Zoning of the 664-acre area. Therefore, the Project would not cause a substantial adverse change in the significance of an archeological resource. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project does not include earthwork of any type which would have the potential for disturbing human remains. 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
<b>VI. ENERGY.</b> 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The Project includes the Annexation of 664-acres and a Pre-Zoning of the area to include Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The Annexation and Pre-Zoning does not include development and therefore would not result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The proposed Annexation and Pre-Zoning does not include development which would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. 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
<b>VII. GEOLOGY AND SOILS.</b> 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 waste water disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

**Impact Discussion:**

The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

a)

- i) **No Impact.** According to the Alquist Priolo Fault Activity Map of California the Loma Linda fault and the San Jacinto fault occur within the Annexation area. Both faults are within the San Jacinto fault zone. The Loma Linda fault is

identified as inactive and the San Jacinto fault is identified as active. Additionally, the Live Oak Canyon fault from the Crafton Hills fault zone also intersects the Annexation area from the east. The Annexation area is currently vacant and strictly used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. Since no development is proposed, no people or structures will be subject to the rupture of a known earthquake fault. No impact is identified or anticipated, and no mitigation measures are required.

- ii) **No Impact.** The San Jacinto fault zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the Annexation area and is considered the most important fault to the site with respect to the hazards of seismic shaking and ground rupture. Historically, more significant earthquakes have occurred on the San Jacinto fault zone than any other fault in Southern California. However, the Annexation area does not include any habitable structures and in accordance with the City's Measure V, no development will be allowed in the annexation area unless Measure V is rescinded. Based on the incorporation of applicable measures and the proposed continuation of the existing passive recreational activities, no impacts are identified or anticipated, and no mitigation measures are required.
  - iii) **No Impact.** Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to the City of Loma Linda's Geologic Hazards map, the Annexation area is not within a liquefaction zone. Additionally, there are no canals, levees, or flood control channels that may be vulnerable to the earthquake-induced effects of liquefaction, lateral spreading and primary fault rupture within the Annexation area. Therefore, no impact is identified or anticipated, and no mitigation measures are required.
  - iv) **No Impact.** The Annexation area is mapped within a Moderate to High landslide susceptibility zone with the addition of a few Existing Landslide zones within the San Bernardino County's Geologic Hazard Overlay. However, the approximate 664-acre Annexation area is currently vacant and in accordance with the City's Measure V, no new development is proposed or will be allowed in the annexation area unless Measure V is rescinded. Therefore, people or structure would not be subject to the risk of loss, injury or death involving landslides. No impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Annexation area is currently vacant and includes unmaintained trails for pedestrian and bicycle uses strictly for passive recreational activities. No new development is being proposed within the 664-acre Annexation area. According to the City of Loma Linda's Geologic Hazards map, the Annexation area is within an area of steep slopes and slope instability. The Loma Linda General Plan further characterizes the South Hills Preserve area as having steep natural slopes, which are susceptible to instability. The type of instability anticipated in this area includes deep-seated landslides, surficial soil slips, wet debris flows, and surficial creep. Most of these mapped landslides appear to be relatively recent (less than 11,000 years). No grading or development is proposed. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** According to the United States Department of Agriculture's Web Soil Survey, the Annexation area consists mainly of Saugus sandy loam (ShF) that covers approximately 93.3 percent of the area. The second most prominent soil is the San Timoteo loam (SgF2) with an approximate cover of 5.3 percent. Both soils are typical of 30 to 50 percent slopes and are classified as well-drained soils typical of hillsides. No development is proposed and no potential risk to life and property from unstable geologic units or soils is anticipated. Therefore, no impact is identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Annexation area does not consist of expansive soils. The Saugus sandy loam and the San Timoteo loam soils are considered well drained and do not consist of clay. No development is proposed in the Annexation area and therefore, no substantial risks to life or property are expected from the potential shrinking and swelling of soils. No impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The Annexation area is currently vacant and does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.) except for fire and police services, nor would the extension of any services be required upon approval of the Annexation. No septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater are proposed. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS.</b> 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** 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 (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). 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 MTCO<sub>2</sub>E per year has been adopted by SCAQMD for all non-industrial uses. Since the Annexation and Pre-Zoning does not include development, no construction or operational emissions are associated with the Project. Therefore, the Project would not generate greenhouse gas emissions, either directly or indirectly. No impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD. Since there are no project-related activities associated

with the Annexation and Pre-Zoning of the approximate 664-acre area, the Project would not conflict with any local or regional greenhouse gas plans. Therefore, no significant adverse 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
<b>IX. HAZARDS AND WASTE MATERIALS.</b> Would the project:	( )	( )	( )	(✓)
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)
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:**

Pre-Zoning for the approximate 664-acre Annexation area will be Hillside Conservation (HR-C) for approximately 374 acres and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The 664-acre area is currently vacant and used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. The proposed Pre-Zoning is in



accordance with Measure V, the growth-restricting initiative passed by city voters in November 2006. No development will be allowed in the Annexation area unless Measure V is rescinded.

- a) **No Impact.** The Annexation would not result in changes that would include routine transport, use or disposal of hazardous material. If future development occurs, any hazardous material uses would be required to comply with all applicable local, state, and federal standards associated with the handling and storage of hazardous materials. No construction or post-construction operational uses are proposed. Therefore, there would be no routine transport or use of hazardous materials. No impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Annexation is the change in jurisdictional boundaries and includes no direct construction or site improvements. Currently, the 664-acres are used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. The Annexation and Pre-Zoning would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment as no development would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The Annexation area is within the City of Loma Linda's Sphere of Influence and is generally located west of Whittier Avenue, east of Mountain View Avenue, north of the riverside/San Bernardino county line, and south of Beaumont Avenue. No existing or proposed school is within a quarter-mile of the proposed Annexation area, and hazardous emissions will not be emitted and no acutely hazardous materials, substances, or waste will be used on-site as no development is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from DTSC EnviroStor online database on May 22, 2019 and the Annexation area is not identified on the list nor are there any listed sites in the immediate surrounding area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** As identified in the San Bernardino County General Plan- Hazard Overlay Map FH31B and in the City of Loma Linda General Plan, there are no existing public airports or adopted airport land use plans within two miles of the Annexation area. The nearest airport to the Annexation area is the San Bernardino International Airport approximately 6.5 miles north of the Annexation area. Approval of the Annexation area would not result in a safety hazard or excessive noise. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- f) **No Impact.** The proposed Annexation and Pre-Zoning of the approximately 664-acre area is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The current use of the 664-acre City-owned site includes passive recreational activities. The approval of the

Pre-Zoning application would not change the current use of the Annexation area and would not create an obstruction to surrounding roadways or other access routes used by emergency response units. Currently, access to the South Hills Preserve is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

- g) **No Impact.** The Annexation area lies within Fire Safety Overlay District Area 3 (FS3) as identified in the San Bernardino County General Plan- Hazard Overlay Map FH31-B. FS3 includes lands that are primarily within the wildland-urban interface of the Valley Region and consist of varying terrain from relatively flat to steeply sloping hillside areas. These areas are subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fires during extreme fire behavior conditions. Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and from Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. No people or structures, either directly or indirectly, are expected to be exposed to a significant risk of loss, injury or death involving wildland fires as no development is proposed. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY.</b> 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?	( )	( )	( )	(✓)
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;	( )	( )	( )	(✓)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	( )	( )	( )	(✓)
(iv) impede or redirect flood flows?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

**Impact Discussion:**

The Annexation area is currently within an unincorporated area of San Bernardino County and within the City of Loma Linda's Sphere of Influence. The 664-acre area is currently used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. Under Measure V, a growth-restricting initiative passed by city voters in November 2006, the Annexation area would be zoned as Hillside Conservation and Low Density Hillside Preservation; both of which allow 0 to 1 dwelling units per 10 acres.

- a) **No Impact.** The Proposed Annexation and Pre-Zoning of the 664-acre area does not include construction that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, no impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The proposed Annexation would not decrease groundwater supplies or interfere substantially with groundwater recharge as no changes in the existing use (i.e., vacant land) would result. The Annexation area is currently used for passive recreational activities including unmaintained trails for pedestrian and bicycle use. The City of Loma Linda currently provides water services and potable water to the City via the Bunker Hill groundwater basin, a long-term water source for the City. The Annexation does not include development nor is any major development anticipated within the South Hills Preserve. Therefore, no impact is identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The Annexation of the approximately 664-acre area into the City of Loma Linda is a jurisdictional change and does not include any development. No alteration to 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 will occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
  - i) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include

development. No change in erosion or siltation are anticipated. Currently the Annexation area includes passive recreational activities including unmaintained trails for pedestrian and bicycle use. No impact is identified or anticipated, and no mitigation measures are required.

- ii) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. The Annexation would cause no direct increase in water runoff. No impact is identified or anticipated, and no mitigation measures are required.
- iii) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. It would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impact is identified or anticipated, and no mitigation measures are required.
- iv) **No Impact.** The Annexation and Pre-Zoning of the approximate 664-acre area into the City of Loma Linda is a jurisdictional change and does not include development. No flood flows would be redirected or impeded. Therefore, no impact is identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Annexation area is within an area of minimal flood hazard as designated in the Federal Emergency Management Agency (FEMA) Flood Map No. 06071C8711H for the Annexation area. The Annexation area lies approximately 50 miles inland and is not adjacent to any marine or inland water bodies. The Annexation area would not be subject to inundation by seiche, tsunami, or mudflow. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The Annexation area is within the planning area of the 2015 San Bernardino Valley Regional UWMP which provides regional planning for groundwater management. The change in jurisdiction from County of San Bernardino to City of Loma Linda would not change any details of the UWMP. The proposed Annexation does not include any development and therefore would not change groundwater levels or quality. The Annexation would therefore not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. 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
<b>XI. LAND USE AND PLANNING.</b> 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The City of Loma Linda is initiating the annexation of an approximate 664-acre City-owned site located near the City's southern boundary and within the City's Sphere of Influence. The Annexation area is located within an unincorporated portion of San Bernardino County generally located west of Whittier Avenue, east of Mountain View Avenue, north of the Riverside/San Bernardino county line, and south of Beaumont Avenue. The Annexation area occurs within an area designated by the County of San Bernardino as Rural Living (RL-10) and is identified within the City's Sphere of Influence and Measure V as Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. The Proposed Pre-Zoning is in accordance with Measure V and the Project does not include any alterations which would result in physically dividing an established community. No impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Proposed Annexation and Pre-Zoning of the 664-acre area does not include a change in City-designated land uses from that which was approved by the voters in 2006. The Proposed Pre-Zoning is in accordance with Measure V which includes Hillside Conservation (HR-C) for approximately 374 acres, and Low Density Hillside Preservation (HR-LD) for approximately 290 acres. Therefore, the Project would not 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. 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
<b>XII. MINERAL RESOURCES.</b> 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The Annexation area is composed of hills classified primarily as a Pleistocene non-marine sedimentary unit referred to as the San Timoteo Formation. This formation contains a high percentage of poorly indurated conglomerate and residual clays. The Annexation area is classified as a Mineral Resource Zone 3 (MRZ-3) zone within the San Bernardino P-C Region. These areas incorporate land containing aggregate mineral deposits, the significance of which cannot be evaluated from available data. However, the 664-acre Annexation area is currently vacant and used strictly for passive recreational activities and does not propose any development or excavating. Therefore, the Project would not result in the loss of



availability of a known mineral resource in the area. No impact is identified or anticipated, and no mitigation measures are required.

- b) **No Impact.** No mineral resource sites are identified in the Annexation area on any general plan, specific plan, or other land use plan. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. NOISE.</b> 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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** Annexation and Pre-Zoning of the 664-acre site would not result in the generation of any temporary or permanent increase in ambient noise levels in the vicinity of the area in excess of standards established in the County and City's general plans and/or noise ordinance, as no development is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project would not result in any groundbourne vibrations as no construction activities would occur as part of Annexation and Pre-Zoning of the 664-acre area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** There are no existing private airstrips, public airports or adopted airport land use plans within two miles of the Annexation area. The nearest airport to the Annexation area is the San Bernardino International Airport approximately 6.5 miles north of the Annexation area. Approval of the Annexation area would not result in the exposure of people residing or working in the Annexation area to excessive noise levels as no such uses are proposed as part of the Project and no such uses beyond recreational trails

exist within the Annexation area. Therefore, 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
<b>XIV. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The Proposed Annexation and Pre-Zoning does not include development or the extension of utilities or infrastructure which would result in an indirect population growth for the 664-acre area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Proposed Annexation and Pre-Zoning would not displace any existing housing as none currently exists within the Annexation area. 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
<b>XV. PUBLIC SERVICES.</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	( )	( )	( )	(✓)
Police protection?	( )	( )	( )	(✓)
Schools?	( )	( )	( )	(✓)
Parks?	( )	( )	( )	(✓)
Other public facilities?	( )	( )	( )	(✓)

## **Impact Discussion:**

### **Fire Protection**

**No Impact.** Currently, the Project Site is within the City of Loma Linda's Sphere of Influence and is served by the City of Loma Linda Fire Station 251 (approximately 1.5 miles north of the Annexation area) through a joint response/automatic aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. The Fire and Rescue Division handles structural, wildland, vehicle, and refuse fire suppression and has experienced an increase in call volume in the recent years. The need to expand services is being addressed in the budgetary process due to a rapidly increasing rate of calls for service. However, no development or extension of utilities is proposed with the Annexation area. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

### **Police Protection**

**No Impact.** The 664-acre Annexation area currently receives police protection from 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 nearest police station to the Annexation area is the Loma Linda Police Department located approximately 1.4 miles north of the Annexation area. Other than the use of recreational trails, the Annexation area is currently vacant and no development is proposed as part of the Project. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

### **Schools**

**No Impact.** The nearest schools to the Annexation area are Bryn Mawr Elementary School located approximately 1.3 miles northeast of the Annexation area. Additionally, the Loma Linda University is approximately two miles northwest of the Annexation area. However, the proposed Annexation and Pre-Zoning would not include development nor the extension of infrastructure or utilities. Therefore, approval of the Annexation and Pre-Zoning would not increase the number of students currently enrolled in public or private education. No impact is identified or anticipated, and no mitigation measures are required.

### **Parks**

**No Impact.** The proposed Project includes the Annexation and Pre-Zoning of a 664-acre area within the City of Loma Linda's Sphere of Influence. Currently, the nearest park is the Hulda Crooks Park located south and adjacent to the Annexation area's northern boundary. The Annexation area is currently vacant and is used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. No extension of the existing recreational services is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **Other Public Facilities**

**No Impact.** The Annexation area is currently vacant and does not receive public services or utilities aside from fire protection and police protection. The area would not require the extension of City services including water, sewer, and storm drain facilities, as the Annexation

area would continue to be used for passive recreational activities. 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
<b>XVI. RECREATION.</b>				
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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** Approval of the Annexation and Pre-Zoning of the 664-acre area would not directly or indirectly 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. The Annexation, which is part of the South Hills Preserve, would continue to be used for passive recreational trails and approval of the Annexation and Pre-Zoning of the 664-acre area would not increase this use. No impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The proposed Annexation and Pre-Zoning would not require the extension of services as no development is proposed. The Annexation and Pre-Zoning does not include the construction of recreational facilities or require the expansion of recreational facilities and would not result in an adverse physical effect on the environment. The 664-acre Annexation area includes unmaintained trails; no addition to this existing use is proposed. 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
<b>XVII. TRANSPORTATION.</b> Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	( )	( )	( )	(✓)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **No Impact.** Approval of the Annexation and Pre-Zoning would not directly or indirectly increase traffic at the site or surrounding area. The Annexation, which is part of the South Hills Preserve, would continue to be used for passive recreational trails and approval of the Annexation and Pre-Zoning would not increase this use. The Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** Approval of the Annexation and Pre-Zoning would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, including impacts associated with the Project's "vehicle miles traveled," as the Project would not result in the generation of any new vehicle miles traveled either directly or indirectly. The Annexation area would continue to be used for passive recreational use; no changes or expansion of trails or services is proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** Approval of the Annexation and Pre-Zoning would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) as no changes to existing roadways or construction of new roadways are proposed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** Access to the Annexation area is provided along the northern property boundary via Mountain View Avenue/Canyon Road and Whittier Avenue. Internal roadways are unpaved and provide dual function as fire access and hiking/bicycle trails. The Annexation and Pre-Zoning does not include the extension of existing roadways, changes to roadways or construction of new access points. Therefore, the Project would not result in inadequate emergency access. 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
<b>XVIII. TRIBAL CULTURAL RESOURCES.</b>				
a) 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:				
i) 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	( )	( )	( )	(✓)
ii) 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.	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** The Project would not cause a change in the significance of a tribal cultural resource, as no earthwork or construction is proposed. There are no structures on site that would be considered eligible for listing in the California Register of Historical Resources as the Annexation area is currently vacant. On August 27, 2019, the City of Loma Linda Community Development Department mailed a notice of tribal consultation to the interested tribes. In accordance with AB52, requests to consult with the City will be conducted prior to the adoption of this Negative Declaration. Since no development is proposed, the City is not anticipating mitigation measures from the tribes. 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
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	( )	( )	( )	(✓)
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	( )	( )	( )	(✓)
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	( )	( )	( )	(✓)
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	( )	( )	( )	(✓)

**Impact Discussion:** Currently, the 664-acre Annexation area is used for passive recreational activities including unmaintained trails for pedestrian and bicycle uses. The Annexation area is currently vacant and does not receive public services or utilities that involve infrastructure (e.g. water, sewer, etc.). Aside from the existing fire protection services and police protection services, the Proposed Project would not change or include the extension of water or sewer services to the area.

- a) **No Impact.** The Annexation area is currently used strictly for passive recreational activities including unmaintained trails for pedestrian and bicycle use. No extension of services nor development of infrastructure is proposed. Therefore, there would be no relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. No impact is identified or anticipated, and no mitigation measures are required.
- b) **No impact.** Currently the Annexation area does not receive water service or sewer service and the Proposed Project does not include the extension of these services. The proposed Annexation and Pre-Zoning is a change in jurisdictional boundaries and does

not include new development. Therefore, no change in water supply demand would occur. No impact is identified or anticipated, and no mitigation measure is required.

- c) **No Impact.** The Proposed Project involves a change in jurisdictional boundaries. It does not include new development nor an increase or change in wastewater treatment. Therefore, no impact is identified or anticipated, and no mitigation measure is required.
- d) **No Impact.** The Proposed Project includes a Pre-Zoning of the Annexation area in accordance with Measure V which designates the area as Hillside Conservation and Low Density Hillside Preservation and currently consists of unmaintained trails for pedestrian and bicycle use. No solid waste utilities exist or are being proposed as no development is proposed as part of the Project. Therefore, no impact is identified or anticipated, and no mitigation measure is required.
- e) **No Impact.** No change in solid waste generation is anticipated within the Annexation area. Hikers and other patrons of the existing trails are expected to pack up any refuse they may generate and abide the understanding of “Leave No Trace” after visiting the area. No development is proposed, and the area will remain as unmaintained trails for passive recreational use. No impact is identified or anticipated, and no mitigation measures are required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XX. Wildfire</b> – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	( )	( )	( )	(✓)
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:** The Annexation area is located south of the City of Loma Linda and within the City's Sphere of Influence. The area is within a Hazardous Fire Area as identified in Figure 10.3 of the City of Loma Linda's General Plan, Urban Wildland Interface Division Line/Hazardous Fire Area.

- a) **No Impact.** Access to the Annexation area is provided from the northern boundary via Mountain Avenue/Canyon Road and from Whittier Avenue which functions as both fire access and hiking/bicycle trails. Annexation and Pre-Zoning of the area would not change the current state of the site or the surrounding area as no development is associated with the Project. Therefore, the Project would not impair an adopted emergency response plan or emergency evacuation plan currently in place. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **No impact.** The Annexation area is within a Hazardous Fire Area as depicted in Figure 10.3 of the City of Loma Linda's General Plan, Urban Wildland Interface Division Line/Hazardous Fire Area. This area as well as most of the City's southern Sphere of Influence, is located south of the Urban Wildland Interface Division Line and has a high susceptibility to wildland fire hazards due to a combination of its topography, weather, fuel, which could be exacerbated by possible high winds and limited access. The Annexation and Pre-Zoning of the 664-acre area does not include development and therefore would not expose people or occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The approximate 664-acre Annexation area is currently vacant and would not include development nor the extension of services to the area. Currently, the Annexation area does not receive water or sewer service and extension of these services is not proposed. The Project does not include the installation or maintenance of any roads, fuel breaks, emergency water sources, power lines or other utilities that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The nearest residential structure to the proposed Annexation area is approximately 0.34 miles to the north. The Pre-Zoning of the 664-acre area is in accordance with Measure V (a growth-restricting initiative passed by city voters in November 2006) which established the proposed land use designations within the City's Sphere of Influence including the Annexation area. No residential structures are proposed as part of the Project. Therefore, no people or structures would be exposed 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially 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, substantially 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?	( )	( )	( )	(✓)

**Impact Discussion:**

- a) **No Impact.** Approval of the Annexation and Pre-Zoning does not involve construction or earthwork and therefore would not 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No significant adverse impacts are identified or anticipated, and no mitigation measures are required
- b) **No Impact.** No significant impacts have been identified in this Initial Study for the Proposed Annexation and Pre-Zoning. Therefore, the Project does not have the potential to result in impacts that are individually limited but cumulatively considerable. No earthwork, construction or post-construction impacts, and impacts associated from these activities would result for: air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, and tribal cultural resources. In addition, no impacts to aesthetics, agricultural and forestry resources, land use and planning, population and housing, public services, recreation, transportation, utilities and



service systems or wildfire have been identified. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** As discussed in response “b” above, no significant impacts have been identified in this Initial Study for the Proposed Annexation and Pre-Zoning of the 664-acre site. The Proposed Annexation and Pre-Zoning does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No mitigation measures would be required as a result of approving the Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

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