



**CITY OF LOMA LINDA
CITY COUNCIL AGENDA
REGULAR MEETING**

Tuesday, January 14, 2025, 7:00 PM
25541 Barton Road
Loma Linda, CA 92354

The Regular Meeting of the Loma Linda City Council is scheduled in the Council Chambers, 25541 Barton Road, Loma Linda, California. *Under Municipal Code Section 2.08.010, study sessions or closed session items may begin at 5:30 pm. or as soon thereafter as possible.* A recess may be called at the discretion of the City Council.

The Agenda and Reports are on file in the City Clerk's Office during normal business hours and are available on the City's website at www.lomlinda-ca.gov.

Persons wishing to speak on an agenda items, including any closed session items, are asked to submit their names in the Kiosk. When the item is to be considered, the Mayor will recognize you. Please step to the podium, give your name, and offer your comments. The City Council meetings are recorded to assist in preparing the Minutes.

Under the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City Clerk at least 48 hours before the meeting at (909) 799-2819 or at larreola@lomalinda-ca.gov to allow the City time to make reasonable arrangements to provide the accommodations or an alternative.

1. Call to Order

1A. Call to Order

1B. Roll Call

1C. Closed Session - 6:00 pm - Council Board Room

— Conference with Legal Counsel on Public Employee Discipline/Dismissal/Release (Government Code Section 54957)

1D. Invocation and Pledge of Allegiance - Mayor pro tempore Dailey

1E. Items to be Added or Deleted

1F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council)

1G. Conflict of Interest Disclosure

2. Scheduled and Related Items

2A. Presentation by Loma Linda Mom's Group for Support for a Community Valentine's Event [Melanie Diaz Zuniga]

2B. Public Hearing - A request to develop a five-story, 105,000-square-foot pediatric medical office building at the southeast corner of Anderson Street and Barton Road within the Institutional-Healthcare Zone (Case No. PPD P23-180) [Community Development]

Recommended actions:

- 1. ADOPT the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring Reporting Program (MMRP) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines for the proposed pediatric medical office building project at the southeast corner of Anderson Street and Barton Road.
- 2. APPROVE Precise Plan of Design No. P23-180, a request to develop a new five-story, 105,000-square-foot medical office building that includes surface parking, patient drop-off, and loading areas, landscaping, and site lighting. The subject project is located at the southeast corner of Anderson Street and Barton Road within the Institutional-Healthcare zoning district. Approval is based on the Findings and analysis contained in the Staff Report and is subject to the attached Conditions of Approval.

3. Consent Calendar

3A. Demands Registers - November 26, and December 24, 2024 and January 14, 2025 [Finance]

- Approve the demands for payment

3B. Approval of Minutes December 10, 2024

- Approve the minutes as submitted

3C. Treasurer's Report - December 2024 [Finance]

- Accept for Filing

3D. Fire Department's Activity Report - December 2024 [Fire]

- Accept for Filing

3E. Update Operating Agreement with City of Colton [Fire]

- Approve the Updated Operating Agreement as recommended

3F. Agreement with Atkinson, Andelson, Loya, Rudd & Romo (AALRR) for Legal Services relating to General Labor and Employment Law [City Manager]

- Approve the Agreement as recommended

3G. Agreement with MetTel for replacement of City's Plain Old Telephone Service (POTS) lines [Information Systems]

- Approve the Agreement as recommended

3H. Agreement with Troy and Banks for Cost Recovery and Reduction Services [Information Systems]

- Approve the Agreement as recommended

3I. Appropriate \$85,700 from Major Street Arterial Subprogram (MSART) Fund Balance and \$54,400 from Traffic Impact Mitigation Fund Balance and Award Contract to Marjani Buildings Inc for \$840,650 for California Street Widening (Phase 3) (CIP 23-118) [Public Works]

- Appropriate funds as requested and Award Contract as recommended

3J. Appropriate \$30,000 from Water Enterprise Fund Balance and Award Contract to Sulzer Electro-Mechanical (US) Inc. to Purchase a 250hp Motor for Mt. View Well #5 [Public Works]

- Appropriate funds as requested and award contract as recommended

3K. Notice of Completion of Pavement Rehabilitation by Slurry Seal Method at Various Locations (CIP 24-121) - Contractor: Doug Martin Contracting Co. [Public Works]

— Accept as complete and authorize recordation of Notice of Completion documents

3L. Notice of Completion of Pavement Rehabilitation by Overlay Method at Various Locations (CIP 23-117) - Contractor: All American Asphalt [Public Works]

— Accept as complete and authorize recordation of Notice of Completion documents

3M. Notice of Completion of the Installation of the Sewer Lift Station Package at 25876 Juanita Street (CIP 21-511) - Contractor: GCI Construction, Inc. [Public Works]

— Accept as complete and authorize recordation of Notice of Completion documents

4. Old Business

5. New Business

5A. Council Bill #R-2025-01 - Consideration to Adopt Resolution in Opposition of SCAQMD Rule 1111, Regulate Air Emission from Gas-Powered Central Furnaces; and Rule 1121, Regulate Air Emissions from Residential-type, Natural Gas-Powered Water Heaters [Mayor Dupper]

— Adopt Council Bill #R-2025-01 as recommended

6. Reports

6A. Reports of Council Members

6B. Reports Of Officers

— Reminder - City Council Workshop February 11, 2024, at 5:30 pm in the EOC on EOC Emergency Operations Training by Jacob Green and Associates

7. Adjournment

POSTING

I, Lynette Arreola, City Clerk, do hereby certify and declare that, I caused this agenda to be posted at the following three (3) locations, to-wit: 1) Loma Linda Branch Library, 25581 Barton Road, Loma Linda, California; 2) City Council Chambers, 25541 Barton Road, Loma Linda, California; 3) U. S. Post Office Annex, Newport Avenue, Loma Linda, California



Lynette Arreola, City Clerk
City of Loma Linda, California

Date Posted: January 9, 2025



A. Presentation by Loma Linda Mom's Group for Support for a Community Valentine's Event [Melanie Diaz Zuniga]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Scheduled and Related Items Item: 2A.
From	
Lynette Arreola, City Clerk	

Presentation by Loma Linda Mom's Group.



Regular City Council Staff Report

B. Public Hearing - A request to develop a five-story, 105,000-square-foot pediatric medical office building at the southeast corner of Anderson Street and Barton Road within the Institutional-Healthcare Zone (Case No. PPD P23-180) [Community Development]

Recommended actions:

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Scheduled and Related Items Item: 2B.
To	From
City Council	Lorena Matarrita, Community Development Director
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION

Staff recommends that the City Council:

1. **ADOPT** the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring Reporting Program (MMRP) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines for the proposed pediatric medical office building project at the southeast corner of Anderson Street and Barton Road.
2. **APPROVE** Precise Plan of Design No. P23-180, a request to develop a new five-story, 105,000 square-foot medical office building that includes surface parking, patient drop-off and loading areas, landscaping, and site lighting. The subject project is located at the southeast corner of Anderson Street and Barton Road within the Institutional-Healthcare zoning district. Approval is based on the Findings and analysis contained in the staff report and is subject to the attached Conditions of Approval.

BACKGROUND

The Applicant submitted the official planning application packet in April 2024. Following submission, the Administrative Review Committee conducted a thorough review, identifying corrections and providing comments. These items were addressed and incorporated into the project design, as outlined in this report.

Upon deeming the application complete, the project underwent a comprehensive environmental review in accordance with CEQA guidelines.

Pursuant to Section 17.44 of the Loma Linda Municipal Code and Development Code, medical facilities and offices are allowed within the Institutional Healthcare zone, subject to the approval of a Precise Plan of Design permit.

The City Council is now being asked to evaluate the environmental documentation and proposed project to ensure compliance with all applicable city codes and requirements and to determine whether the Findings support project approval.

PERTINENT DATA

Owner/Applicant: Loma Linda University Medical Center

Project Name: Loma Linda University Children's Hospital Outpatient Pavilion, Pediatric Medical Office Building

General Plan/Zoning: Institutional-Healthcare (I-HC)

Site: 5.84 adjusted gross acres

Vegetation: Urban landscaping including open grass areas, mature trees and scrubs

Topography: Generally flat

Special Features: Currently developed as a surface parking lot

Existing Land Use Designations

	<u>General Plan and Zoning District</u>	<u>Existing Land Use</u>
Site:	Institutional-Healthcare (I-HC)	Surface parking lot
North:	High Density Residential (R-3) and Institutional-Healthcare (I-HC) (across Barton Road)	Single-family residences and legal non-conforming offices
South:	Institutional-Healthcare (I-HC)	LLU Kidney Center and IE Ronald McDonald House
East:	Low Density Residential (R-1)	Single-family residences
West:	Institutional-Healthcare (I-HC) (across Anderson Street)	LLU Faculty Medical Offices, P4 parking structure

ANALYSIS

Summarized Project Description

The applicant, Loma Linda University Medical Center, is requesting that the City Council review and approve Precise Plan of Design No. P23-180, to develop a new 5-story, 105,000 square-foot medical office building, including surface parking, patient drop-off and loading areas, landscaping, and site lighting.

The proposed medical office building will be developed on approximately 3.6 acres of the 5.84-acre site. The project site is located on the southeast corner of Barton Road and Anderson Street. The subject site is currently developed as a landscaped surface parking lot, which serves multiple surrounding medical offices and facilities.

The site is within the Institutional-Healthcare (I-HC) general land use designation and zoning district. The Institutional-Healthcare (I-HC) zoning district is intended to accommodate hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. The project site bounded by Institutional-Healthcare zoned properties to the north, south, and west. There are residential zoned properties to the north and east.

Precise Plan of Design No. P23-180 Application Details

The project proposes construction of a new 105,000 square-foot, five-story medical office/clinic building that will include approximately 150 exam rooms and associated support for primarily hospital-based pediatric programs and clinics. While existing access points along Barton Road and Anderson Street will remain, there will be site improvements to include new parking, patient drop-off and loading areas, landscaping, and site lighting. Outdoor amenity space for patients, visitors and staff are included in the site design, as well. Ultimately, the project aims to improve access to care by centralizing sub-specialty clinic services in one location. The University has stated that this consolidation will enable better coordination and consultations between sub-specialties, reduce the burden on families who would otherwise need to make multiple trips to different locations, and enhance access to comprehensive healthcare, particularly for children with medical complexities.

The architectural style of the proposed building is contemporary and consistent in character with existing structures within the LLUMC complex. The building has clean, geometric lines with a strong emphasis on the reflective glass and steel materials, giving it a sleek and modern appearance. The mix of materials and features, including the textured pop-out section and vertical architectural accents, add depth and contrast to the design and its façade. The stepped profile and flat roof line give the building a polished and professional appearance. The use of large windows ensures ample natural light within the interior spaces while creating a sense of openness. See Attachment B – Project Plans.

Landscaping

The building will be surrounded by well-maintained landscaping, featuring palm trees and shaded pedestrian pathways to create a welcoming and accessible environment. Additional trees, including the Bottle Tree, Palo Verde, Desert Willow, Flaxleaf Paperbark, Pink Melaleuca, and Holly Oak, will be strategically planted within the parking lot and along the perimeter to enhance the site's aesthetic appeal. Thoughtful design elements, such as designated patient drop-off zones and ample surface parking, further enhance functionality and convenience. Overall, the architectural design achieves a harmonious balance between form and function, making a positive contribution to the surrounding Institutional Healthcare district.

Traffic Circulation and Pedestrian Mobility

The site is proposed to be accessed from Barton Road and Anderson Street by 32-foot-wide drives. A total of 223 new side-by-side parking stalls are proposed in the parking lot, complementing the 159 existing stalls that will remain. This will provide a combined total of 382 parking spaces to accommodate employees, patients, and visitors. There are four loading spaces proposed to the east of the building. The main entrance is located on the southern side of the building, accessible from the adjacent parking lot. There are pedestrian pathways leading the main entrance, with connections extending the parking area and surrounding streets. There is also access to the building on the east side. The parking lot features a network of walkways that provide convenient and safe pedestrian access throughout the site, connecting the parking areas to the main entrance and other key points of the building. The layout includes landscaping alongside the pedestrian pathways, enhancing walkability and aesthetics.

There are two existing easements that influence the layout of the site. A 24-foot wide access easement is positioned along the main driveways that connects Barton Road and Anderson Street. This easement also extends along the southern portion of the site, facilitating circulation and access to parking areas. The Inland Empire Ronald McDonald House to the south uses this easement for access. Additionally, a pole line easement runs east-west toward the southern portion of the site. This easement accommodates utility infrastructure. These easements are critical in maintaining functional access, circulation, and utility rights.

Grading/Walls

The grading is consistent throughout the site and the same as the adjacent properties. There is an existing 6-foot block wall along the eastern property line. The applicant is proposing the installation of an underground percolation chamber in the parking lot to manage storm water drainage. Given the site's developed condition, this approach is deemed acceptable for meeting NPDES requirements. The chamber's size has been determined based on a hydrology study and on-site percolation testing. The site's overall drainage plan will be further reviewed during the technical plan check to ensure compliance with all applicable standards.

Consistency with the Development Code

The proposed project meets or exceeds the City's General Plan and Development Code standards for the referenced items below.

CRITERIA	PROPOSAL	REQUIREMENT
Land Use	Medical Office	Medical Offices are permitted within the I-HC zone by-right.
Parcel Coverage and Floor Area Ratio	Building Coverage: 8.3% Floor Area Ratio: .41	Building Coverage: 50% (maximum) Floor Area Ratio: 1.0 (maximum)
Building Setbacks	From Street: Barton Road – 32' Anderson Street – 29'8" Side: Complies Rear: Complies	Front: 25 feet (minimum) Side: 10 feet (minimum) Rear: 10 feet (minimum)
Building Height	90 feet	180 feet (maximum)
Parking Spaces	382 Parking Spaces 4 Loading Spaces	1 parking space for each 300 square feet of floor area (350 spaces) 4 Loading Spaces

FINDINGS

Precise Plan of Design Findings

Finding No. 1: The proposal complies with the provisions within the Municipal Code and is consistent with the General Plan and any applicable specific plan.

Finding of Fact: The proposed medical office building is within the Institutional-Healthcare (I-HC) Land Use Designation and Zoning District. The Institutional-Healthcare (I-HC) zoning district is intended to accommodate hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. Within this zone, medical offices are permitted by right. This proposed use meets the requirements of the General Plan and the intentions of the zoning district.

Finding No. 2: The site layout and design is of high quality, architecturally and aesthetically pleasing, and is compatible with the character of the neighborhood and general community.

Finding of Fact: The project site layout and design demonstrate a high level of quality, achieving an architecturally and aesthetically pleasing appearance while maintaining compatibility with the character of the surrounding neighborhood and the broader community. The contemporary architectural style, characterized by clean geometric lines, extensive use of glass and steel, and textured pop-out sections, integrates seamlessly with the existing structures in the LLUMC complex. The inclusion of landscaped pedestrian pathways, outdoor amenity spaces, and a well-planned parking layout further enhances the overall functionality and visual appeal of the site. These design elements collectively contribute to a polished and professional appearance,

Finding No. 3: The proposal will result in an efficient, safe and desirable project that is not materially detrimental to public health, safety, or welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Finding of Fact: The proposed project has been thoughtfully designed to meet development standards and ensure an efficient, safe, and desirable outcome. The site layout includes clear and convenient access for vehicles and pedestrians, with a well-integrated network of pathways, parking facilities, and loading areas. Additionally, the Fire Department reviewed and approved the Fire, Water, and Access Plan on March 7, 2024, confirming compliance with fire code regulations. Enhanced landscaping, outdoor amenity spaces, and upgraded site lighting further promote safety and usability for patients, visitors, and staff. Collectively, these elements ensure the project will not negatively impact public health, safety, or welfare, nor cause harm to persons, property, or improvements in the vicinity.

Finding No. 4: That the project will not be detrimental to the harmonious and orderly growth of the City.

Finding of Fact: The proposed project supports the harmonious and orderly growth of the City by aligning with the established development patterns and land use objectives for the area. The proposed project has been reviewed for site circulation, access, design and safety. The project enhances the area's functionality and aesthetics without disrupting existing land uses or community character. As identified in Findings No.1 through 3, the project is aesthetically and architecturally pleasing and results in a safe, well designed project.

ENVIRONMENTAL REVIEW AND CEQA COMPLIANCE

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the City prepared a Mitigated Negative Declaration (MND) and a Notice of Intent (NOI), which were submitted to the State Clearinghouse (SCH) for distribution to potentially interested agencies. No trustee or responsible state agencies were identified for this project. The SCH assigned the project No. 2024120349, and the NOI was posted by the SCH on December 10, 2024.

The City also posted the official public notice on January 2, 2025, at the Loma Linda U.S. Post Office, City Hall, the Loma Linda Public Library, and on the City's website. Additionally, the applicant installed notification signs at the project site. The 30-day public comment period ended on January 8, 2025. As of the close of business on that date, no comments had been received.

Technical studies in support of the MND were prepared addressing air quality, cultural resources, greenhouse gases, noise and traffic. Analysis of potential traffic impacts incorporated a VMT Screening Assessment (Vehicle Miles Traveled). Utilizing the San Bernardino Transportation Analysis Model, the proposed Project was estimated to generate 23.5 VMT per employee, which is above the County's established threshold of 22.0 VMT per employee. Thus, VMT reduction strategies are necessary.

Based on information provided by the project applicant, refined VMT analysis specifically representative of the proposed project assumed that approximately 50% of vehicle trips associated with the project would result from the transfer of medical services and personnel from other facilities already located within other areas of the City. Thus, the net VMT related impacts were substantially reduced. Transportation related mitigation measures were also required, including formulation of a commute trip reduction marketing program (CTR), participation in the LLUMC Ridesharing Program and provision of features in the project design to encourage the use of bicycles as an alternate mode of transportation. VMT reduction is also facilitated by access to public transit located immediately adjacent to the project site on Barton Road. With these measures, VMT impacts were determined to be less than significant. The reduction in VMT with mitigation also reduced potential greenhouse gas emissions to a less than significant level.

Copies of the Initial Study, the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program (MMRP) are attached for the consideration of the City Council (Attachment D and E). In summary, the Initial Study concludes that the proposed use, with proposed mitigation measures and standard Conditions of Approval (Attachment C), will not have a significant effect on the environment and a Mitigated Negative Declaration is recommended for adoption.

MEASURE V COMPLIANCE

Development projects that directly further the primary institutional purposes of Loma Linda University are exempt from the traffic level of service requirements of Measure V. Since the proposed project is an extension of the Loma Linda University campus, it qualifies for this exemption.

PUBLIC NOTICING AND COMMENTS

The public notice for this project was duly posted on January 2, 2025, in three public locations (City Hall, the library, and the post office), as required by State law. Additionally, the notice was made available on the City's website and at the project site. A Notice of Intent to Adopt was also published with the State Clearinghouse for a minimum 30-day public comment period.

As of the date of this report, no written or oral comments have been received, either in support of or opposition to Precise Plan of Design No. P23-180.

Attachments

[Attachment A - Vicinity Map.pdf](#)

[Attachment B - Project Plans.pdf](#)

[Attachment C - Conditions of Approval.pdf](#)

[Attachment D - Initial Study - Mitigated Negative Declaration \(MND\).pdf](#)

[Attachment E - Mitigation Monitoring Reporting Program \(MMRP\).pdf](#)

Vicinity Map





LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

11353 ANDERSON STREET
LOMA LINDA, CA 92354



FRONT ENTRANCE VIEW



OWNER

LOMA LINDA UNIVERSITY SHARED SERVICES
PLANNING, DESIGN AND CONSTRUCTION
11155 MOUNTAIN VIEW AVENUE, SUITE 101
LOMA LINDA, CA 92354

CONTACT:
LETICIA GASCA-GUERRERO,
SR PROJECT MANAGER
OFFICE: 909.558.5699 OR EXT 55699
MOBILE: 909.253.5693
EMAIL: LGASCAGUERRERO@LLU.EDU

ARCHITECT

MASCARI WARNER DINH ARCHITECTS
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SAN DIEGO, CA 92101

CONTACT:
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SR. PROJECT MANAGER
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MOBILE: 619.379.6477
EMAIL: AWERNER@MASCARIWARNERDINH.COM

CIVIL

GOODMAN AND ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324

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PRESIDENT
OFFICE: 909.824.2775
MOBILE: 909.969.3181
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LANDSCAPE

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TECHNICAL PRINCIPAL/ PARTNER
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SAN DIEGO, CA 92121

CONTACT:
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SENIOR ELECTRICAL ENGINEER
OFFICE: 858.401.8183
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MASCARI WARNER DINH
architects

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San Diego, California 92101
619.814.0080 Fax 619.814.0081



11353 ANDERSON STREET
LOMA LINDA, CA 92354

LOMA LINDA
UNIVERSITY
CHILDREN'S
HOSPITAL
PEDIATRIC
MEDICAL OFFICE
BUILDING

TITLE COVER PAGE

PROJECT NO.	2019017.21
DRAWN: AIN	CHECK: Checker
ISSUE:	DATE:
PPD	08.10.2023
PPD BACK CHECK #1	11.16.2023
PPD BACK CHECK #2	03.15.2024

GE-000

ATTACHMENT B



11353 ANDERSON STREET
LOMA LINDA, CA 92354

1717 Kettner Blvd., Suite 100
San Diego, California 92101
619.814.0080 Fax 619.814.0081

GE-001

IN THE CITY OF LOMA LINDA
LOMA LINDA UNIVERSITY
CHILDREN'S MEDICAL OFFICE BUILDING
PRELIMINARY GRADING PLAN

GRADING GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF LOMA LINDA STANDARDS AND SPECIFICATIONS, CHAPTER 33 OF THE BUILDING CODE, LATEST EDITION, AND THE CONTRACT DOCUMENTS.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY OF LOMA LINDA PUBLIC WORKS INSPECTOR AT (909) 386-0200 . A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST AND CITY INSPECTOR. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
5. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
6. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER PRIOR TO PLACING FILL.
9. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS REQUIRED BY THE SOIL ENGINEER.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOIL ENGINEER OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE APPENDIX CHAPTER 33.
12. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
13. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
14. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE CITY INSPECTOR AND SOIL ENGINEER.
15. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE WITH THE SPECIFICATIONS APPROVED BY SAN BERNARDINO COUNTY DEPARTMENT OF PUBLIC HEALTH.
16. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE REMOVED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE BUILDING OFFICIAL. A SEPARATE PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DEPARTMENT.
17. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO EXCAVATION.
18. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE CITY INSPECTOR.
19. THE PERMITEE SHALL SUBMIT A HAUL ROUTE PLAN TO THE CITY ENGINEER WHEN EARTH AND/OR DEBRIS IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
20. THE CONTRACTOR SHALL CONTROL DUST BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATIONS.
21. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR.
22. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE. FACILITIES MUST HAVE SPILL CONTAINMENT.
23. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.
24. ALL WATER VALVES AND SEWER MANHOLES SHALL REMAIN ACCESSIBLE AND FREE OF DEBRIS THROUGHOUT ALL PHASES OF THE PROJECT.
25. NO WORK TO BE DONE ON SATURDAYS.
26. ALL WORK SHALL CEASE IF WINDS EXCEED 25 M.P.H.
27. NPDES REGULATIONS APPLY. SWPPP AND WQMP REQUIRED.



VICINITY MAP

LEGAL DESCRIPTION:

THE LAND SITUATED IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3529, AS PER MAP RECORDED IN BOOK 32, PAGES 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP 13981, AS PER MAP RECORDED IN BOOK 167, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FURTHER DEPICTED AS REMAINDER PARCEL OF PARCEL MAP 13981, AS PER MAP RECORDED IN BOOK 167, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. :
0284-191-23

OWNER/APPLICANT:
LOMA LINDA UNIVERSITY MEDICAL CENTER, A CALIFORNIA CORPORATION
LOMA LINDA, CALIFORNIA

SOILS ENGINEER:
TERRACON CONSULTANTS, INC
1355 E. COOLEY DRIVE
COLTON, CA 92324
909-824-7311
PROJECT NO. CB225133
DATED DECEMBER 21, 2022

APPROXIMATE EARTHWORK QUANTITIES

CUT - CY
FILL - CY

THESE ARE RAW QUANTITIES WITH NO ADJUSTMENTS
FOR SUBSIDENCE OR SHRINKAGE.

SHEET INDEX

- SHEET 1 - TITLE SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - DEMOLITION PLAN
SHEET 4 - PRELIMINARY GRADING PLAN
SHEET 5 - LARGE SCALE DETAIL
SHEET 6 - CROSS SECTIONS & DETAILS
SHEET 7 - PRELIMINARY DRAINAGE PLAN

PRINT DATE: 03/15/2024

	Goodman & ASSOCIATES		2079 SKY VIEW DRIVE COLTON, CALIFORNIA 92324 (909) 824-2775	
	DOUGLAS L. GOODMAN R.C.E. 28500 MY LICENSE EXPIRES 3-31-26		DATE	
Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	Designed by DG	Drawn by DG	Checked by DG	
PLANS PREPARED UNDER THE SUPERVISION OF DOUGLAS L. GOODMAN		Reference Plans For These Improvements		
Date	R.C.E. 28500			

BENCH MARK - CITY OF LOMA LINDA BM 81-06 BRASS CAP IN CONC. SIGNAL LIGHT BASE, N.W. CORNER AT INT. OF BARTON RD. AND ANDERSON ST. ELEVATION: 162.385 Scale		APPROVED DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 47907 DATE	IN THE CITY OF LOMA LINDA TITLE SHEET LOMA LINDA UNIVERSITY CHILDREN'S MEDICAL OFFICE BUILDING SOUTHEAST CORNER OF ANDERSON STREET AND BARTON ROAD	Drawing No. C-1 SH. 1 OF 7
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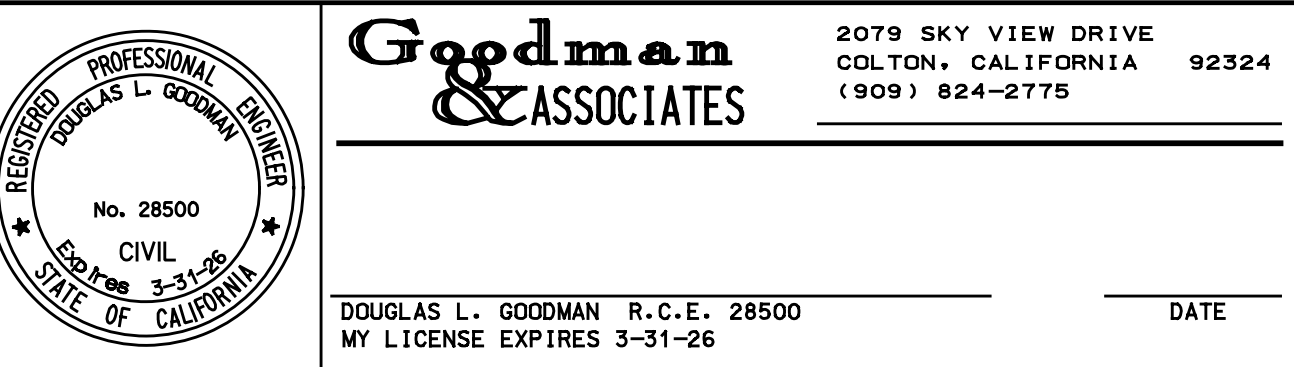
IN THE CITY OF LOMA LINDA DEMOLITION PLAN LOMA LINDA UNIVERSITY CHILDREN'S MEDICAL OFFICE BUILDING SOUTHEAST CORNER OF ANDERSON STREET AND BARTON ROAD		Drawing No. C-3 SH. 3 OF 7
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CONSTRUCTION NOTES:

- ① CONSTRUCT X" THICK AC PAVEMENT OVER X" AB PER SOILS REPORT
- ② CONSTRUCT X" THICK PCC PVMT OVER X" AB PER SOILS REPORT
- ③ CONSTRUCT DECORATIVE PCC PAVEMENT PER LS ARCHITECT'S PLANS
- ④ CONSTRUCT 6" PCC CURB AND GUTTER PER CITY STD R-2.1
- ⑤ CONSTRUCT 6" PCC CURB ONLY PER CITY STD R-2.3 (MOD)
- ⑥ CONSTRUCT 4" THICK PCC SIDEWALK
- ⑦ INSTALL TRUNCATED DOWNS
- ⑧ CONSTRUCT CURB RAMP PER APWA STD PLAN ---
- ⑨ CONSTRUCT DRAINAGE INLET - SEE SHEET 7
- ⑩ CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS
- ⑪ INSTALL WHEEL STOPS

ADA NOTES:

1. SEE ARCHITECTS PLANS FOR ADA PATHS OF TRAVEL, SIGNAGE, AND DETAILS.
2. CONTRACTOR TO ENSURE ALL GRADES AND CROSS SLOPES WITHIN ALL ADA PARKING STALLS, LOADING AREAS, CROSS WALKS AND PATHS OF TRAVEL DO NOT EXCEED ADA LIMITS.
3. ALL ADA PATHS OF TRAVEL CROSS SLOPES SHALL BE LESS THAN 2.0% AND LONGITUDINAL SLOPES SHALL BE LESS THAN 5.0%.



SEE SHEET 6 FOR SECTIONS
SEE SHEET 7 FOR DRAINAGE DETAILS

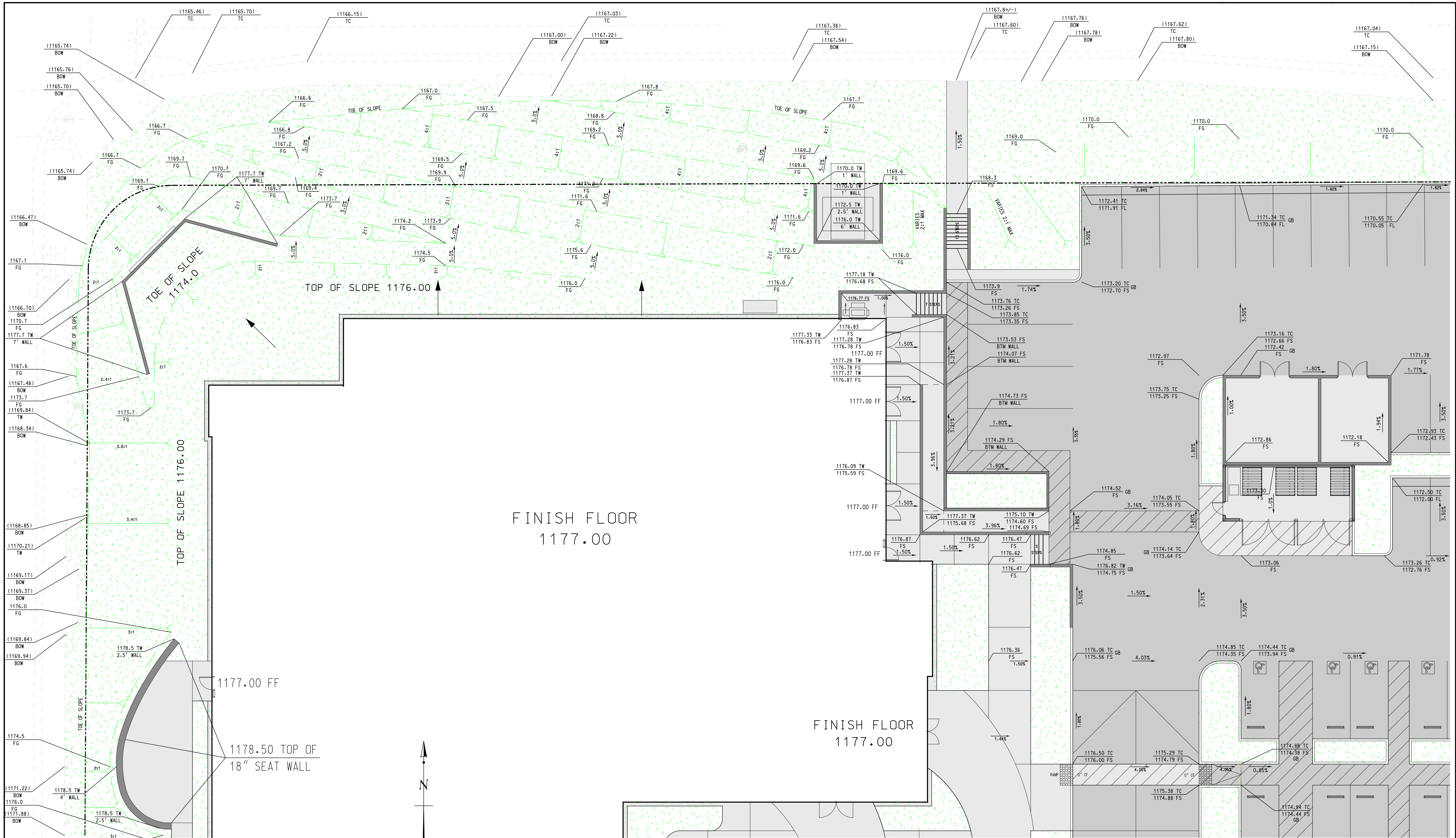
PRINT DATE: 03/15/2024


IN THE CITY OF LOMA LINDA
PRELIMINARY GRADING PLAN
LOMA LINDA UNIVERSITY
CHILDREN'S MEDICAL OFFICE BUILDING
SOUTHEAST CORNER OF ANDERSON STREET AND BARTON ROAD

Drawing No.

C-4

SH. 4 OF 7

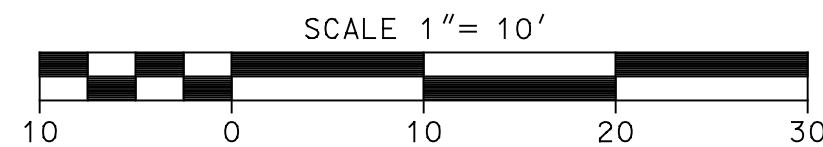




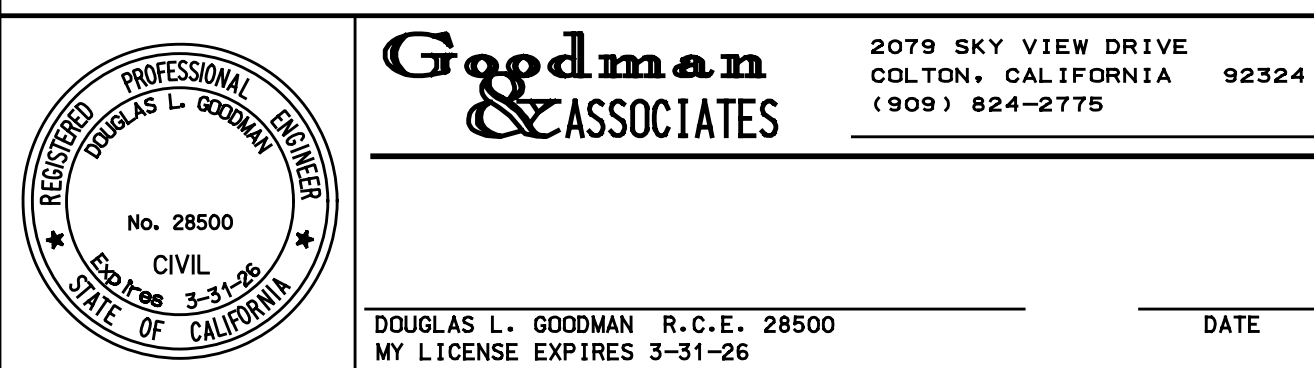
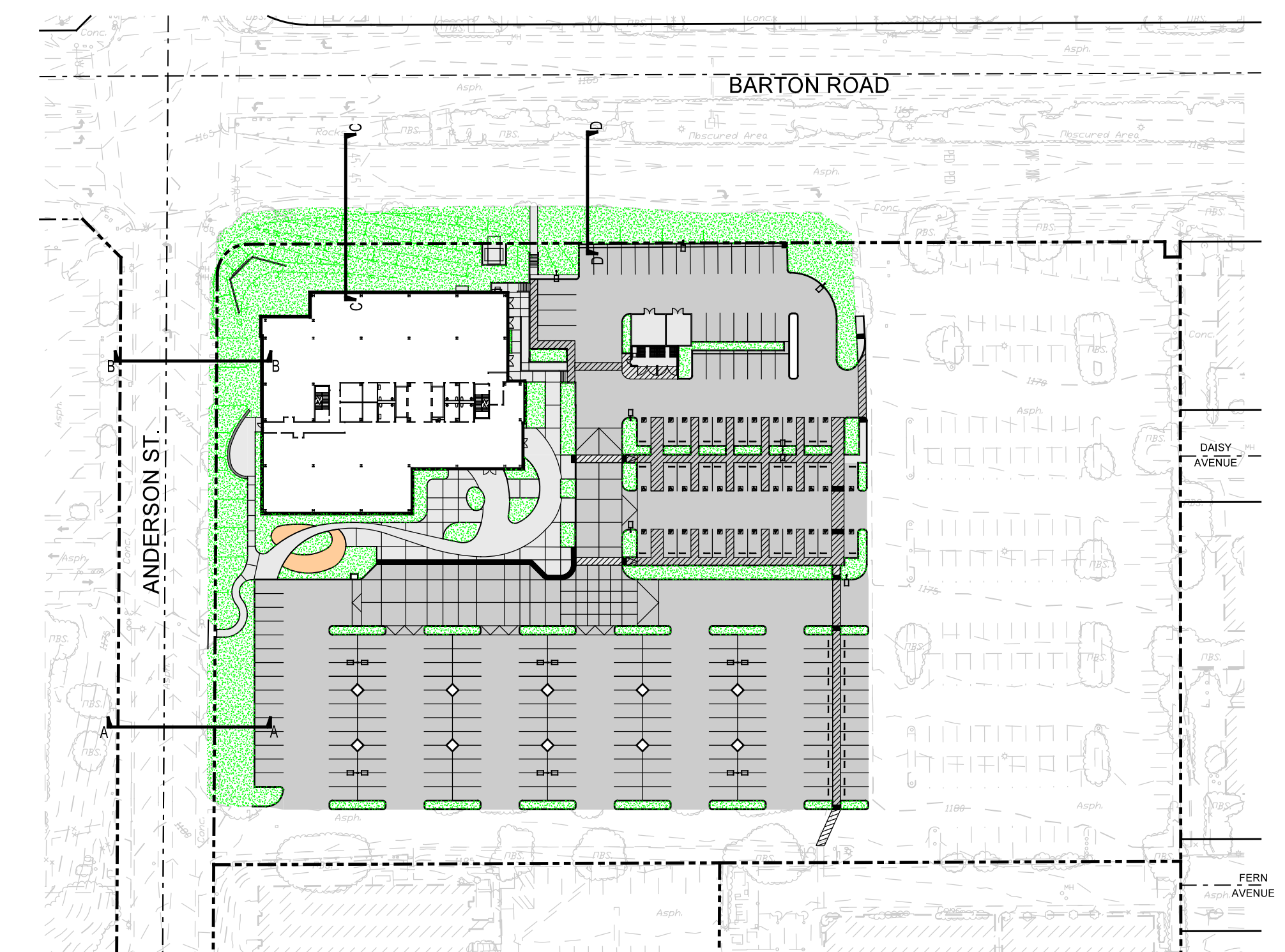
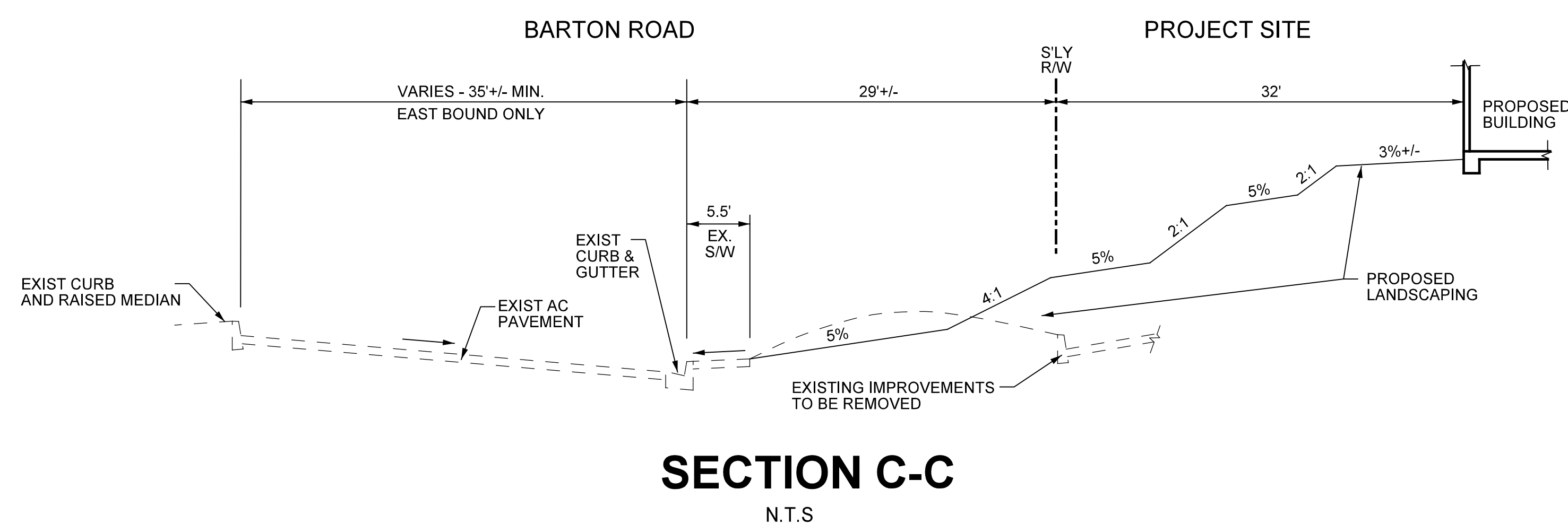
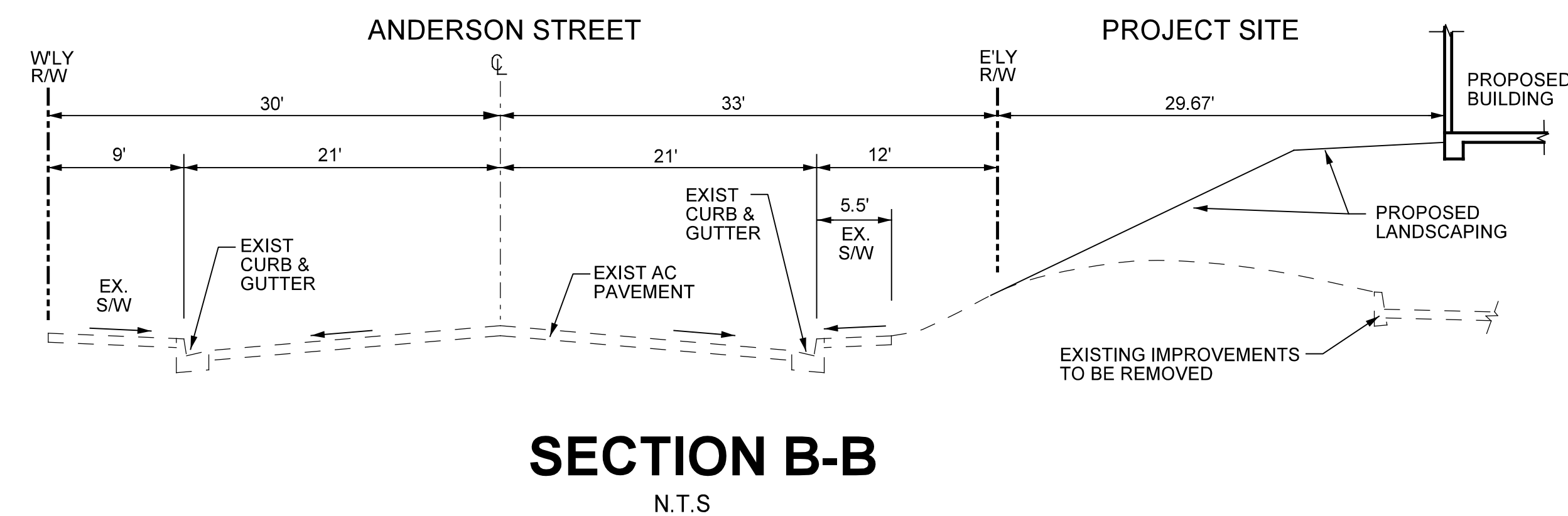
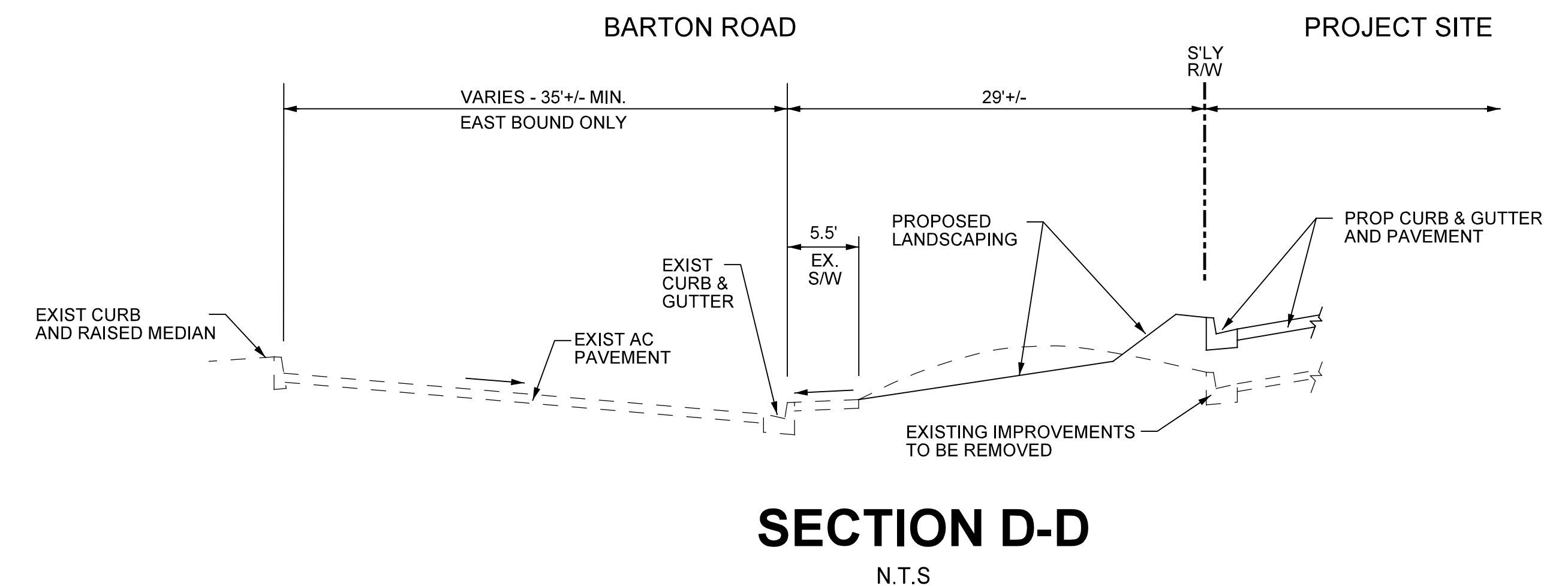
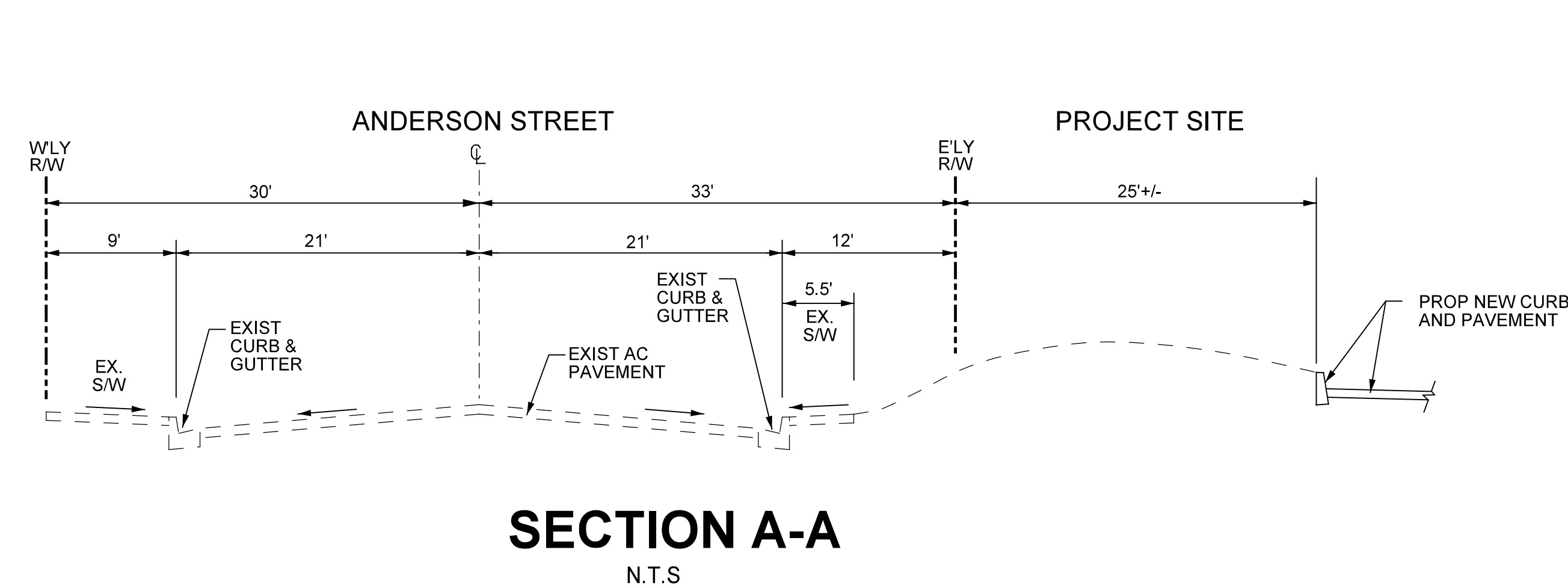
Goodman & Associates
2079 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 824-2775

DOUGLAS L. GOODMAN R.C.E. 28500
MY LICENSE EXPIRES 3-31-26

DATE



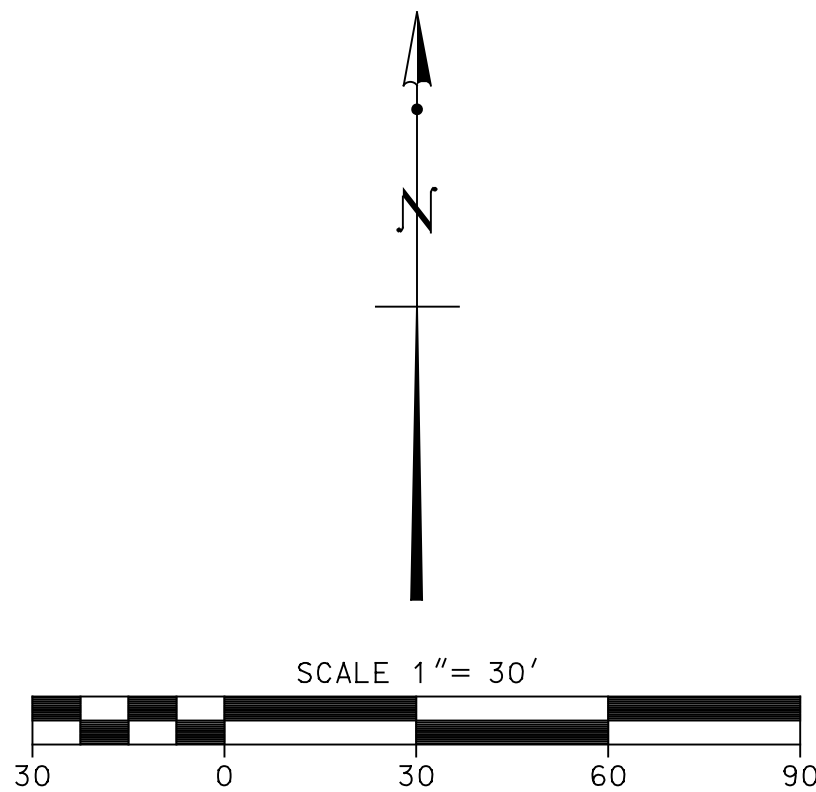
Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG		Designed by DG	Drawn by DG	Checked by DG	BENCH MARK - CITY OF LOMA LINDA BM 81-06 BRASS CAP IN CONC. SIGNAL LIGHT BASE, N.W. CORNER AT INT. OF BARTON RD. AND ANDERSON ST. ELEVATION: 1162.385		APPROVED DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 47907		IN THE CITY OF LOMA LINDA LARGE SCALE DETAIL LOMA LINDA UNIVERSITY CHILDREN'S MEDICAL OFFICE BUILDING SOUTHEAST CORNER OF ANDERSON STREET AND BARTON ROAD		Drawing No. C-5 SH. 5 OF 7
PLANS PREPARED UNDER THE SUPERVISION OF DOUGLAS L. GOODMAN		Reference Plans For These Improvements		Date	By	REVISIONS	App'd	DATE	PRINT DATE: 03/15/2024		
Date		R.C.E. 28500									



<div><div>Underground Service Alert</div><div>Call: TOLL FREE</div><div>1-800-227-2600</div><div>TWO WORKING DAYS BEFORE YOU DIG</div></div>	Designed by	Drawn by	Checked by																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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CONSTRUCTION NOTES:

- ① CONSTRUCT 12" HDPE DUAL WALL STORM DRAIN PIPE
② CONSTRUCT 18" HDPE DUAL WALL STORM DRAIN PIPE
③ CONSTRUCT INLINE CDS UNIT, CONTECH CDS2015-4-C
④ CONSTRUCT STORMTECH DC-780 CHAMBER SYSTEM
⑤ CONSTRUCT NYLOPLAST MANHOLE
⑥ CONSTRUCT CLEANOUT
⑦ CONSTRUCT AREA DRAIN (NOT SHOWN)
⑧ CONSTRUCT 6" HDPE DRAIN CONNECTOR (NOT SHOWN)




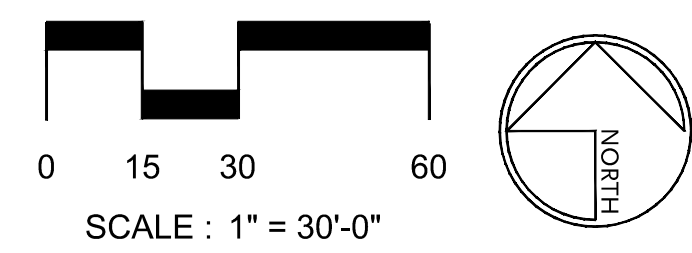
REGISTERED PROFESSIONAL ENGINEER
DANIEL L. GOODMAN
No. 28500
CIVIL
3-31-26
STATE OF CALIFORNIA

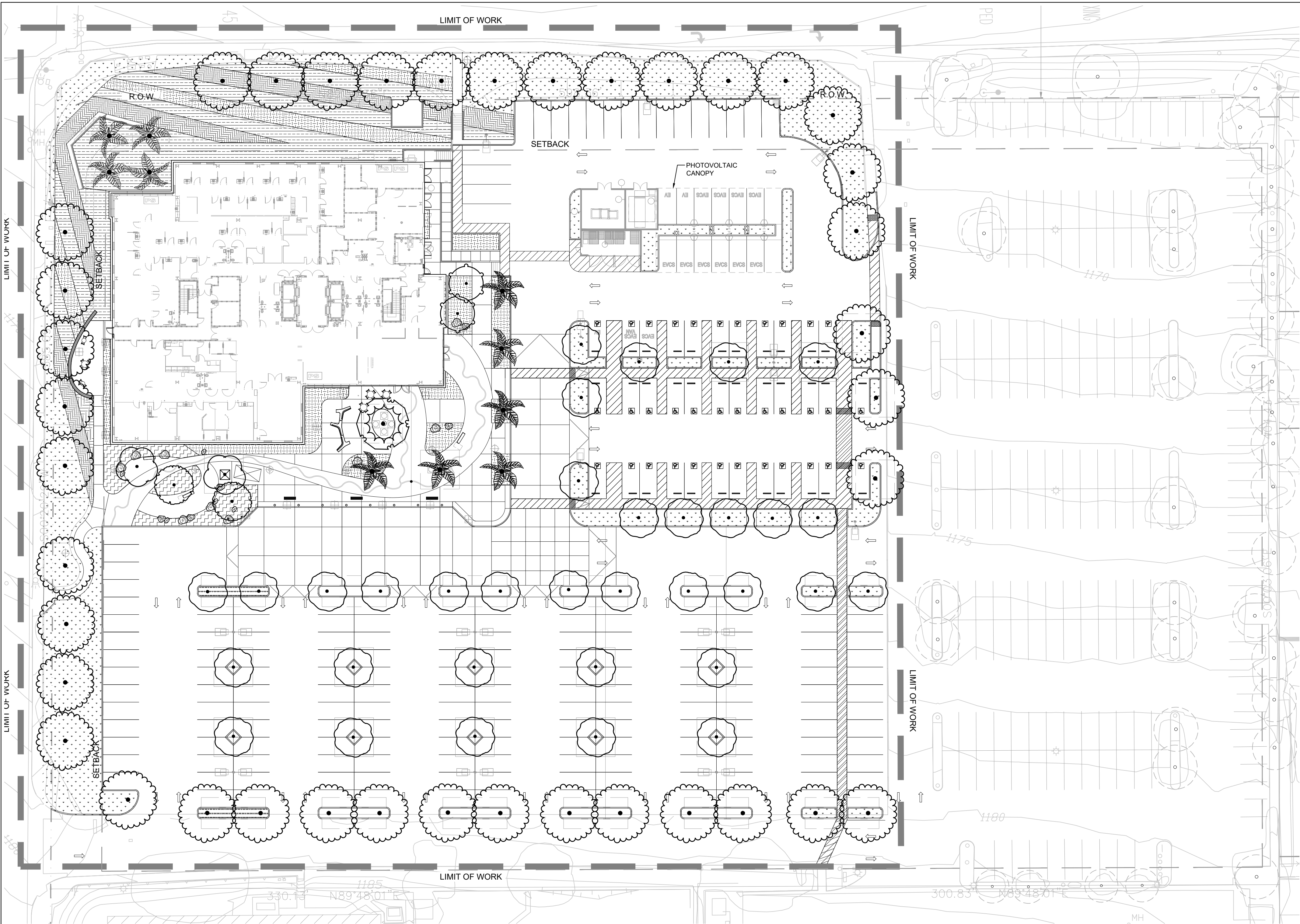
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DOUGLAS L. GOODMAN R.C.E. 28500
MY LICENSE EXPIRES 3-31-26

DATE

<div>Underground Service Alert</div> <div></div> <div>TWO WORKING DAYS BEFORE YOU DIG</div>		Designed by DG	Drawn by DG	Checked by DG							BENCH MARK - CITY OF LOMA LINDA BM 81-06 BRASS CAP IN CONC. SIGNAL LIGHT BASE, N.W. CORNER AT INT. OF BARTON RD. AND ANDERSON ST. ELEVATION: 162.385 Scale	APPROVED	IN THE CITY OF LOMA LINDA PRELIMINARY DRAINAGE PLAN LOMA LINDA UNIVERSITY CHILDREN'S MEDICAL OFFICE BUILDING SOUTHEAST CORNER OF ANDERSON STREET AND BARTON ROAD		Drawing No. <div>C-7</div> <div>SH. 7 OF 7</div>
PLANS PREPARED UNDER THE SUPERVISION OF DOUGLAS L. GOODMAN		Reference Plans For These Improvements			Date	By	REVISIONS			App'd	DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 47907	DATE			

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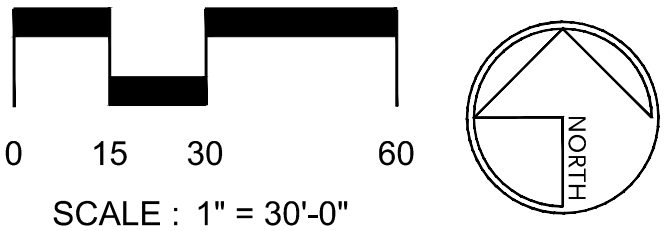
AREA COUNTS:

TOTAL PARKING LOT AREA: 205,850 SF
8% OF 205,850 SF = 16,468 SF
REQUIRED PARKING LOT LANDSCAPED AREA: 16,468 SF
PROVIDED PARKING LOT LANDSCAPED AREA: 18,365 SF
** NO ADDITIONAL LANDSCAPED AREA REQUIRED

TOTAL PARKING SPACES: 408
REQUIRED PARKING LOT TREES (408/5): 81.6
PROVIDED PARKING LOT TREES: 84
(52 PROPOSED, 32 EXISTING)

IRRIGATION DESIGN STATEMENT:

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR RECLAIMED WATER AND WILL INCLUDE STATE-OF-THE-ART WATER-SAVING COMPONENTS SUCH AS WEATHER-BASED CONTROLLER, ON-SITE RAIN SHUTOFF DEVICE, MASTER VALVE, FLOW SENSOR AND EFFICIENT ROTATOR, SUBSURFACE DRIP IRRIGATION, AND DEDICATED BUBBLERS FOR PROPOSED TREES.



PLANTING LEGEND

TREES

	BRACHYCHITON POPULNEUS	BOTTLE TREE
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE, MULTI-TRUNK
	CHILOPSIS LINEARIS	DESERT WILLOW
	MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBARK
	MELALEUCA NESOPHILA	PINK MELALEUCA
	PHOENIX DACTYLIFERA	DATE PALM
	QUERCUS ILEX	HOLLY OAK

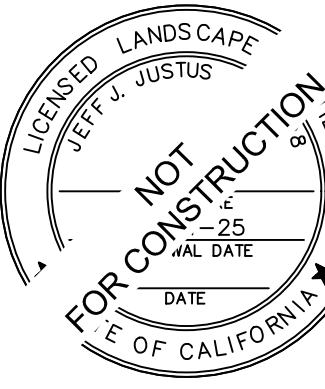
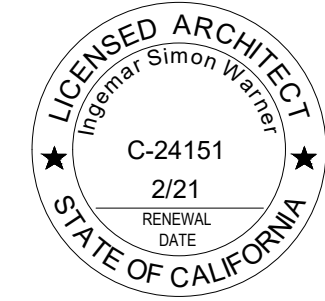
SCULPTURAL ACCENT PLANTS
100% 5 GAL @ 36" SPACING
ALOE MARLOTHII / MOUNTAIN ALOE
ALOE SPECIOSA / TILT-HEAD ALOE
ALOE VERA / MEDICINAL ALOE
DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON
FURCRAEA FOETIDA / MAURITIUS HEMP
YUCCA WHIPPLEI / CHAPARRAL YUCCA

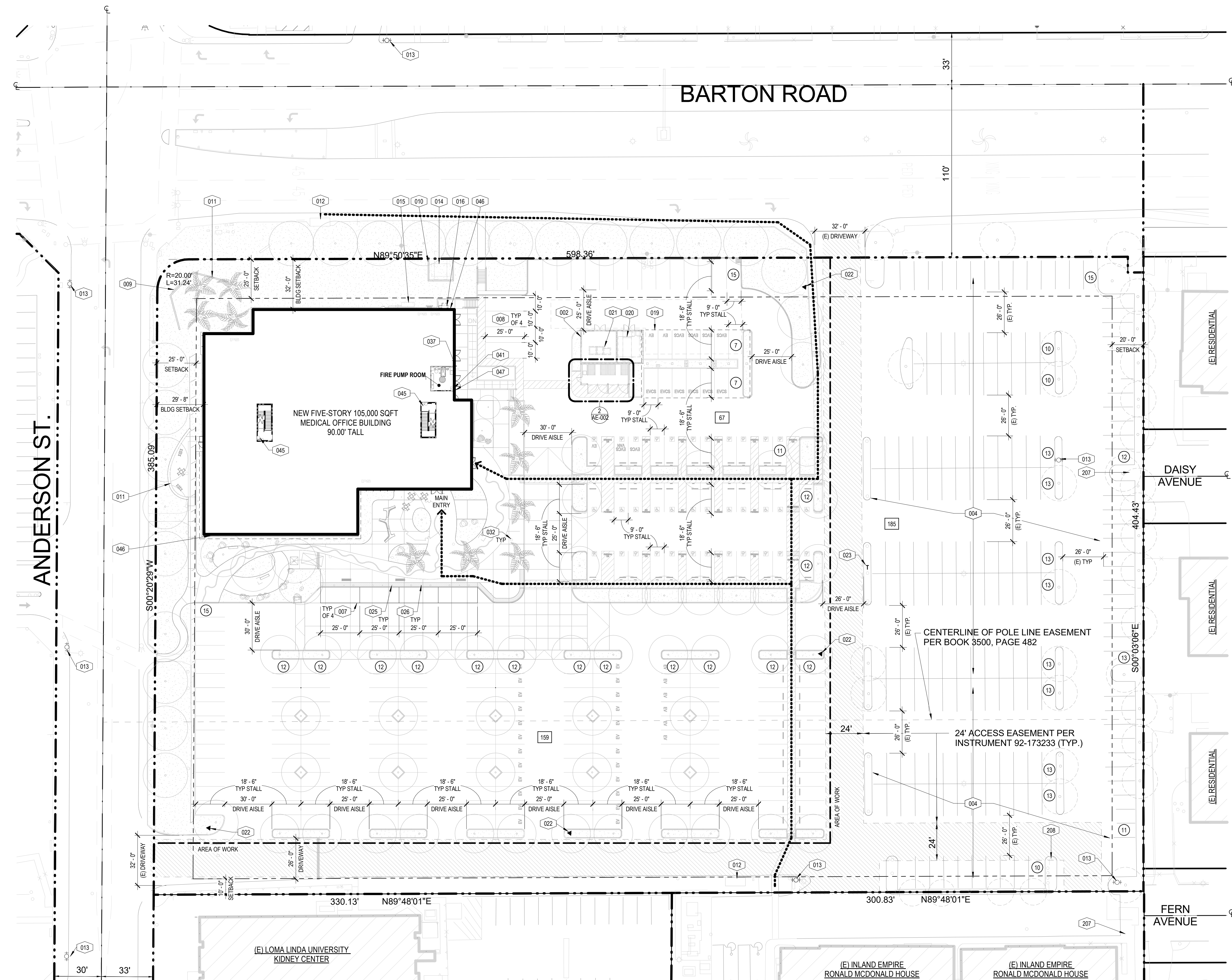
ORNAMENTAL GRASSES
100% 1 GAL @ 18" SPACIN
CAREX DIVULSA / EUROPEAN GREY SEDGE
CAREX SPISSA / SAN DIEGO SEDGE
MUHLENBERGIA DUBIA / PINE MUHLY

FLOWERING PERENNIALS/GROUNDCOVERS/SHRUBS
85% 1 GAL @ 24" SPACING, 15% 5 GAL @ 48" SPACING
ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
CISTUS CORBARIENSIS / WHITE ROCKROSE
CISTUS SALVIIFOLIUS / ROCKROSE SAGELEAF
DIPLACUS AURANTIACUS / STICKY MONKEYFLOWER
GAMBELIA JUNCEA / BAJA SNAPDRAGON
ROSMARINUS OFFICINALIS / ROSEMARY
ROSMARINUS OFFICINALIS 'ALCALDE COLD HARDY' / ALCALDE COLD HARDY ROSEMARY
SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE

ENTRY/SENSORY GARDEN
100% 1 GAL @ 24" SPACING
ACHILLEA MILLEFOLIUM / COMMON YARROW
ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
ECHINACEA PURPUREA / CONEFLOWER
ENCELIA FARINOSA / BRITTLEBUSH
LAVANDULA SPP. / LAVENDER
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER
ROSMARINUS OFFICINALIS / ROSEMARY
SALVIA APIANA / WHITE SAGE
SALVIA MELLIFERA / BLACK SAGE
VERBENA LASIOSTACHYS / WESTERN VERVAIN

GROUNDCOVER
100% 1 GAL @ 18" SPACING
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
DROSANTHEMUM FLORIBUNDUM / SHOWY DEWFLOWER
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA
ERIOGONUM FASCICULATUM 'WARRINER LYTLE' / WARRINER LYTLE CALIFORNIA BUCKWHEAT
IVA HAYESIANA / SAN DIEGO POVERTY WEED
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE
SALVIA MELLIFERA / BLACK SAGE





GENERAL NOTES

- CONTRACTOR TO PROVIDE AREA SEPARATING THE CONSTRUCTION ZONE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO GRADING, DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.
- ALL ELECTRICAL, TELEPHONE, CATV AND SIMILAR SERVICES, WIRES OR CABLES, WHICH PROVIDE DIRECT SERVICES TO THE PROPERTY, BE INSTALLED UNDERGROUND PER LOMA LINDA MUNICIPAL CODE 17.06.060
- ANY EXISTING ABOVE-GROUND UTILITIES ALONG THE PROPERTY FRONTAGE, INCLUDING ALL DISTRIBUTION AND COMMUNICATION LINES, MUST BE RELOCATED UNDERGROUND TO THE NEAREST POWER POLE OUTSIDE THE PROPERTY

SITE PLAN LEGEND

- PROPERTY LINE
- CENTERLINE OF STREET
- SETBACK LINE
- EASEMENT LINE
- ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK
- EASEMENT PER CIVIL
- PLANTING AREA PER LANDSCAPE DRAWINGS
- NEW TREES PER LANDSCAPE DRAWINGS
- EXISTING TREES PER LANDSCAPE DRAWINGS
- PARKING COUNT PER ROW
- TOTAL PARKING COUNT PER AREA
- EV CAPABLE PARKING STALL
- PARKING STALL EQUIPPED WITH EV CHARGING STATION

KEYNOTES

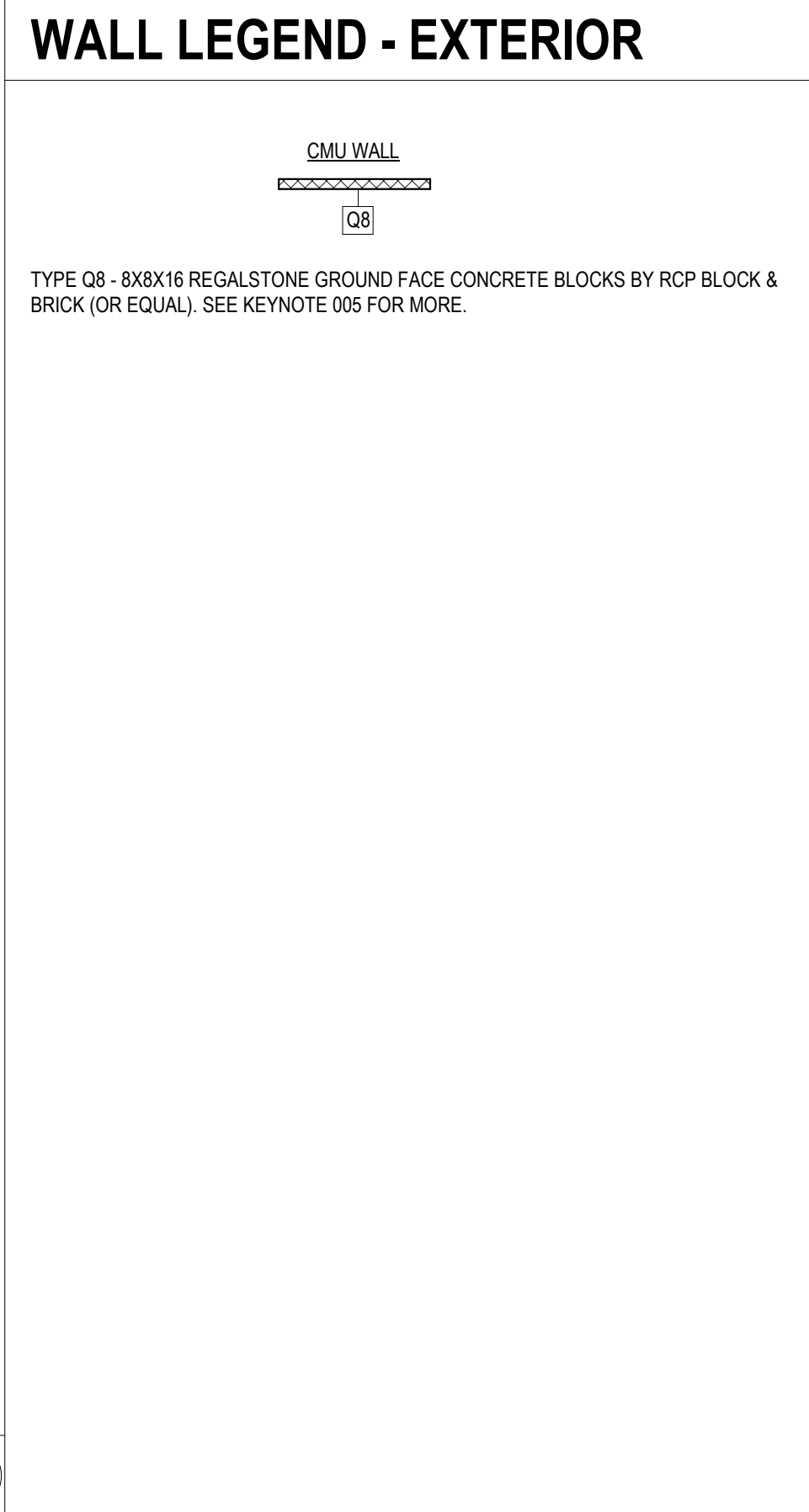
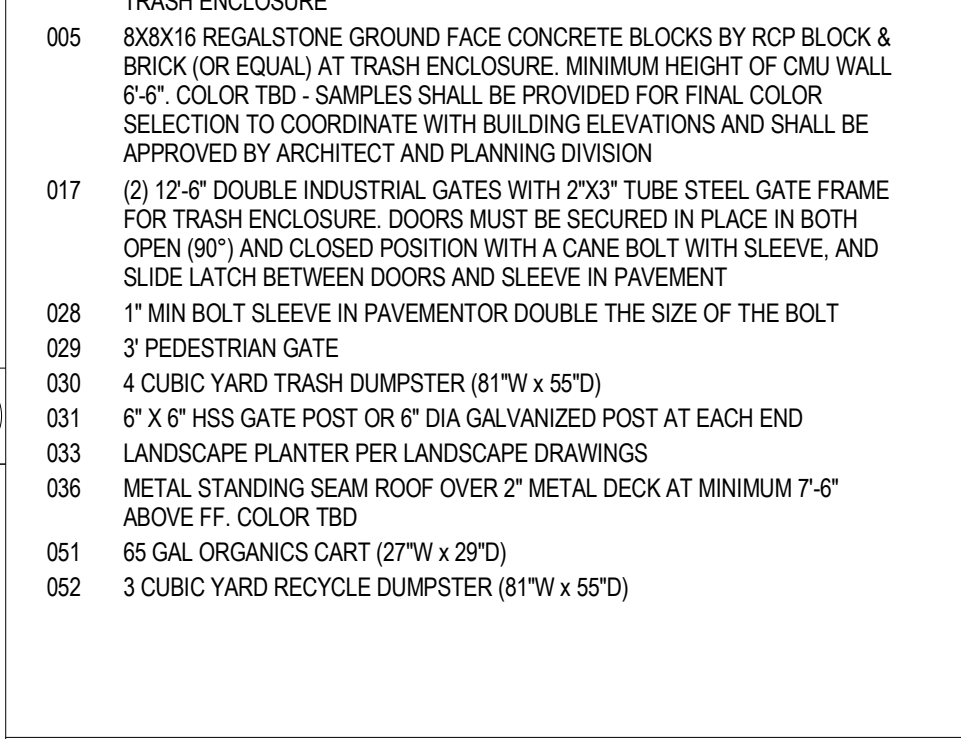
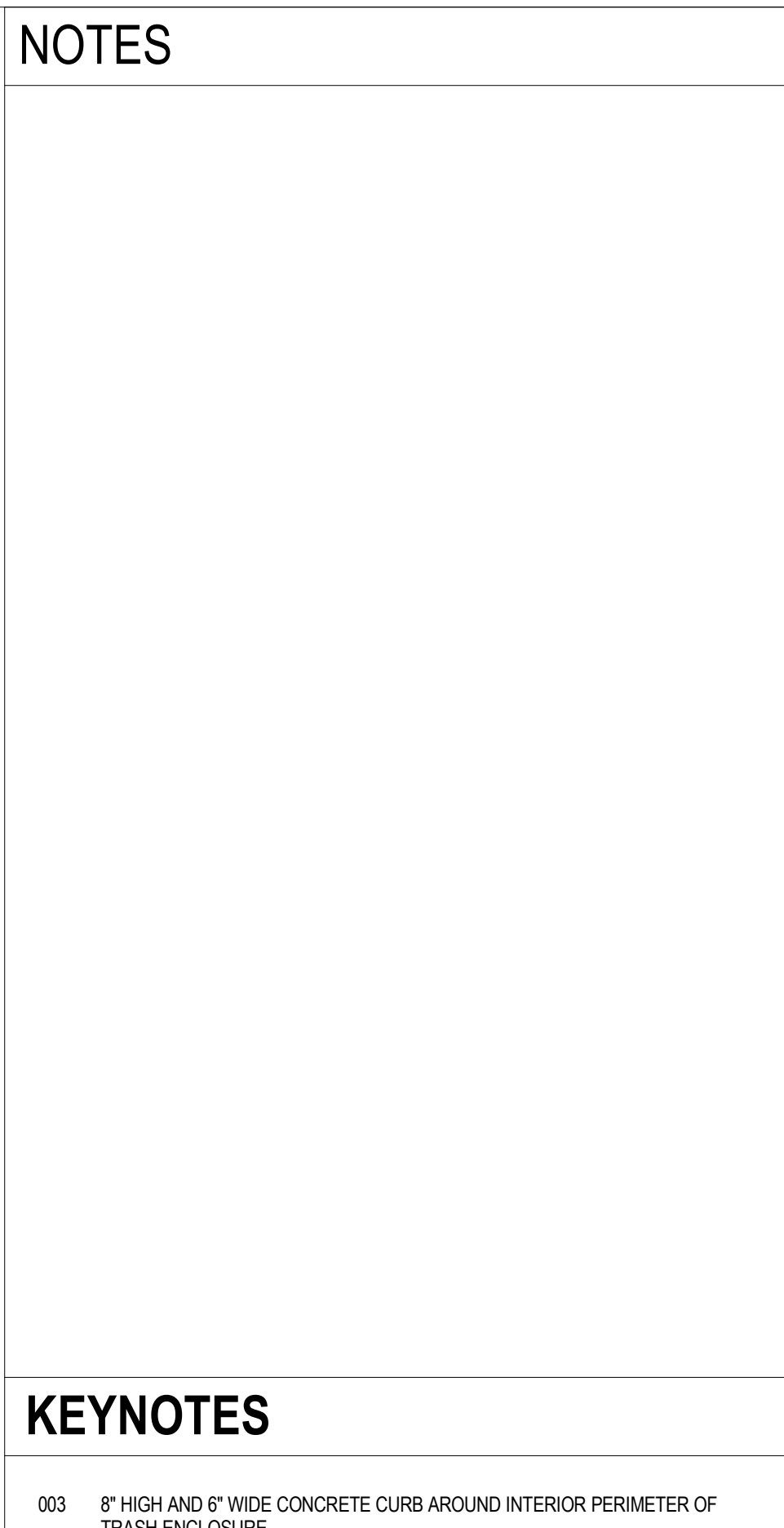
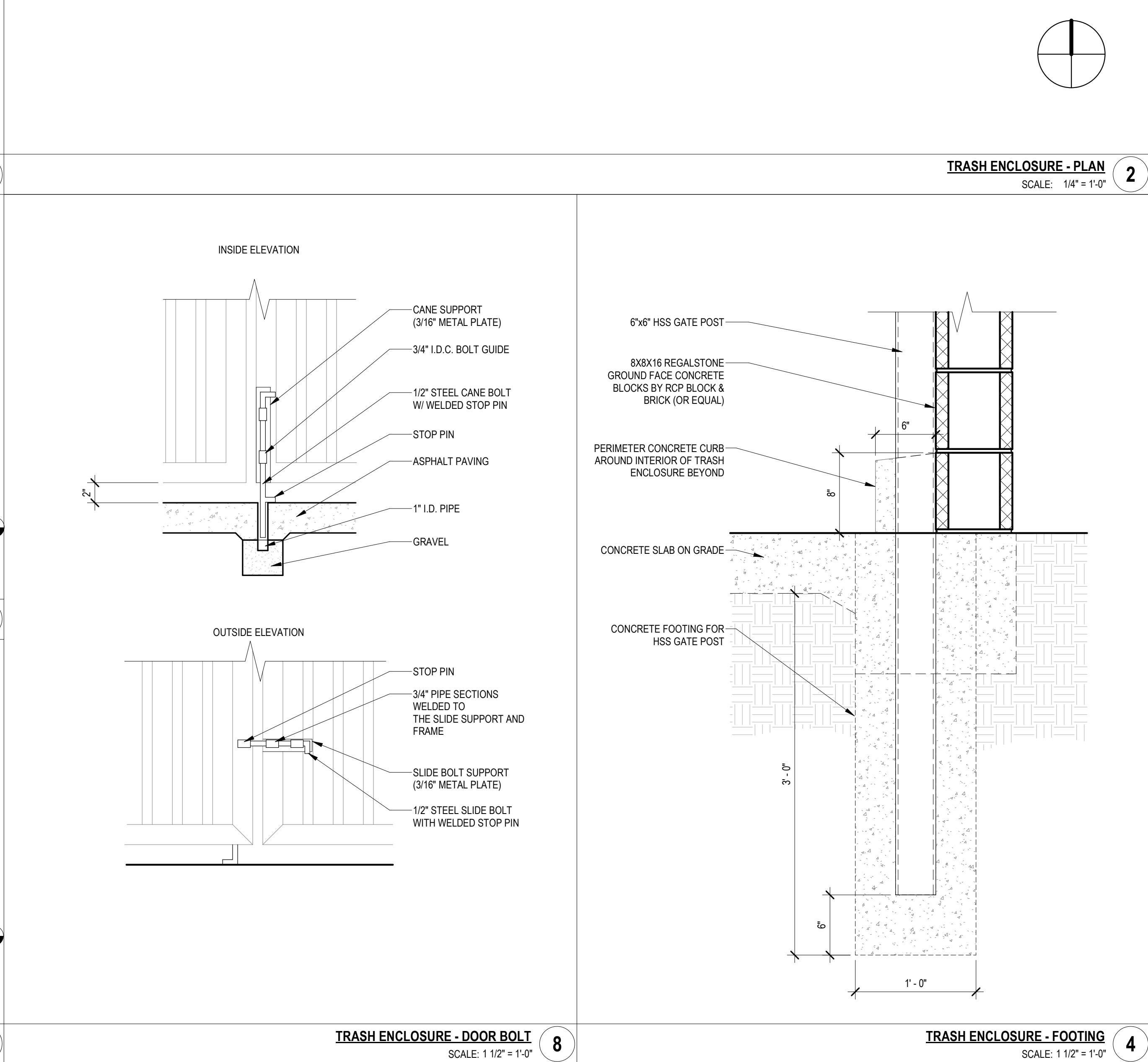
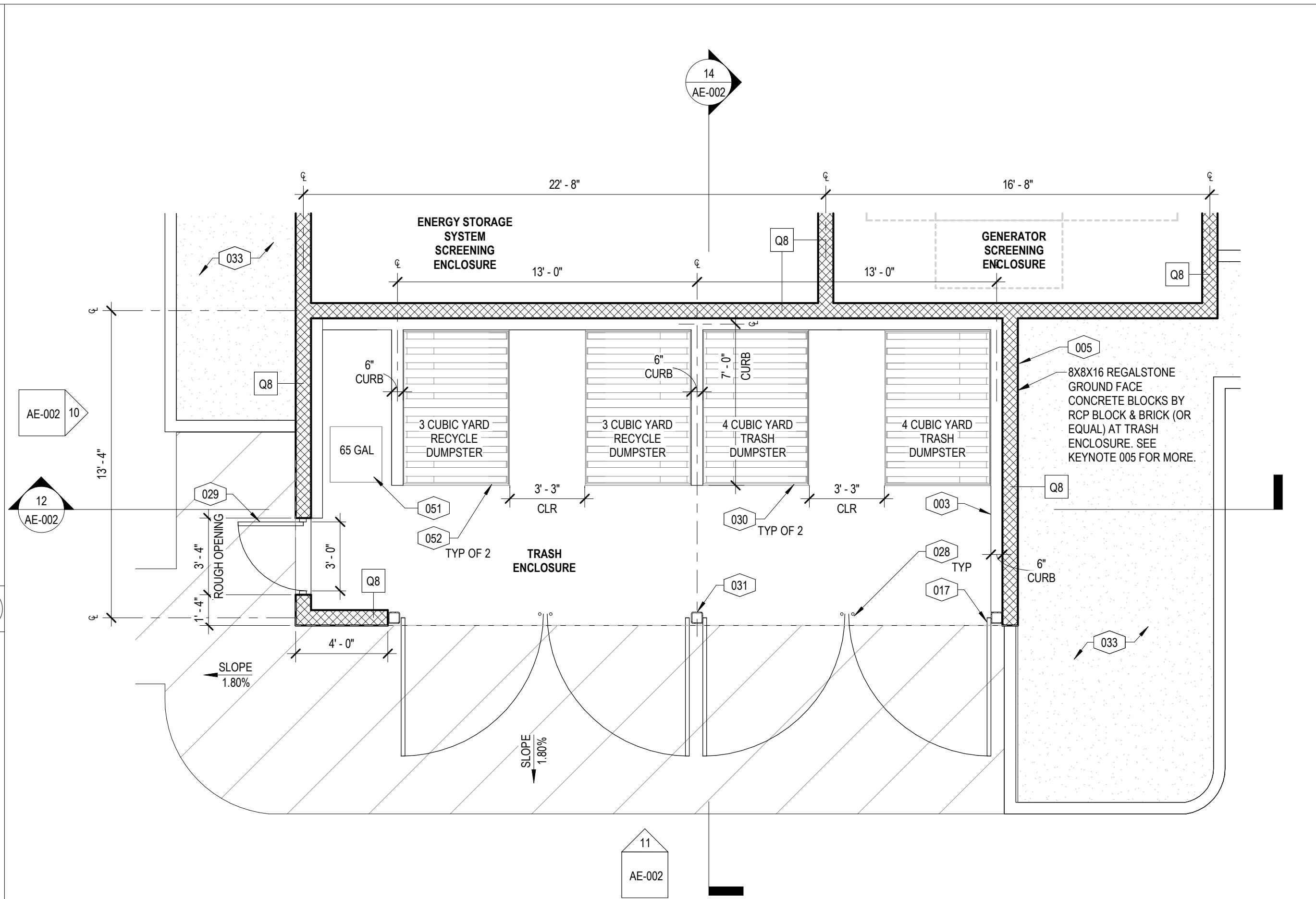
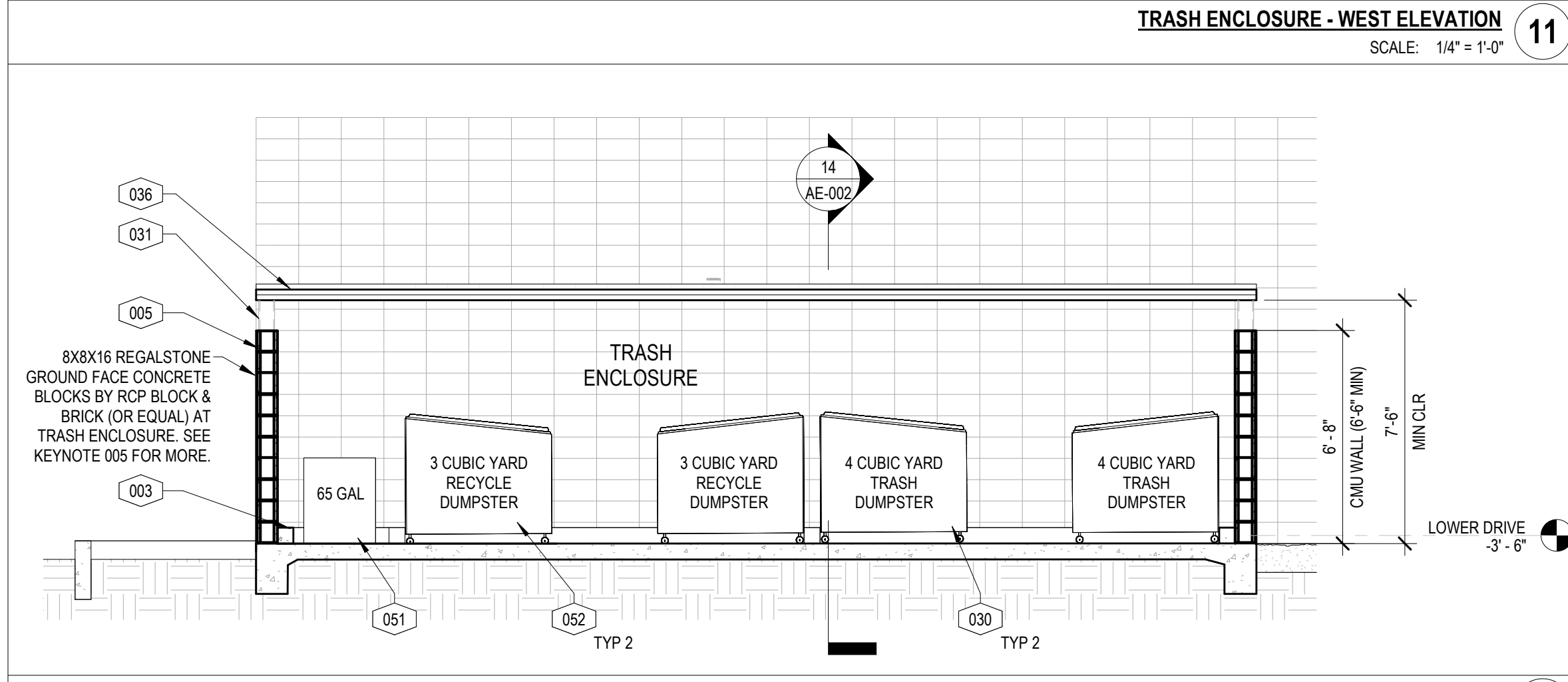
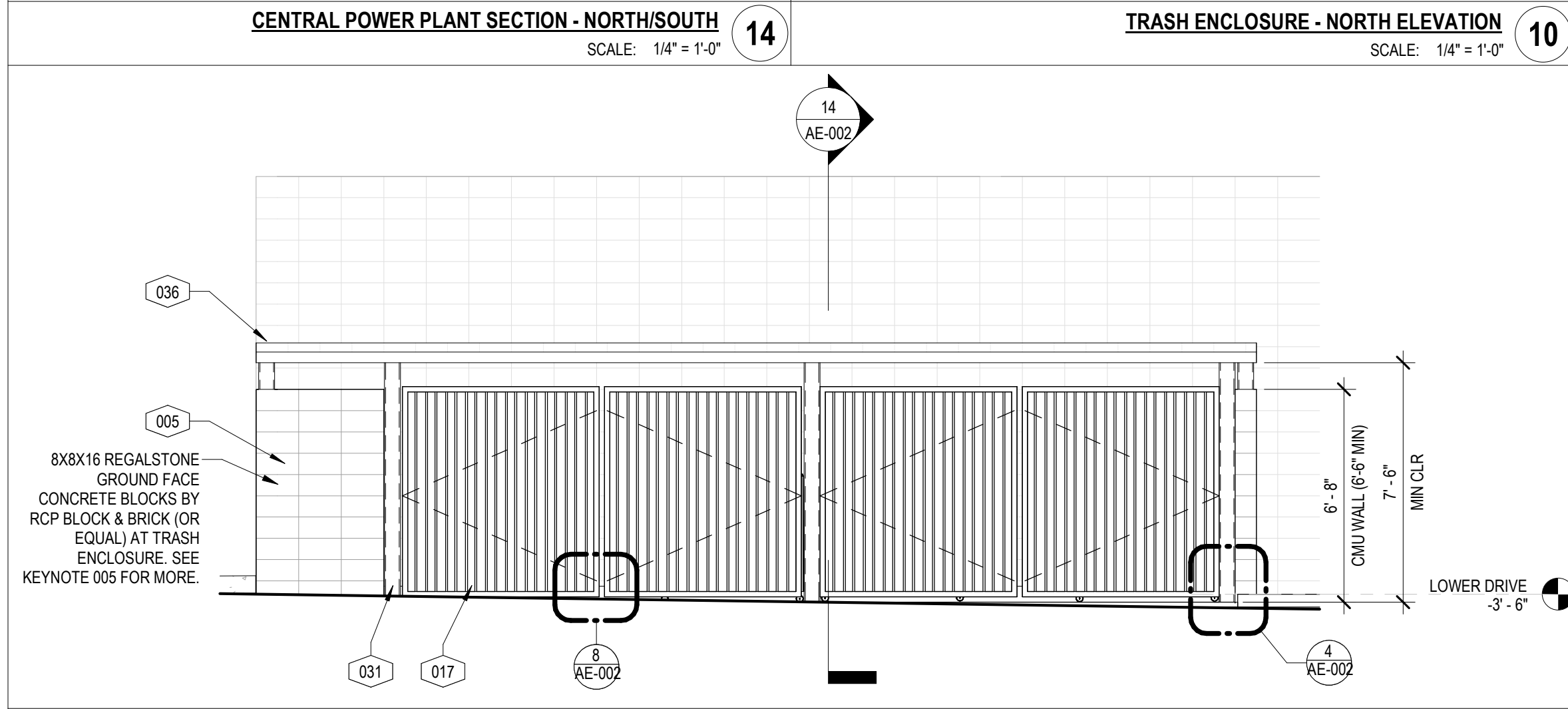
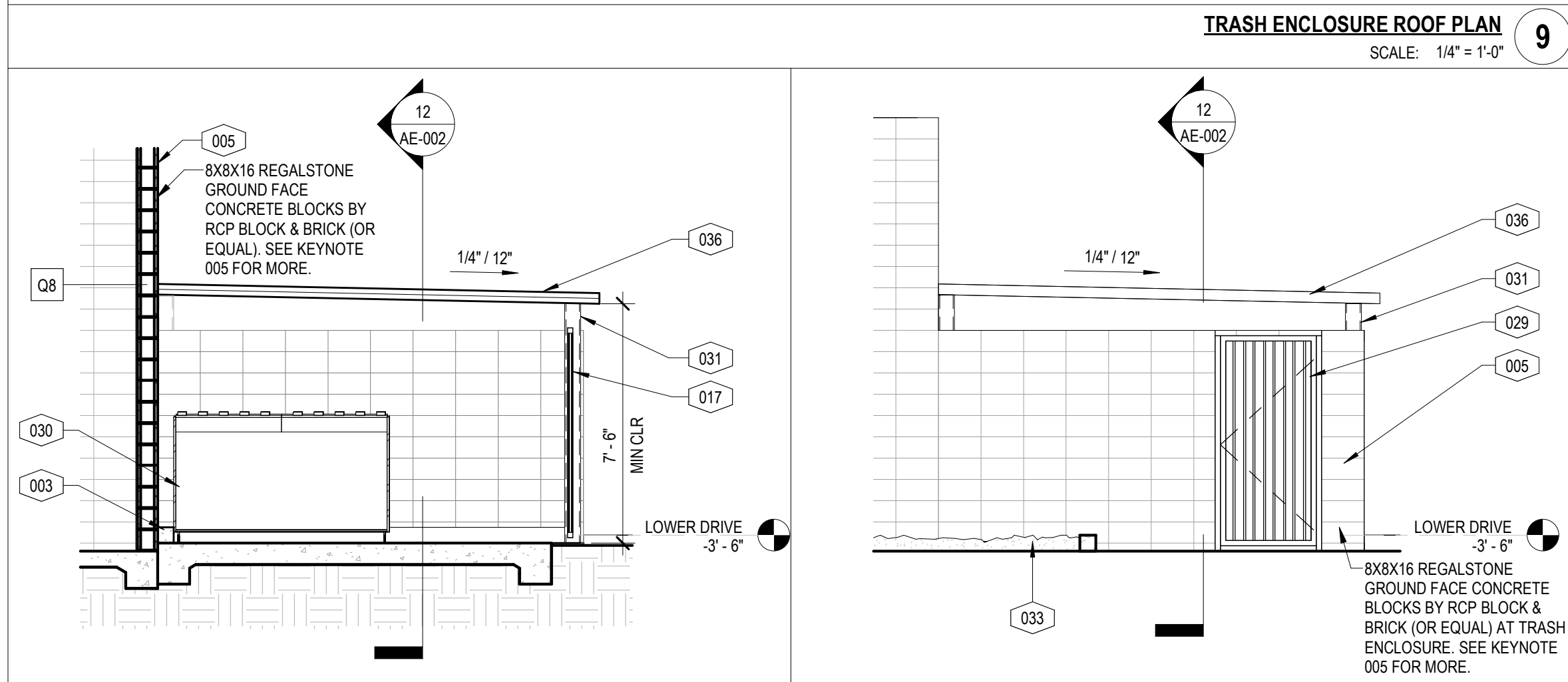
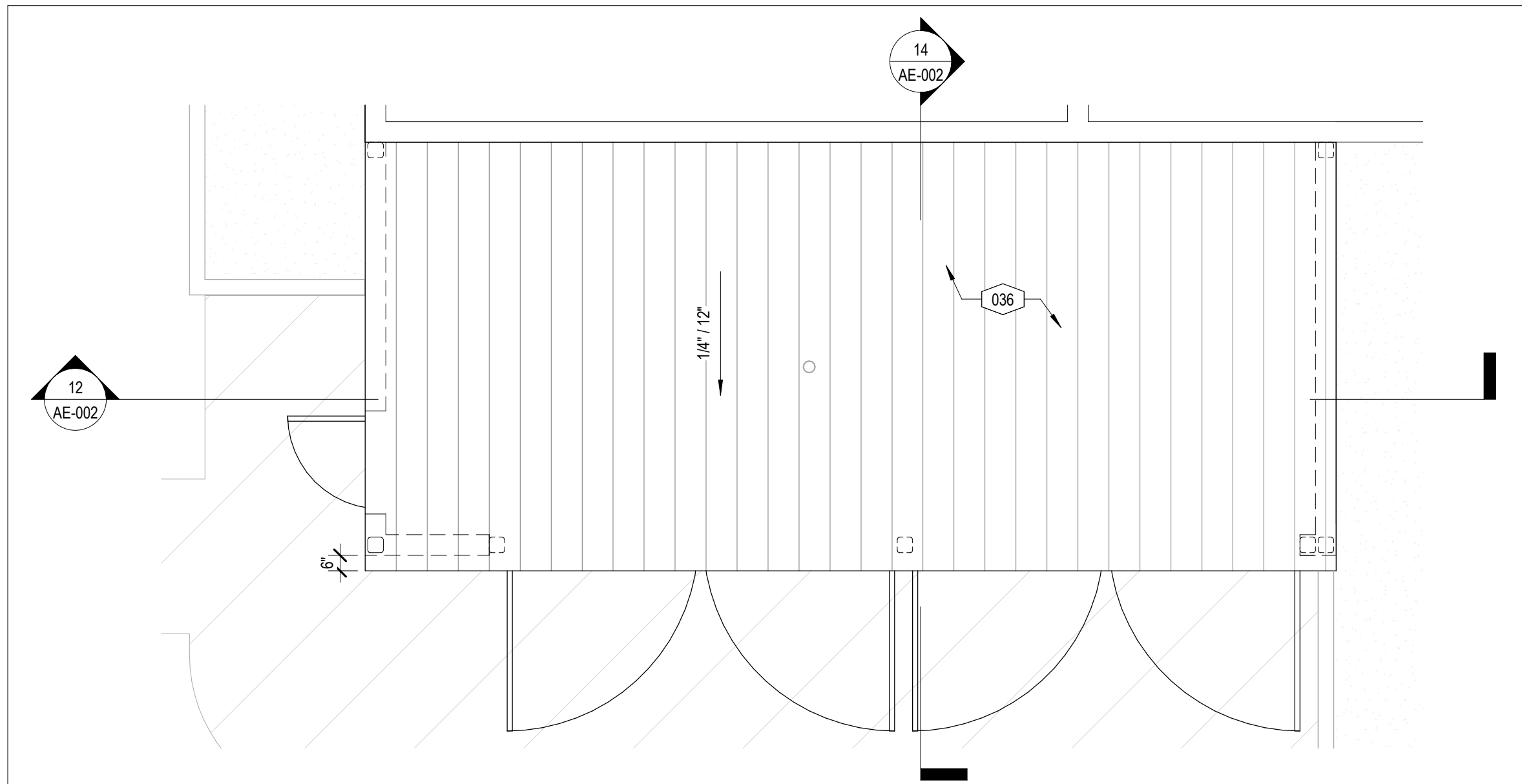
- 002 CENTRAL UTILITY PLANT WITH 1-HR RATED 13H CMU WALL ENCLOSURE.
- 004 EXISTING TO REMAIN PARKING STRIPING, PAVING, LIGHT POLES
- 007 DROPOFF/LOADING
- 008 10' X 25' LOADING STALL
- 009 MONUMENT SIGN
- 010 CMU RETAINING WALL
- 011 SITE WALL
- 012 EXISTING BUS STOP
- 013 (E) FIRE HYDRANT
- 014 SCE PAD MOUNT TRANSFORMER PER ELECTRICAL
- 015 GAS METER PER PLUMBING
- 016 PAD MOUNTED CONDENSING UNIT PER MECHANICAL
- 019 50KW PV SYSTEM CANOPY ABOVE PARKING PER ELECTRICAL
- 020 200KW EMERGENCY GENERATOR PER ELECTRICAL
- 021 BATTERY STORAGE SYSTEM PER ELECTRICAL
- 022 GROUND MOUNTED DIRECTIONAL SIGN
- 023 (E) EMERGENCY PHONE TO REMAIN
- 025 BOLLARD
- 026 LIGHTING BOLLARD PER ELECTRICAL DRAWINGS
- 032 STREET LIGHTING PER ELECTRICAL DRAWINGS
- 037 8' WALL MOUNTED POST INDICATOR VALVE FIRE DEPT. CONNECTION
- 041 WALL MOUNTED FIRE DEPARTMENT CONNECTION TO BE WITHIN 100'-0" OF A FIRE HYDRANT
- 045 FIRE RISER. REFER TO PLUMBING FOR ADDITIONAL INFORMATION
- 046 INTERNALLY ILLUMINATED EXTERIOR BUILDING ADDRESS NUMBERS AT FIFTH FLOOR LEVEL. LETTERS ARE MIN. 12" HEIGHT WITH 1.5" STROKE
- 047 KNOX BOX FOR IMMEDIATE ACCESS LOCATED ADJACENT TO SERVING DOOR, VISIBLE AND 5 FEET MAX. ABOVE GRADE
- 207 (E) FIRE RISER
- 208 (E) FDC FOR RONALD MCDONALD HOUSE

PARKING CALCULATIONS

PROPOSED BUILDING AREA	105,000 SF
PARKING REQUIRED FOR PROPOSED STRUCTURE	
PER MUNICIPAL CODE 17.24.070 (FOR MEDICAL OFFICES AND CLINICS)	1 STALL / 300 SF
350	
PARKING PROVIDED	
NEW STANDARD STALLS	143
NEW EV CAPABLE STALLS (20% OF STALLS PROVIDED) ¹	45
NEW ACCESSIBLE STALLS ²	35
TOTAL NEW STALLS PROVIDED FOR PROPOSED STRUCTURE	223
EXISTING STALLS DESIGNATED FOR PROPOSED STRUCTURE	159
TOTAL STALLS DESIGNATED FOR PROPOSED STRUCTURE	382
EXISTING STALLS DESIGNATED FOR RONALD MCDONALD HOUSE	26
TOTAL PARKING TO BE PROVIDED ON SITE	408

- NOTES:
- 25% OF EV CAPABLE STALLS TO BE EQUIPPED WITH ELECTRICAL VEHICLE CHARGING STATIONS (EVCS)
 - INCLUDES ACCESSIBLE EV STALLS PER CBC, CHAPTER 11B, SECTION 11B-228.3)

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PEDIATRIC
MEDICAL OFFICE
BUILDING

TITLE ENLARGED FLOOR PLANS & SECTIONS - TRASH ENCLOSURE

PROJECT NO. 2019017.21

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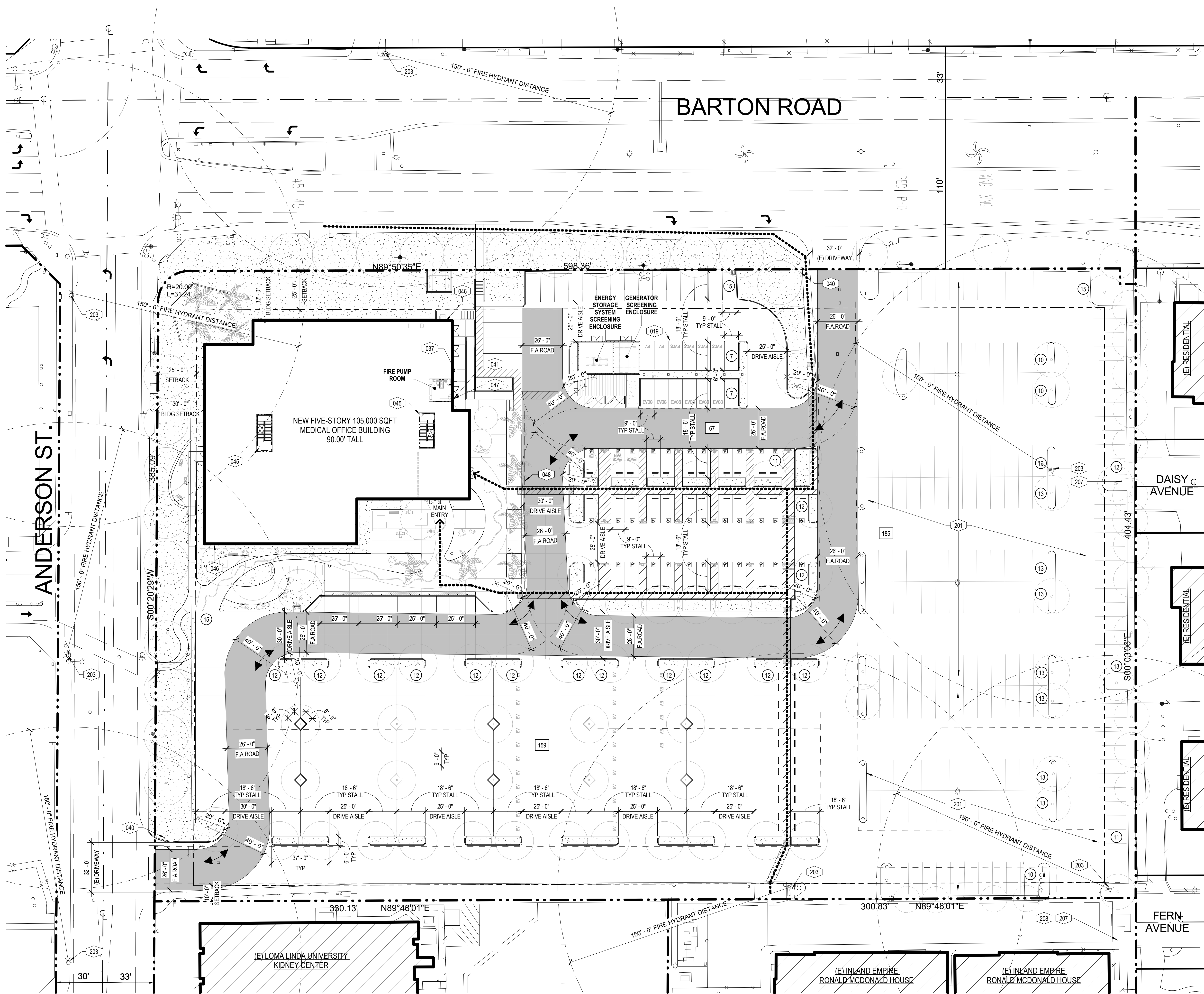
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AE-002



GENERAL NOTES

- CONTRACTOR TO PROVIDE AREA SEPARATING THE CONSTRUCTION ZONE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO GRADING, DRAINAGE, UTILITIES, AND OTHER SITE IMPROVEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION.
- ALL ELECTRICAL, TELEPHONE, CATV AND SIMILAR SERVICES, WIRES OR CABLES, WHICH PROVIDE DIRECT SERVICES TO THE PROPERTY, BE INSTALLED UNDERGROUND PER LOMA LINDA MUNICIPAL CODE 17.06.060
- ANY EXISTING ABOVE-GROUND UTILITIES ALONG THE PROPERTY FRONTAGE, INCLUDING ALL DISTRIBUTION AND COMMUNICATION LINES, MUST BE RELOCATED UNDERGROUND TO THE NEAREST POWER POLE OUTSIDE THE PROPERTY

FIRE DEPARTMENT NOTES

- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MINIMUM TRAVEL DISTANCE FOR EACH 6,000 S.F. OR PORTION THEREOF ON EACH FLOOR, (CFC SEC. 906).
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEM, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE PROTECTION SYSTEMS AND APPURTENANCES THERE TO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 901.2).
- BUILDING UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14. (CFC 140.1).
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC 501.1, FHPS P-006).
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (TITLE 19, SEC.3.08, 3.21; CFC 804).
- FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC SEC. 903 AND COMPLY WITH STANDARDS OF 903.3.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE. (CFC 903.4)
- INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH, CFC 907.
- AN APPROVED AUDIBLE SPRINKLERS FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. (CFC 903.4.2)

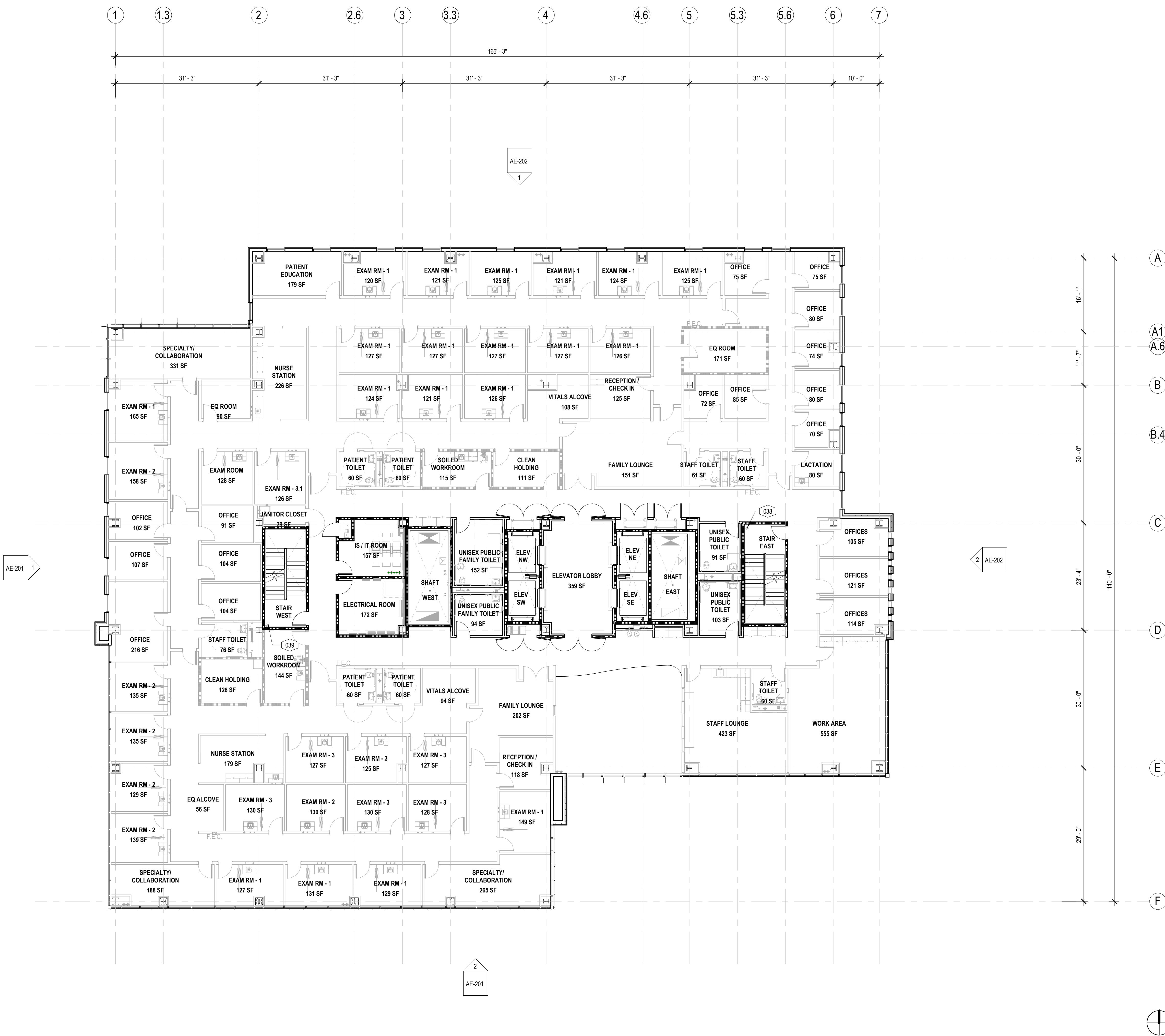
FIRE AUTHORITY LEGEND

	PROPERTY LINE
	CENTERLINE OF STREET
	SETBACK LINE
	EASEMENT LINE
	ACCESSIBLE PATH OF TRAVEL
	PLANTING AREA PER LANDSCAPE DRAWINGS
	NEW TREES PER LANDSCAPE DRAWINGS
	EXISTING TREES PER LANDSCAPE DRAWINGS
	EXISTING FIRE HYDRANTS & 150' RADIUS FIRE HYDRANT DISTANCE
	PARKING COUNT PER ROW
	TOTAL PARKING COUNT PER AREA
	EV CAPABLE PARKING STALL
	PARKING STALL EQUIPPED WITH EV CHARGING STATION
	FIRE ACCESS ROAD
	26'-0" FIRE TRUCK APPERATUS ACCESS ROUTE WITH A TOTAL WEIGHT OF 75,000 POUNDS.
	"FIRE LANE - NO PARKING"
	POTENTIAL PATH OF THE TRUCK APPARATUS

KEYNOTES

- 019 50KW PV SYSTEM CANOPY ABOVE PARKING PER ELECTRICAL
- 037 8" WALL MOUNTED POST INDICATOR VALVE FIRE DEPT. CONNECTION
- 040 ADDITIONAL ACCESSIBLE PARKING SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY WITH THE FOLLOWING "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT:
OR BY TELEPHONING * BLANKS SPACES
SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
- 041 WALL MOUNTED FIRE DEPARTMENT CONNECTION TO BE WITHIN 100'-0" OF A FIRE
- 045 FIRE RISER. REFER TO PLUMBING FOR ADDITIONAL INFORMATION
- 046 INTERNALLY ILLUMINATED EXTERIOR BUILDING ADDRESS NUMBERS AT FIFTH FLOOR LEVEL. LETTERS ARE MIN. 12" HEIGHT WITH 1.5" STROKE
- 047 KNOX BOX FOR IMMEDIATE ACCESS LOCATED ADJACENT TO SERVING DOOR, VISIBLE AND 5 FEET MAX. ABOVE GRADE
- 048 FIRE LANE CURB TO BE PAINTED RED
- 201 (E) TO REMAIN PARKING STRIPING, PAVING, LIGHT POLES
- 203 (E) FIRE HYDRANT
- 207 (E) FIRE RISER
- 208 (E) FDC FOR RONALD MCDONALD HOUSE

1



KEYNOTES

- 038 6" COMBINATION STANDPIPE/SPRINKLER RISER WITH 3" DRAIN RISER & 2-1/2" HOSE VALVE
039 6" STANDPIPE & DRAIN RISER WITH 2-1/2" HOSE VALVE

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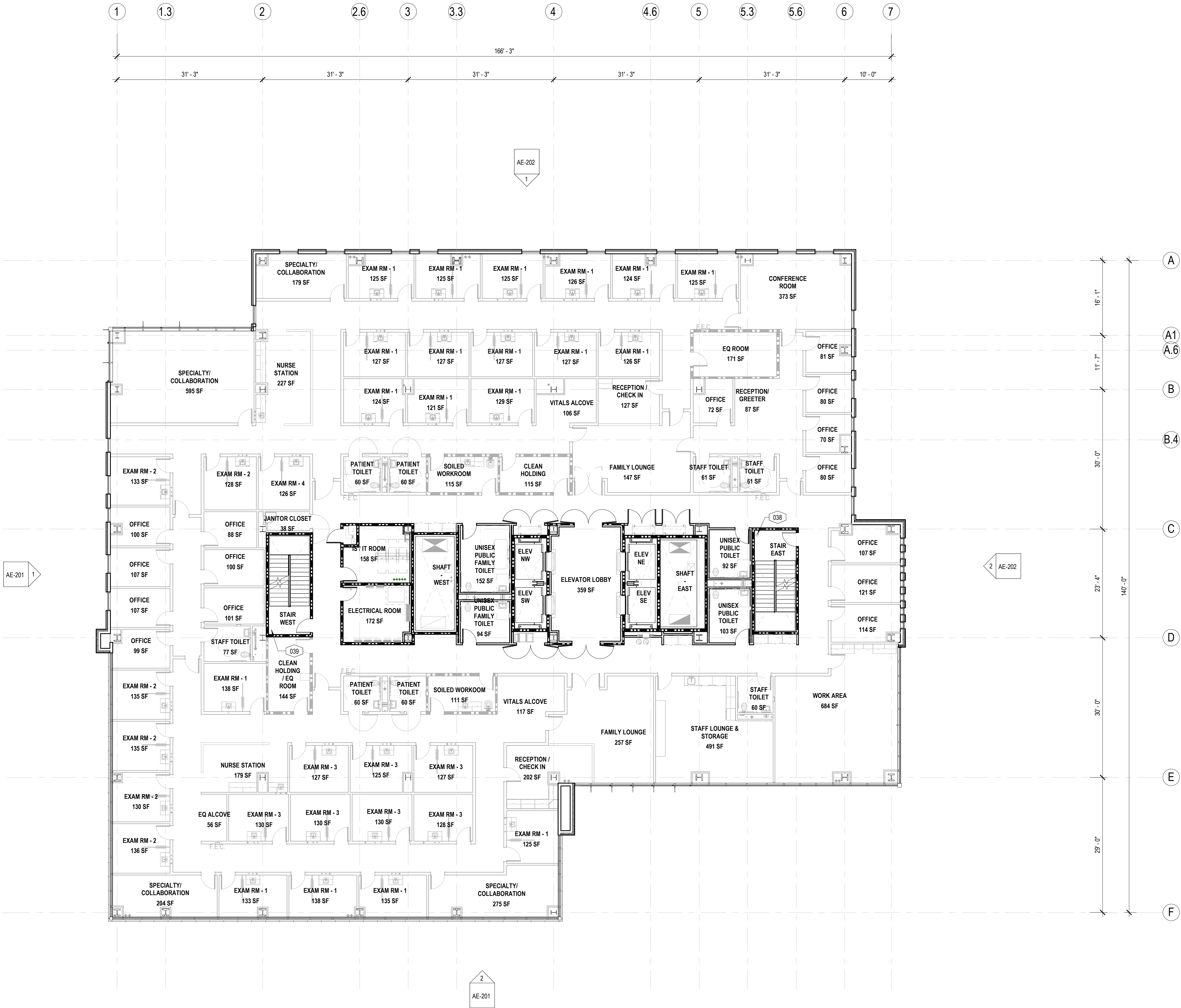
LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

TITLE OVERALL SECOND FLOOR PLAN

PROJECT NO. 2019017.21
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AE-102

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KEYNOTES

- 038 6" COMBINATION STANDPIPE/SPRINKLER RISER WITH 3" DRAIN RISER & 2-1/2" HOSE VALVE
039 6" STANDPIPE & DRAIN RISER WITH 2-1/2" HOSE VALVE

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LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

TITLE OVERALL THIRD FLOOR PLAN

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KEYNOTES

- 038 6" COMBINATION STANDPIPE/SPRINKLER RISER WITH 3" DRAIN RISER & 2-1/2" HOSE VALVE
039 6" STANDPIPE & DRAIN RISER WITH 2-1/2" HOSE VALVE

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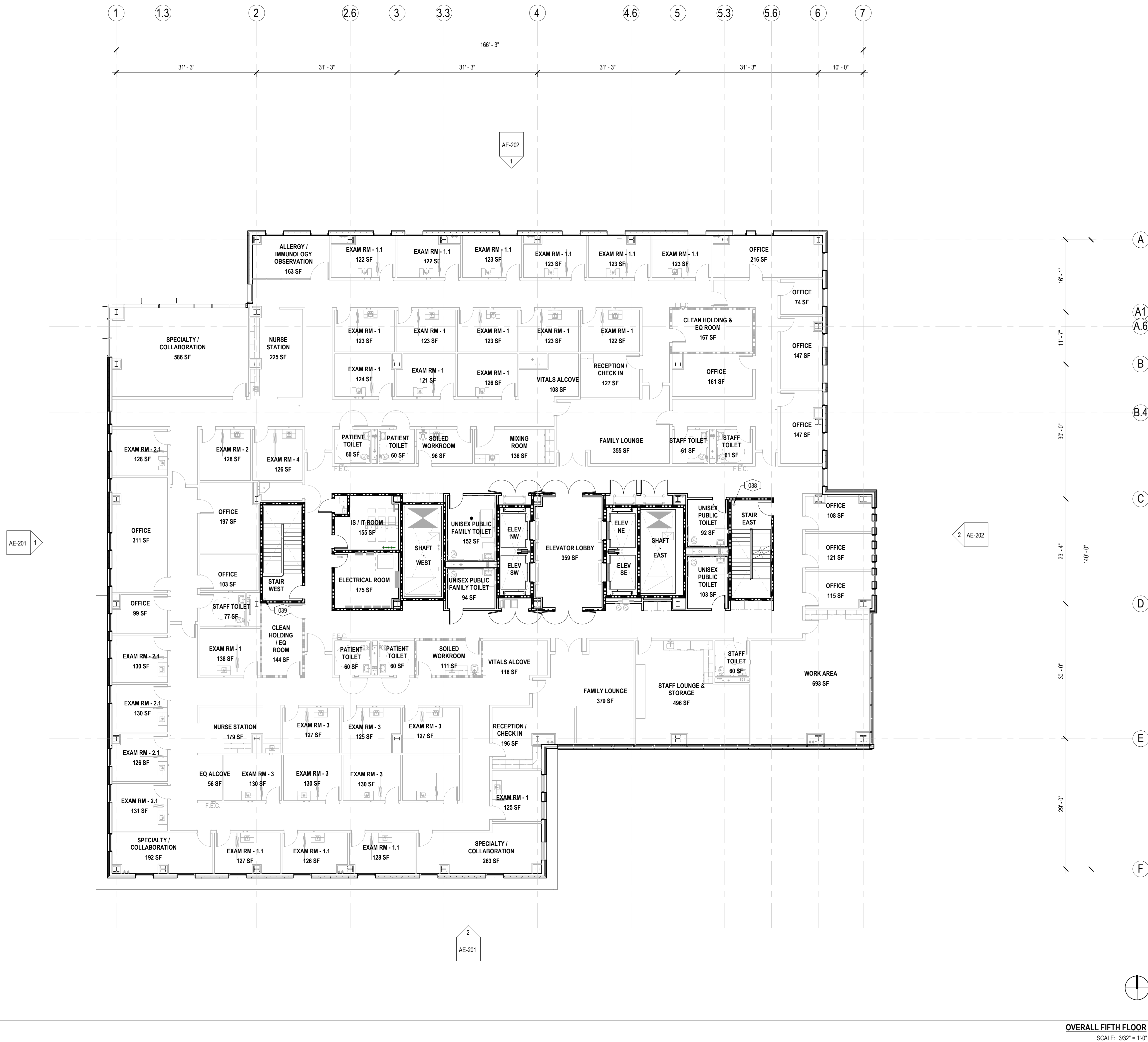
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LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

TITLE OVERALL FOURTH FLOOR PLAN

PROJECT NO.	2019017.21
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OVERALL ROOF PLAN
SCALE: 3/32" = 1'-0"

1

KEYNOTES

038 6" COMBINATION STANDPIPE/SPRINKLER RISER WITH 3" DRAIN RISER & 2-1/2" HOSE VALVE

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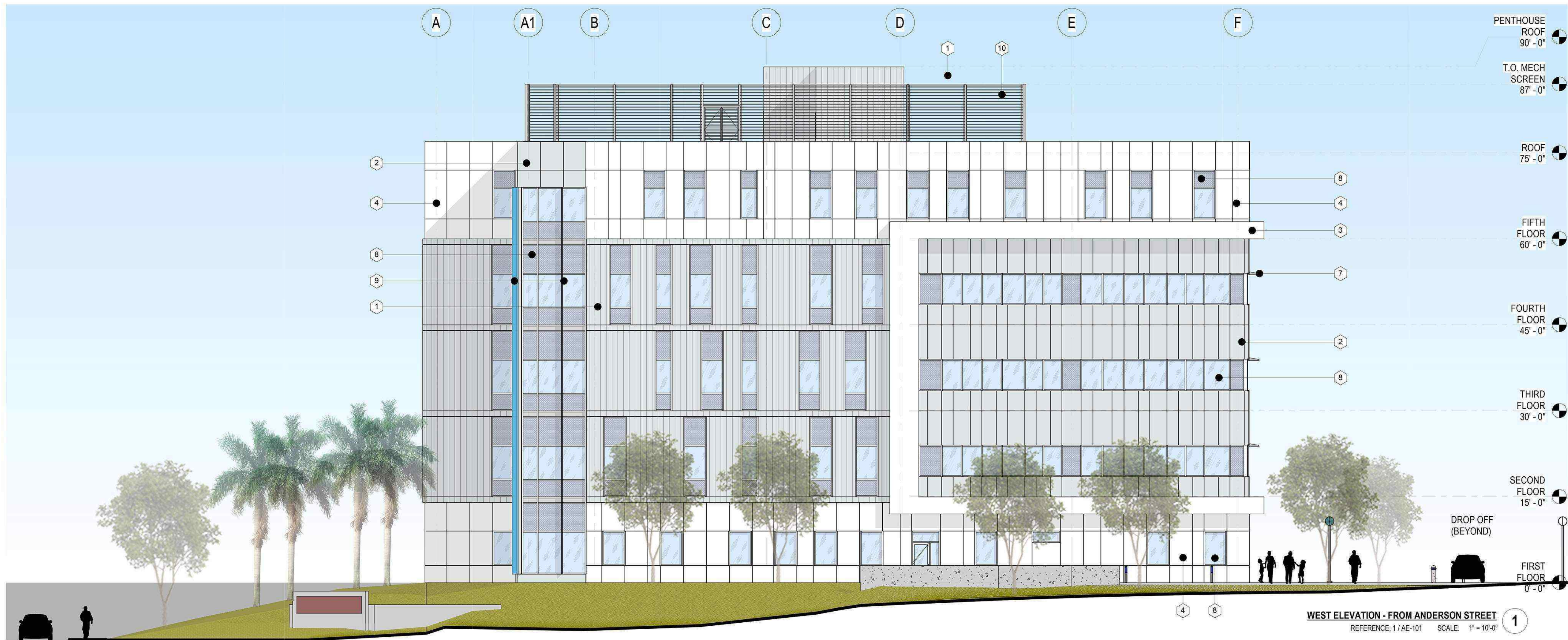
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MEDICAL OFFICE
BUILDING

TITLE OVERALL ROOF PLAN

PROJECT NO.	2019017.21
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ISSUE:	DATE:
PPD	08.10.2023
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AE-106



MATERIAL LEGEND

- INSULATED RIGID METAL PANEL
COLOR: GRAY
- INSULATED RIGID METAL PANEL
COLOR: LIGHT GRAY
- FIBRE CEMENT PANEL
RAINSCREEN SYSTEM
COLOR: SOLID WHITE
- FIBRE CEMENT PANEL
RAINSCREEN SYSTEM
COLOR: OFF-WHITE
- TERRACOTA PANEL
RAINSCREEN SYSTEM
COLOR: SAND

- CURTAIN WALL SYSTEM
MULLION: ALUMINUM
- SHADE LOUVER
FINISH: ALUMINUM
- STOREFRONT & PUNCHED OPENINGS
MULLION: ALUMINUM

- DICHROIC GLASS FINS
COLORS: GOLD BLUE AND
COPPER BRONZE
- MECHANICAL EQUIPMENT SCREEN
LOUVERED EQUIPMENT SCREEN
COLOR: GREY

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LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

TITLE EXTERIOR ELEVATIONS

PROJECT NO. 2019017.21
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PPD BACK CHECK #2 03.15.2024

AE-201



MATERIAL LEGEND

- INSULATED RIGID METAL PANEL
COLOR: GRAY
- INSULATED RIGID METAL PANEL
COLOR: LIGHT GRAY
- FIBRE CEMENT PANEL
RAINSCREEN SYSTEM
COLOR: SOLID WHITE
- FIBRE CEMENT PANEL
RAINSCREEN SYSTEM
COLOR: OFF-WHITE
- TERRACOTA PANEL
RAINSCREEN SYSTEM
COLOR: SAND
- CURTAIN WALL SYSTEM
MULLION: ALUMINUM
- SHADE LOUVER
FINISH: ALUMINUM
- STOREFRONT & PUNCHED OPENINGS
MULLION: ALUMINUM
- DICHROIC GLASS FINS
COLORS: GOLD BLUE AND
COPPER BRONZE
- MECHANICAL EQUIPMENT SCREEN
LOUVERED EQUIPMENT SCREEN
COLOR: GREY

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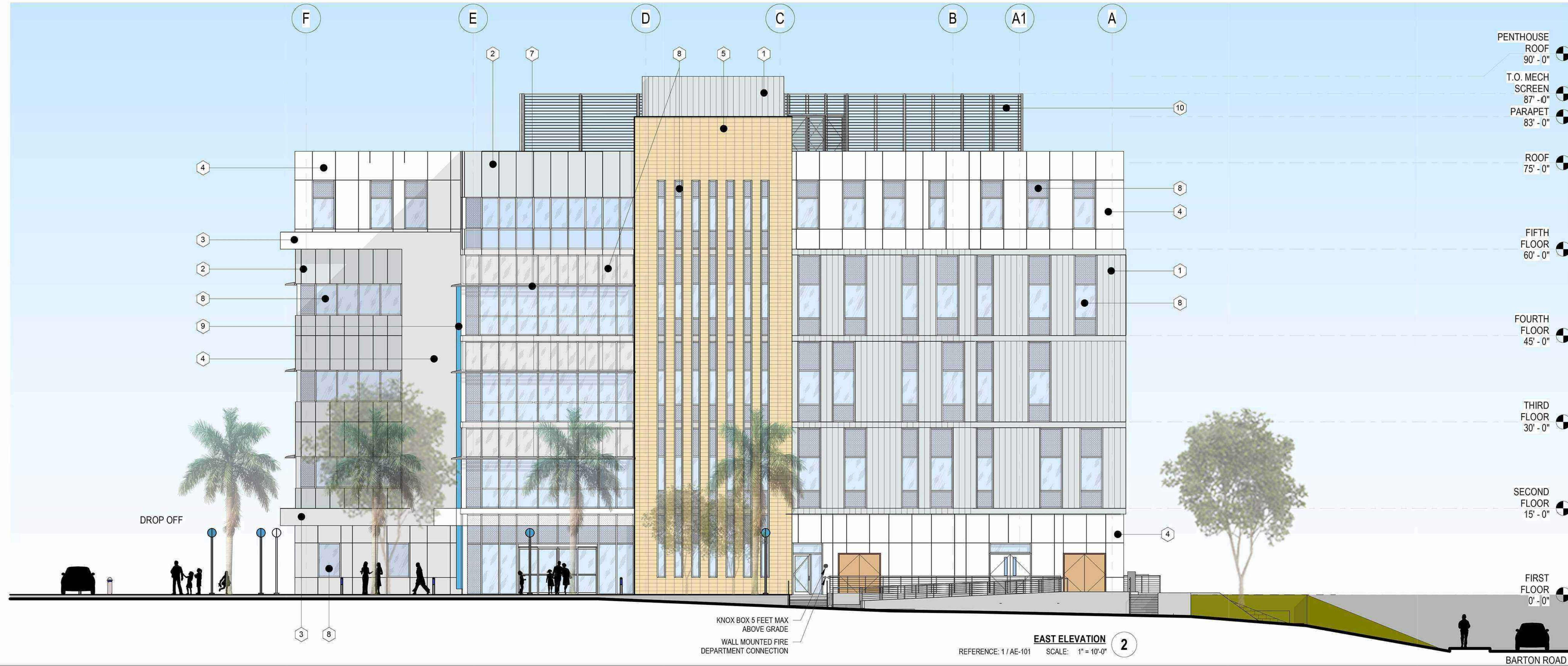
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LOMA LINDA, CA 92354

LOMA LINDA UNIVERSITY CHILDREN'S HOSPITAL PEDIATRIC MEDICAL OFFICE BUILDING

TITLE EXTERIOR ELEVATIONS

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MEDICAL OFFICE
BUILDING

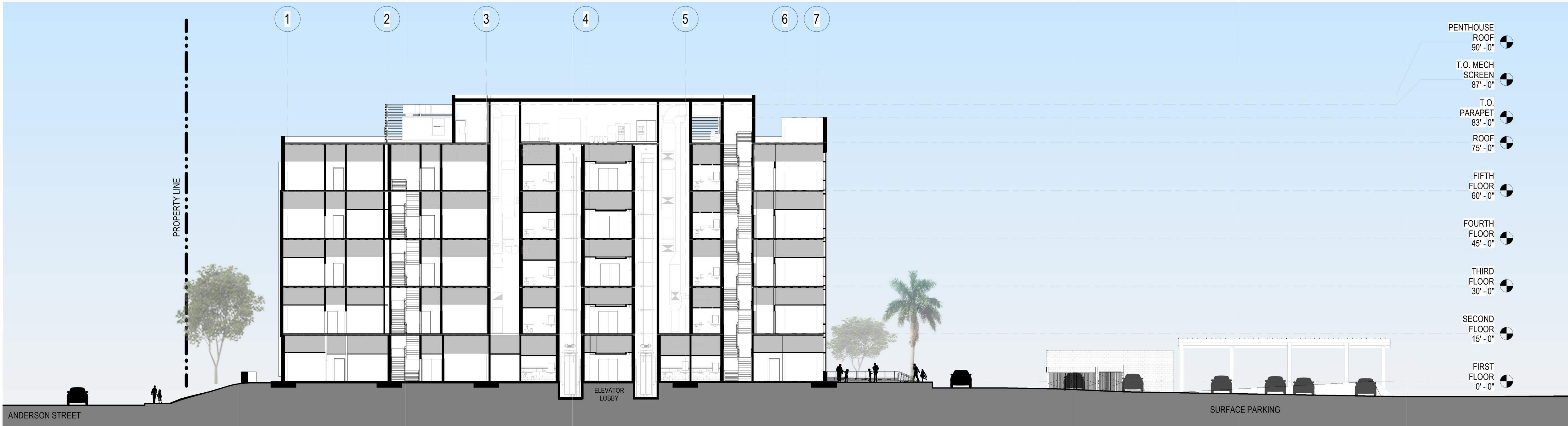
TITLE SITE SECTIONS

PROJECT NO.	2019017.21
DRAWN: AIN	CHECK: Checker
ISSUE:	DATE:
PPD	08.10.2023
PPD BACK CHECK #1	11.16.2023
PPD BACK CHECK #2	03.15.2024

AE-301

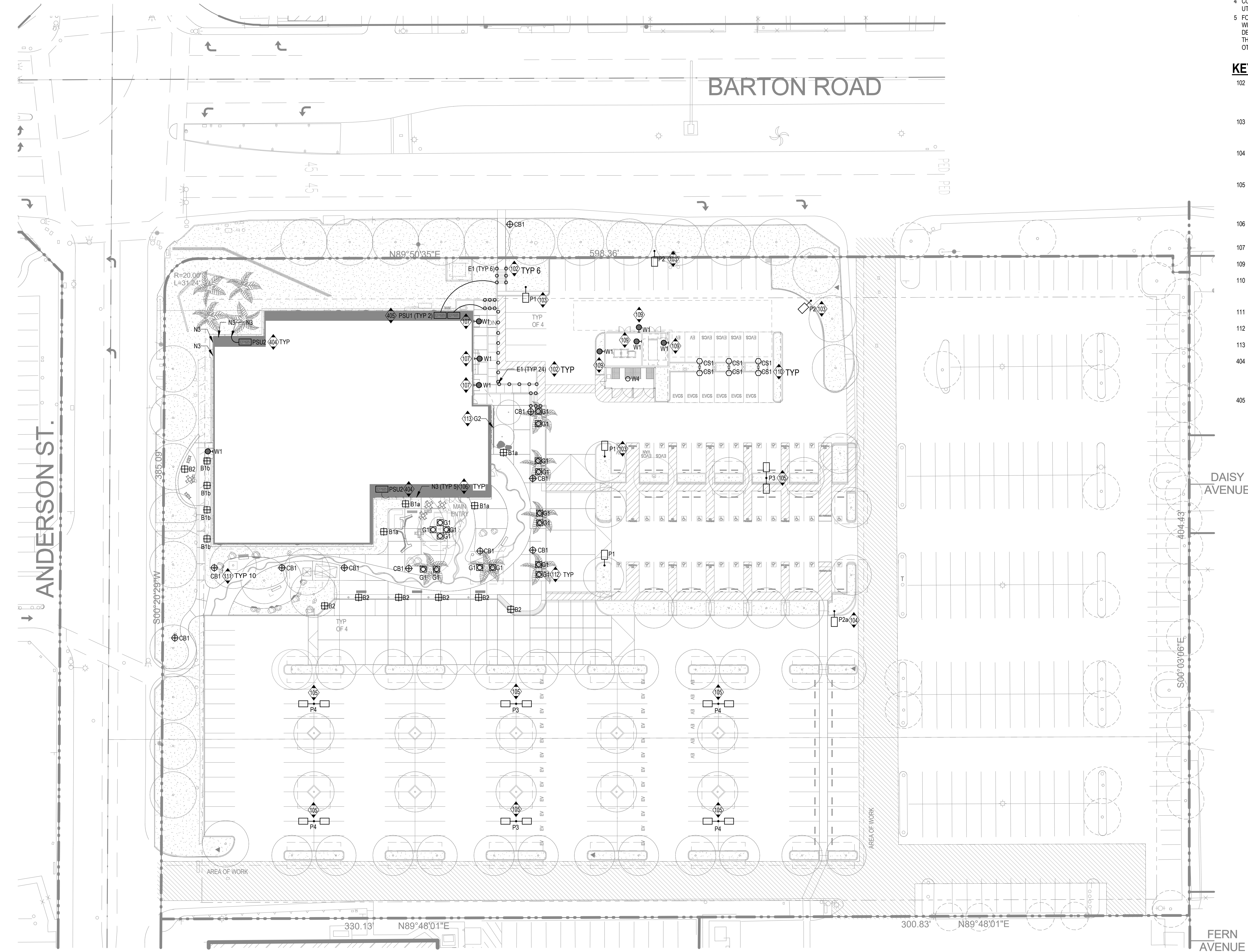


SITE SECTION LOOKING EAST
REFERENCE: 1 / A-005 SCALE: 1/16" = 1'-0"



SITE SECTION LOOKING NORTH
REFERENCE: 3 / A-002 SCALE: 1/16" = 1'-0"

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1 ELECTRICAL LIGHTING SITE PLAN

1" = 30'-0"

GENERAL NOTES:

1. IN ADDITION TO THE INFORMATION SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL REVIEW THE SURVEY AND ALL OTHER CIVIL DRAWINGS FOR LOCATIONS OF UNDERGROUND UTILITIES. CARE SHALL BE TAKEN WHEN WORKING IN THESE AREAS.
2. PROVIDE A MINIMUM OF 1'-0" OF SEPARATION BETWEEN ELECTRICAL POWER CONDUITS AND ELECTRICAL LOW VOLTAGE CONDUITS AND ALL OTHER SITE CIVIL (WATER, GAS, SANITARY, STORM) UTILITIES.
3. ALL SITE ELECTRICAL CONDUITS SHALL MAINTAIN BURIAL DEPTHS AS NOTED IN PROJECT SPECIFICATIONS AND BE ROUTED ABOVE ALL CIVIL (WATER, GAS, SANITARY, STORM) LINES UNLESS NOTED OTHERWISE.
4. COORDINATE ALL ELECTRICAL UTILITY SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY.
5. FOR ALL SITE 120V, 20A RECEPTACLE, EQUIPMENT, AND / OR LIGHTING CIRCUITS WIRING SHALL BE #8 TO FIRST DEVICE AND THEN #10 BETWEEN ALL OTHER DEVICES. IF TOTAL CIRCUIT RUN BEYOND FIRST DEVICE IS GREATER THAN 500' THEN PROVIDE #6 WIRE TO MIDDLE OF CIRCUIT AND THEN #10 BETWEEN ALL OTHER DEVICES. GROUND WIRE SHALL MATCH PHASE CONDUCTOR SIZE.

KEY NOTES

102. LUMINAIRE TYPE 'E1' LED NODES SHALL RECESS INTO UNDERSIDE OF HANDRAIL TO LIGHT STAIRS/PATHWAY BELOW. NODES SHALL BE SPACED 6FT ON CENTER. CONCEAL ALL WIRES INSIDE HANDRAIL. REMOTE POWER SUPPLY TYPE PSU1 SHALL POWER MULTIPLE FIXTURES. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF HANDRAIL AND LIGHTING ASSEMBLY FOR REVIEW.
103. LUMINAIRE TYPE P1 AND P2 SHALL ANCHOR BOLT TO CONCRETE PAD SET FLUSH WITH GRADE. BOTTOM OF FIXTURE HEAD SHALL BE MOUNTED AT 20'-0" AFG. CONTRACTOR SHALL CONFIRM WINDLOADING REQUIREMENTS WITH STRUCTURAL ENGINEER. POLE MANUFACTURER SHALL PROVIDE WIND LOAD CALCULATIONS FOR POLE ASSEMBLY.
104. LUMINAIRE TYPE P2a SHALL ANCHOR BOLT TO CONCRETE PAD SET FLUSH WITH GRADE. BOTTOM OF FIXTURE HEAD SHALL BE MOUNTED AT 30'-0" AFG. CONTRACTOR SHALL CONFIRM WINDLOADING REQUIREMENTS WITH STRUCTURAL ENGINEER. POLE MANUFACTURER SHALL PROVIDE WIND LOAD CALCULATIONS FOR POLE ASSEMBLY.
105. LUMINAIRE TYPE P3 AND P4 POLE TYPES SHALL BE LOCATED IN CENTER OF PARKING AREAS. ANCHOR BOLTED TO 33" CONCRETE PAD TO PROTECT POLES FROM VEHICULAR DAMAGE. BOTTOM OF FIXTURE HEAD SHALL BE MOUNTED AT 30'-0" AFG. CONTRACTOR SHALL CONFIRM WINDLOADING REQUIREMENTS WITH STRUCTURAL ENGINEER. POLE MANUFACTURER SHALL PROVIDE WIND LOAD CALCULATIONS FOR POLE ASSEMBLY.
106. LUMINAIRE TYPE 'N3' SHALL RUN CONTINUOUSLY (VERTICAL) 67'-6" IN ARCHITECTURAL CHANNEL ON FACADE TO ILLUMINATE DICHROIC FINS. REFER TO DETAILS FOR EXACT MOUNTING. REMOTE POWER SUPPLY TYPE PSU2 SHALL POWER MULTIPLE FIXTURES.
107. LUMINAIRE TYPE 'W1' SHALL SURFACE MOUNT TO WALL WITH BOTTOM OF FIXTURE AT 9'-0" AFG.
109. LUMINAIRE TYPE 'W1' SHALL SURFACE MOUNT TO WALL WITH BOTTOM OF FIXTURE AT 12'-6" AFG.
110. LUMINAIRE TYPE 'CW1' SHALL SURFACE MOUNT TO COLUMN WITH BOTTOM OF FIXTURE AT 8'-0" AFG TO UPLIGHT CEILING WITH CONDUIT ROUTING CONCEALED IN COLUMN. CONTRACTOR SHALL CONFIRM CONDUIT ROUTING AND FINISHES WITH ARCHITECT AND LIGHTING CONSULTANT.
111. DECORATIVE POST TOP LUMINAIRE TYPE 'CB1' SHALL ANCHOR BOLT TO CONCRETE PAD SET FLUSH WITH GRADE. BOTTOM OF FIXTURE HEAD SHALL BE MOUNTED AT 10'-0" AFG.
112. LUMINAIRE TYPE G1' SHALL BE INSTALLED AT GRADE IN LANDSCAPING AND AIM UP TO LIGHT TREES. PROVIDE CONCRETE PAD FLUSH WITH GRADE TO RECESS FIXTURE.
113. LUMINAIRE TYPE G2' SHALL BE INSTALLED AT GRADE IN LANDSCAPING AND AIM UP TO LIGHT BRICK FACADE. PROVIDE CONCRETE PAD FLUSH WITH GRADE TO RECESS FIXTURE.
404. CONTRACTOR SHALL LOCATE TYPE "PSU2" POWER SUPPLIES. POWERING TYPE N3 LUMINAIRES IN ACCESSIBLE VENTILATED LOCATIONS INDOORS OUT OF VIEW FROM GUESTS. DRIVERS SHALL POWER MULTIPLE FIXTURES. CONFIRM FINAL QUANTITIES AND LOCATION(S) WITH ARCHITECT AND OWNER. CONTRACTOR SHALL REFER TO MANUFACTURERS WIRING AND DISTANCE REQUIREMENTS TO AVOID VOLTAGE DROP.
405. CONTRACTOR SHALL LOCATE TYPE "PSU1" POWER SUPPLIES. POWERING TYPE E1 LUMINAIRES IN ACCESSIBLE VENTILATED LOCATIONS INDOORS OUT OF VIEW FROM GUESTS. DRIVERS SHALL POWER MULTIPLE FIXTURES. CONFIRM FINAL QUANTITIES AND LOCATION(S) WITH ARCHITECT AND OWNER.

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Project #: #22021017

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BUILDING

TITLE: ELECTRICAL LIGHTING SITE PLAN

PROJECT NO.	2019017.21
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E-200

E-201



City of Loma Linda

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

Community Development Department

CONDITIONS OF APPROVAL

PROJECT DESCRIPTION: Precise Plan of Design No. P23-180 – to develop a new five-story, 105,000 square-foot medical office building, including surface parking, patient drop-off and loading areas, landscaping, and site lighting on the southeast corner of Anderson Street and Barton Road within the Institutional-Healthcare zoning district. APN: 0284-191-23.

COMMUNITY DEVELOPMENT DEPARTMENT (909)799-2839

General

1. The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials and plans provided to the City Council.
2. Within two (2) years of this approval, the permit shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

CASE NUMBER

PPD NO. P23-180

EXPIRATION DATE

January 14, 2027

3. If applicable, within five working days of this approval of the subject project, the Applicant shall deliver to City Hall the required payment made out to the Clerk of the Board of Supervisors to enable the City to file the appropriate environmental documentation for the project. If within such period the Applicant has not delivered to the Community Development Department the payment, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.
4. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
5. The Applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, the Applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which the Applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity.

6. In the event that this approval is legally challenged, the City will notify the Applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the Applicant agrees to defend, indemnify, and hold harmless the City, their affiliate's officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The Applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve Applicant of their obligation under this condition.
7. During the lifetime of the permit, the Applicant must comply with all applicable laws and regulations of every local, state, and federal entity; and all such requirements and enactments will be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto will be upon the Applicant and his or her transferees or successor in interest.
8. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors and modification of finished materials that do not alter or compromise the previously approved theme; and
 - d. A reduction in density or intensity of a development project.
9. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied, no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary, the deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
10. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
11. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 10:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays.

Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus.

12. The Applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. Ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.
13. 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.
14. The Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
15. The Applicant shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
16. The Applicant shall comply with all applicable SCAQMD rules and regulations including Rules 402 nuisance which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively.
17. All equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
18. Construction personnel shall be informed of ride sharing and transit opportunities.
19. Comply with all existing and future 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.
20. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, all hazardous waste shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations.
21. Applicant shall work with the City's franchised solid waste hauler, CR&R, to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
22. All future trash, recycling, and refuse facility enclosures shall match the approved proposed buildings in both color and finish.

23. Separate submittals and permits are required for all additional accessory structures not part of this approval such as, but not limited to, trash enclosures, patios, block walls, and storage buildings.
24. All outdoor lighting shall conform to Development Code and shall be designed to not glare or reflect onto neighboring properties or public rights-of-way. Outdoor lighting shall be shielded and limited to that required for security and safety purposes.
25. All buildings, grounds, parking areas, and landscaping shall be maintained in a neat and orderly manner at all times.
26. Applicant shall provide infrastructure for the Loma Linda Connected Community Program (LLCCP), which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with building and precise grading plans and be reviewed and approved by City of Loma Linda prior to issuing building or grading permits. LLCCP info: <http://www.lomalinda-ca.gov/asp/Site/LLCCP/AboutLLCCP/Introduction/index.asp>
27. Development Impact Fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits. It shall cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
28. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department (Building and Safety Division) proof of payment or waiver from the City of San Bernardino for sewer capacity fees and the Redlands Unified School District for school fees.
29. If any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Community Development Department, as may be applicable; provided the Applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.

Landscaping

30. The Applicant shall submit 3 sets of the final landscape plan, prepared by a state licensed Landscape Architect, and subject to the approval of the Community Development Department and Public Works Department for landscaping in the public right-of-way. If applicable, plans for a Landscape Maintenance District shall be on separate plans.
31. The final landscape plan shall be subject to the standards set forth in Loma Lina Municipal Code Section 8.12.206 – Model Water Efficient Landscaping Ordinance (MWELo).
32. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these Conditions of Approval. Any and all fencing shall be illustrated on the final landscape plan.
33. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
34. The Applicant or property owner shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation within 60 days.

35. Tree removal or replacement shall be in accordance with the Tree Preservation Ordinance.

Signs

36. Signs are not approved as a part of this permit. Prior to establishing any new signs, the Applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and a building permit for construction of the signs from the Building Division, as applicable.

Mitigation Measures

37. **CUL-1:** If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease until a qualified archaeologist meeting Secretary of Interior standards is hired to assess the find and resources are recovered and/or recorded. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, in order to provide Tribal input with regards to potential significance and treatment.
38. **CUL-2:** If significant pre-contact cultural resources, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, and any resources collected shall be curated with an appropriate reposition. This plan shall be provided to Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) in its draft form for review and comment. The archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly. A final report shall be filed with the City Planner documenting any archaeological resources found and their disposition.
39. **CUL-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 that code enforced for the duration of the project. A report shall be filed with the City Planner documenting any human remains or funerary objects found and their disposition.
40. **TRA-1: Commute Trip Reduction (CTR) Marketing Program** - The Project shall formulate a marketing strategy to promote and educate employees about their travel to work choices beyond driving, such as carpooling, taking transit, walking, and biking in order to reduce VMT. The Applicant is encouraged to integrate the MOB CTR program, to the extent practical, with any similar program that may exist for the LLUMC as a whole. The Project CTR program shall be submitted to the City Planner for approval prior to the issuance of Occupancy Permits. The following features (or similar alternatives) have been found to be critical to CTR program effectiveness:
- a. On-site or online commuter information services.
 - b. Employee transportation coordinators.
 - c. On-site or online transit pass sales.
 - d. Guaranteed ride home service.

41. **TRA-2: End-of-Trip Bicycle Facilities** - The proposed Project shall install and maintain end-of-trip bicycle facilities on-site for employee use. End-of-Trip facilities may include bike parking, bike lockers, showers, and personal lockers.

FIRE DEPARTMENT (909)799-2853

42. All construction shall meet the requirements of the California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of submittal for issuance of building permit.
43. CFC Chapter 33 shall be maintained at all times during construction/demolition.
44. NASFM Construction Fire Safety training for PM and site supervisors.
45. Builder must submit the fire safety and prevention plan to AHJ for authorization prior to starting work.
46. No lumber drops until fire underground is installed and tested, and fire department access points and road have been established.
47. Deferred submittals for a NFPA 13D sprinkler system. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.
48. Deferred submittals for a NFPA 72 notification and monitoring system
49. Buildings three story in height require standpipe and a FD access road of 26' per LLMC and CFC D105. **905.3.1 Height.** In other than Group R-3 and R3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occur:
1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
 2. Buildings are **three** stories in height.
 3. Building where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
 4. Buildings that are two or more stories below the highest level of fire department vehicle access.
50. B-107.2 Specifics: Any development within the City of Loma Linda that consists of more than a single structure on a commercially developed site; multiple floor commercial structures; multi-family commercial residences or fire flow requirements in excess of 2000 gpm will require a two point of connection full looped fire supply to the development. All required onsite fire hydrants will be supplied from this looped system and will be private to the development. When there are practical difficulties involved in carrying out the provisions of this ordinance the Fire Code Official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special reason makes enforcement of the strict letter of the ordinance impractical and any modification or change does not lessen any fire

protection requirements. If so changes or modifications may be approved by the Fire Code Official or Fire Chief.

51. 509.3 Access to equipment in multi-unit buildings. When automatic fire sprinkler systems or fire alarm systems are installed in buildings constructed for multiple tenants and these systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems, shall be located in an attached or included room or an approved weather-resistant enclosure with at least one exterior access door of not less than 3'-0" by 6'-8".
52. Provide locations and sizes of building addresses on the exterior elevation plan.
53. Provide Knox box locations on exterior elevation plan.
54. Provide Knox key switch system if complex will have an exterior access gate.
55. Provide standpipes in stairwells or hallways of each building.
56. The project shall not impede current Fire Department access.
57. Illuminated address for each structure per LLMC 15.28.190 section 505.1.
58. Fire lines and signage, as indicated on the approved FD access plan, shall be maintained at all times.
59. Builder must have an all-weather driving surface, and the fire loop and hydrants must be in installed, inspected, and tested prior to any lumber drop.
60. For all notes, guidelines and FD apparatus specifications for plan submittal: http://www.lomalindaca.gov/our_city/departments/fire/fire_prevention/fire_plan_check_application

PUBLIC WORKS DEPARTMENT (909)799-4407

61. All public improvement plans shall be submitted to the Public Works Department for review and approval.
62. During the Plan Check process, the Applicant shall submit an engineered grading plan for the proposed project.
63. All utilities shall be placed underground. The City of Loma Linda shall be the water and sewer purveyor.
64. Any damage to existing improvements as a result of this project shall be repaired by the Applicant to the satisfaction of the City Engineer.
65. Prior to issuance of grading permits, the Applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.
66. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.

67. An erosion/sediment control plan, SWPPP, and a Water Quality Management Plan are required to address on-site drainage construction and operation.
68. Applicant must install and maintain the street trees, parkway landscaping, and irrigation system within the development during construction phase. Once installed, the property owner must maintain these improvements in perpetuity.
69. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
70. The Applicant shall submit final grade certification, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
71. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
72. Per the City of Loma Linda recycling policy, the Applicant shall incorporate interior and exterior storage areas for recyclables.
73. The Applicant shall comply with City adopted policies and ordinance regarding the reduction of construction and demolition (C&D) materials, including a required solid waste management plan. Coordinate with Public Works.
74. The Applicant shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

BUILDING AND SAFETY DIVISION (909)799-2836

75. All plans and construction shall meet the requirements of the 2022 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
76. Upon entitlement of the project, the Applicant shall also comply with the following building conditions and regulations, unless otherwise stated:
 - a. Submit 4 complete sets of plans to the Building department, 2 sets of structural calculations, 2 sets of Title 24 energy calculations, and 2 sets of soils reports.
 - b. Separate permits, not part of this approval, are required for all accessory structures such as but not limited to, trash enclosures, block walls and storage buildings.
 - c. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. Accessible route(s) of travel shall be the most practical direct route between accessible

- building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code 11A and 11B.
- d. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owner's responsibility to be aware of those differences and comply accordingly.
 - e. Disabled access parking shall be located on the shortest accessible route.
 - f. Site Facilities such as parking (open and covered), recreation facilities, and trash dumpsters, shall be accessible per California Building Code 11A, 11B and 31B.
 - g. Pursuant to California Business and Professions Code Section 6737, this project is required to be designed by a California licensed architect or engineer.

SHERIFFS DEPARTMENT (909) 387-3545

- 77. Applicant shall provide sufficient exterior lighting to the site that illuminates otherwise dark corridors which may compromise public safety.
- 78. Applicant shall prevent loitering on site.

END OF CONDITIONS

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, Mitigation Measures, and the provisions of the Loma Linda Municipal Code.

Printed Name of Project Applicant

Signature of Project Applicant

Date

CITY OF LOMA LINDA



DRAFT MITIGATED NEGATIVE DECLARATION PEDIATRIC MEDICAL OFFICE BUILDING (PROJECT # PPD P23 - 180) SCH # _____



LEAD AGENCY
City of Loma Linda
Community Development Department
25541 Barton Rd.
Loma Linda, CA 92354
Phone: 909-799-2839

CONSULTANT ASSISTANCE
RPG, INC.
9431 Haven Ave, Suite 232
Rancho Cucamonga, CA. 91730

DECEMBER 5, 2024

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**CITY OF LOMA LINDA
LOMA LINDA UNIVERSITY CHILDREN’S HOSPITAL
PEDIATRIC MEDICAL OFFICE BUILDING
DRAFT MITIGATED NEGATIVE DECLARATION.**

PROJECT SUMMARY

APNs:	0284-191-23	Street Address:	11353 Anderson Street Loma Linda, CA. 92354
Applicant or Agent:	Applicant : Loma Linda University Medical Center, a California corporation.	Project Contact Information:	Agent: Leticia Gasca Guerrero, Loma Linda University Medical Center, 11155 Mountain View Ave, Loma Linda, CA. 92354 Phone : 909.253.5693 Email: lgascaguerrero@llu.edu
Project Name:	Pediatric Medical Office Building	Project Case Number:	Precise Plan of Design P23-180
Existing Zoning:	Institutional Health Care (I-HC)	Existing General Plan Designation:	Institutional Health Care (I-HC)
Site Acreage:	5.84 acres	Existing Land Use:	Surface Parking Lot
Summary of Proposal:	Development of a new medical office building on approximately 3.6 acres of the 5.84 acre site with a 5-story, approximately 105,000 sf medical office building. The facility will include primarily hospital-based pediatric clinics with approximately 150 exam rooms and associated support facilities. Other improvements are proposed to include surface parking, patient drop-off and loading areas, landscaping, and site lighting. Outdoor amenity space for patients, visitors and staff are included in the proposed site design. Existing access points along Barton Road and Anderson Street will be maintained, as will a portion of the existing surface parking east of the Barton Road site access.		

LEAD AGENCY PROJECT CONTACT INFORMATION:

- **Lead Agency:** City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA. 92354

Contact Person: Lorena Matarrita, Community Development Director
Phone: 909-799-2839
Email: LMatarrita@lomalinda-ca.gov

CEQA STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with Sections 15051 and 15367 of the California Code of Regulations (CCR), the City of Loma Linda ("City") is identified as the Lead Agency for the project. Under CEQA (Public Resources Code [PRC] Section 21000-21177) and pursuant to Section 15063 of the CCR, the City is required to undertake the preparation of an Initial Study to determine if the project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that additional CEQA analysis is warranted to fully evaluate project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project may cause a significant effect on the environment, the Lead Agency shall find that the project would not have a significant effect on the environment and shall prepare a Negative Declaration (or Mitigated Negative Declaration).

The environmental documentation, which is ultimately selected by the Lead Agency in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for considering discretionary actions necessary to approve or undertake the project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

PURPOSE

CEQA Guidelines Section 15063 identifies the following specific contents for inclusion in an Initial Study:

- A description of the project, including the location of the project;
- An identification of the environmental setting;
- An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- A discussion of ways to mitigate significant effects identified, if any;
- An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study.

AGENCY CONSULTATION

Pursuant to CEQA Guidelines Section 15063(g), as soon as the Lead Agency has determined that an Initial Study would be required for the project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project in order to obtain the recommendations of those agencies as to whether an EIR or Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these and other governmental agencies as required under CEQA and its implementing guidelines.

INCORPORATION BY REFERENCE

The following documents were used during preparation of this Initial Study and are incorporated into this document by reference. These documents are available for review at the City of Loma Linda Community Development Department, 25541 Barton Road, Loma Linda, CA. 92354. City Hall Hours: Monday through Thursday, 7:00am to 5:30pm.

- Loma Linda Municipal Code.
- Loma Linda General Plan EIR, 2004 and General Plan Update EIR, 2008.

PROJECT DESCRIPTION

- **Surrounding Land Uses and Setting**

TABLE 1.0 EXISTING GENERAL PLAN LAND USE AND ZONING DISTRICTS LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING		
Location	Existing GP Land Use	Existing Zoning District
Project Site	Institutional Healthcare (I-HC)	Institutional Healthcare(I-HC)
North	High Density Residential (R-3) across Barton Road	High Density Residential (R-3) across Barton Road
South	Institutional Healthcare (I-HC)	Institutional Healthcare (I-HC)
East	Low Density Residential (R-1)	Low Density Residential (R-1)
West	Institutional Healthcare (I-HC)	Institutional Healthcare (I-HC)

- **Project Site Location, Existing Site Land Uses and Conditions**

The 5.84-acre Project Site is located in the central area of the City on the south side of Barton Road across from the Loma Linda University Medical Center (LLUMC) at Anderson Street, and is currently occupied by a landscaped surface parking lot which serves multiple surrounding medical offices and facilities. The site is addressed at 11353 Anderson Street.

Barton Road provides regional access to the area. The Project Site is accessed off Barton Road and Anderson Street by 32-foot-wide drives. The Barton Rd/Anderson St intersection is signalized. Barton Road is a 4-lane divided roadway with a 143 ft wide paved cross-section along the western property line, while Anderson Street has a 66 ft wide paved cross-section adjacent to the Project Site. Utilities and storm drains are located in Barton Road and Anderson Street. Sidewalks exist along street frontages and a bus stop is located across Barton Road near the intersection with Anderson Street. A marked mid-block pedestrian crossing exists on Anderson Street, which connects the site to medical faculty offices to the west. Street lighting exists along the site perimeter on all street frontages, and within the existing on-site parking lot.

The site topography is essentially level and contains ornamental landscaping typical of developed suburban sites. The Project Site is immediately surrounded by three-story medical faculty office uses to the west, two-story medical offices to the south (LLUMC Kidney Center) and the Ronald McDonald House which varies from two to three stories in height. Low density residential land uses (one to two stories) are located to the south along Tulip Avenue beyond the LLUMC Kidney Center and the Ronald MacDonald House, to the east beyond the parking lot (Daisy Avenue, Fern Avenue, Tulip Avenue) and to the north across Barton Road, east of the LLUMC hospital complex, which is 16 stories high at its highest. Exhibits 1-3 illustrate the Regional Location, Local Vicinity, and Project Site Vicinity respectively. Exhibit 4 provides the Assessor's Parcel Map for the project site. Exhibits 5A - 5D provide photographs of typical existing conditions on-site and in immediately adjacent areas.

- **Project Characteristics**

The project proposes construction of a new 105,000 square-foot, five-story medical office/clinic building. The proposed program for the facility includes primarily hospital-based pediatric clinics with approximately 150 exam rooms and associated support uses. In addition to construction of the medical office building, improvements are to include new parking, patient drop-off and loading areas, landscaping, and site lighting. Outdoor amenity space for patients, visitors and staff are included in the site design. The architectural style of the proposed building is contemporary and consistent in character with existing structures within the LLUMC complex. Existing access points along Barton Road and Anderson Street are to be maintained, as will a portion of the exiting surface parking east of the Barton Road site access.

Proposed landscaping will incorporate a combination of accent plants, ornamental grasses, flowering perennials, groundcovers and shrubs. Accent plants will be 5-gallon in size while all others are proposed to be 1-gallon in size. Existing parkway landscaping along Barton Road and Anderson Street will remain.

Table 2.0 summarizes the characteristics of the proposed project and provides reference to applicable Municipal Code design standards. Exhibit 4 illustrates the Assessor's Parcel Map. Exhibits 5A-D provide photographs of existing site conditions and Exhibit 6 illustrates the Proposed Project Site Plan. Exhibit 7 illustrates the proposed Landscape Plan. Exhibit 8 illustrates the Fire Access Plan. Exhibits 9A -C illustrate proposed Building Elevations.

TABLE 2.0 SUMMARY OF PROJECT CHARACTERISTICS LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING		
Development Feature	Code Requirement₁	Proposed Project₂
Parcel Coverage	Maximum 50%	21,000 Square Feet / 8.3%
Floor Area Ratio	Maximum 1.0	0.41 FAR/105,000 Sq Ft
Setbacks		
<ul style="list-style-type: none"> From Street 	Minimum 25 feet	Barton Road – 32' 0" Anderson Street – 29' 8"
<ul style="list-style-type: none"> Front Setback 	Minimum 25 feet	Complies
<ul style="list-style-type: none"> Interior Side Setback 	Minimum 10 feet	Complies
<ul style="list-style-type: none"> Street Side Setback 	Minimum 25 feet	Complies
<ul style="list-style-type: none"> Rear Setback 	Minimum 10 feet	Complies
Building Height	Maximum 180 feet	90 feet
Parking (per Municipal Code Section 17.24.070)	1 stall/300 sq ft – Medical Clinics	Per Code: 350 Stalls Proposed: 223 New stalls; Existing Stalls: 159 Total Stalls Proposed: 382 Drop-off/Loading Spaces – 4
Landscaping	Parking lot - One tree/5 parking spaces; Minimum 8% of parking lot area.	<ul style="list-style-type: none"> Parking Lot Trees Required – 81.5; Proposed Parking Lot Trees – 84 (52 New, 32 Existing); Parking Lot Landscape Area Required: 16,488 Sq.Ft. Proposed Parking Lot Landscape Area: 18,365 Sq.Ft.
1 – Source: City of Loma Linda Municipal Code 2 – Source: Project Plans; Mascari Warner Dinh Architects, 3/2024		

The following is the Legal Description for the Project Site:

“THE LAND SITUATED IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3529, AS PER MAP RECORDED IN BOOK 32, PAGES 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP 13981, AS PER MAP RECORDED IN BOOK 167, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FURTHER DEPICTED AS REMAINDER PARCEL OF PARCEL MAP 13981, AS PER MAP RECORDED IN BOOK 167, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.”

ENTITLEMENTS REQUESTED

The proposed project is consistent with the existing General Plan Land Use and Zoning designations of Institutional - Health Care (I-HC). Implementation will require the discretionary approval of a **Precise Plan of Design**, per Section 17.30.260090 of the Municipal Code. The assigned **Project Number is PPD No. P23-180**. No other discretionary actions are required.

CEQA also requires the certification of this Mitigated Negative Declaration as compliant with California Public Resources Code [PRC] Section 21000-2117 and Section 15063 of the California Code of Regulations.

ADDITIONAL APPROVALS REQUIRED BY OTHER PUBLIC AGENCIES

<u>Federal:</u>	None.
<u>State of California:</u>	None.
<u>Regional:</u>	None.
<u>County:</u>	None.
<u>Local:</u>	None.

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

A cultural resources assessment and records search were conducted for the proposed project and is contained in Appendix B to this Initial Study. City Planning staff notified area Native American tribes recommended by the Native American Heritage Commission and received one reply from the Yuhaaviatam of San Manuel Nation. The Yuhaaviatam expressed interest in the Proposed Project and requested mitigation language outlined in Sections V- Cultural Resources, and XVII - Tribal Resources of this Initial Study although no known cultural resources were identified in the cultural resources assessment.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

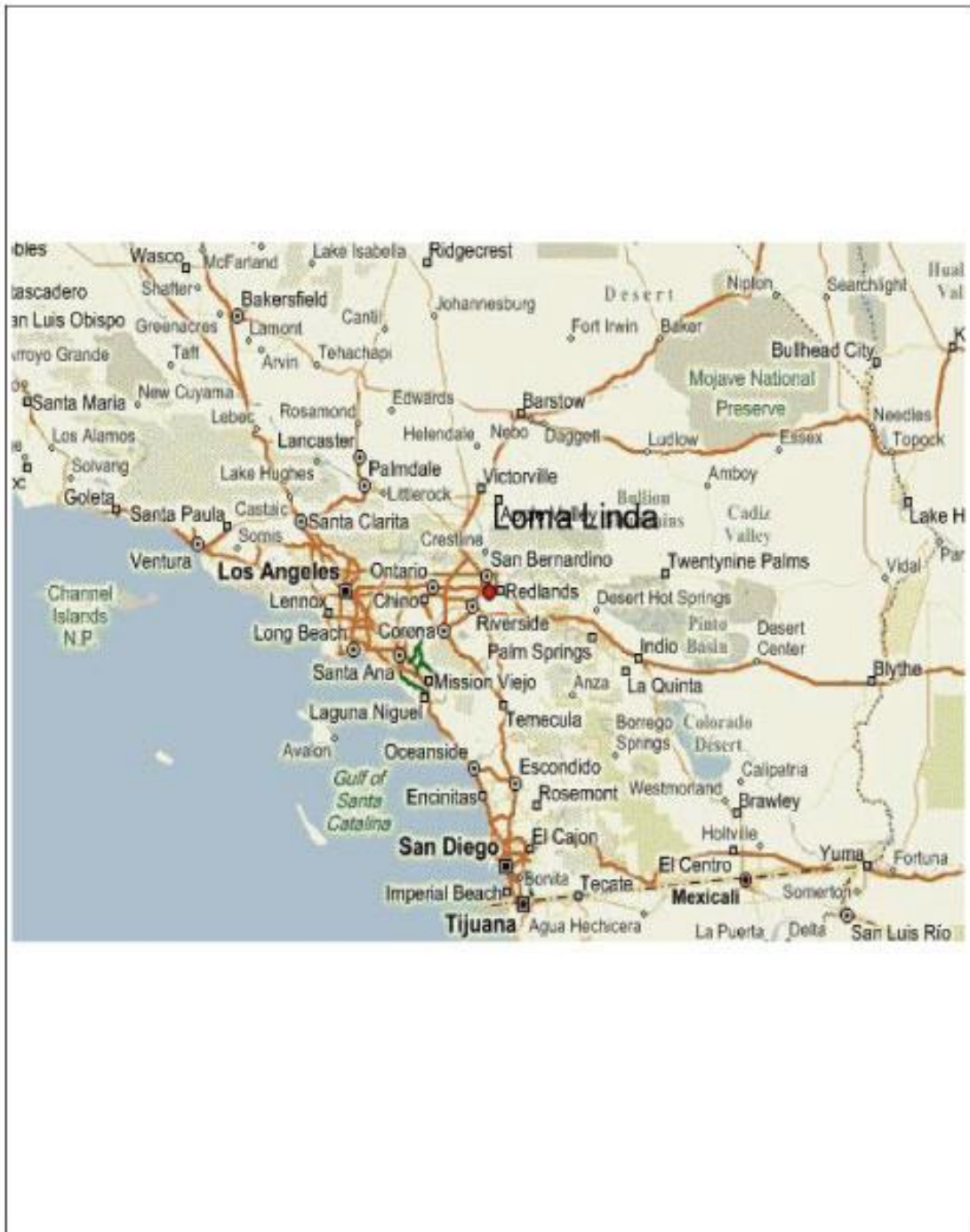


EXHIBIT: 1

TITLE: REGIONAL LOCATION

source: N/A



EXHIBIT: 2

TITLE: LOCAL VICINITY

source: CITY OF LOMA LINDA



EXHIBIT: 3

TITLE: PROJECT SITE AND VICINITY

source: GOODMAN & ASSOCIATES MARCH 2024

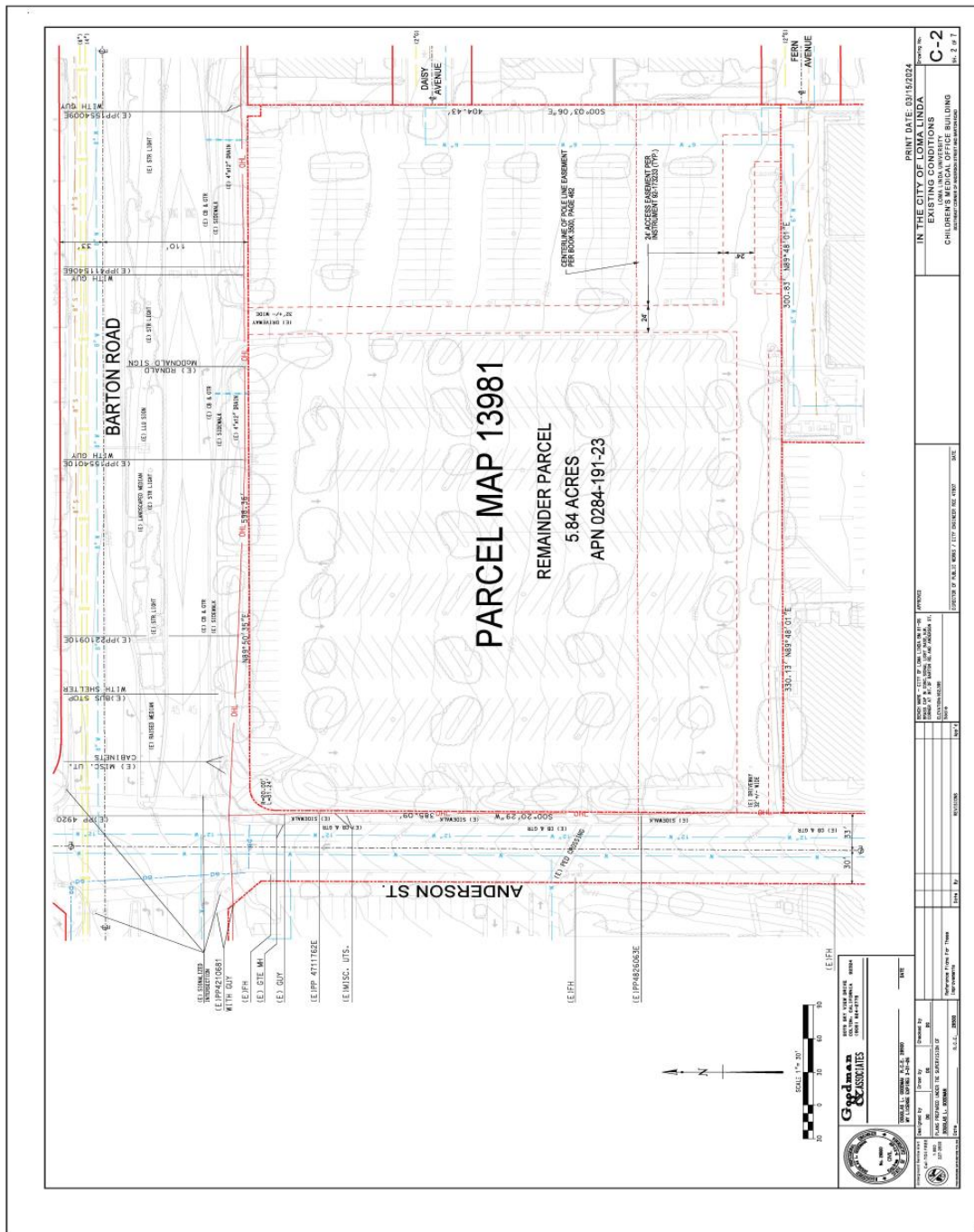


EXHIBIT: 4
TITLE: PARCEL MAP

SOURCE: GOODMAN & ASSOCIATES MARCH 2024

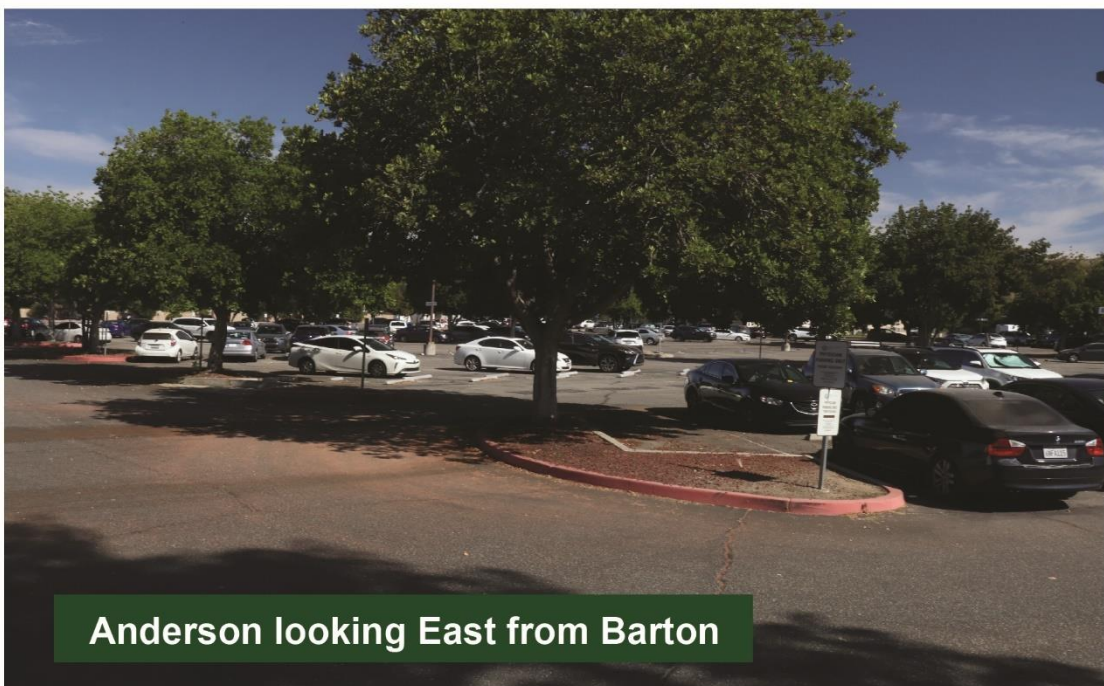
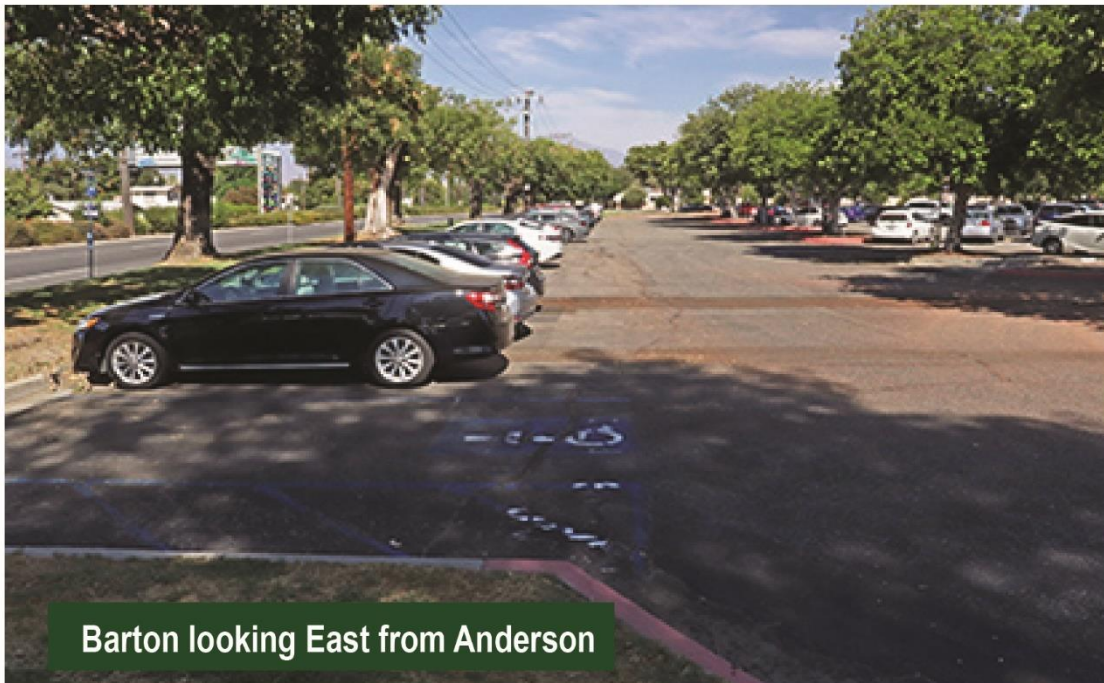


EXHIBIT: 5A

TITLE: Site Photos

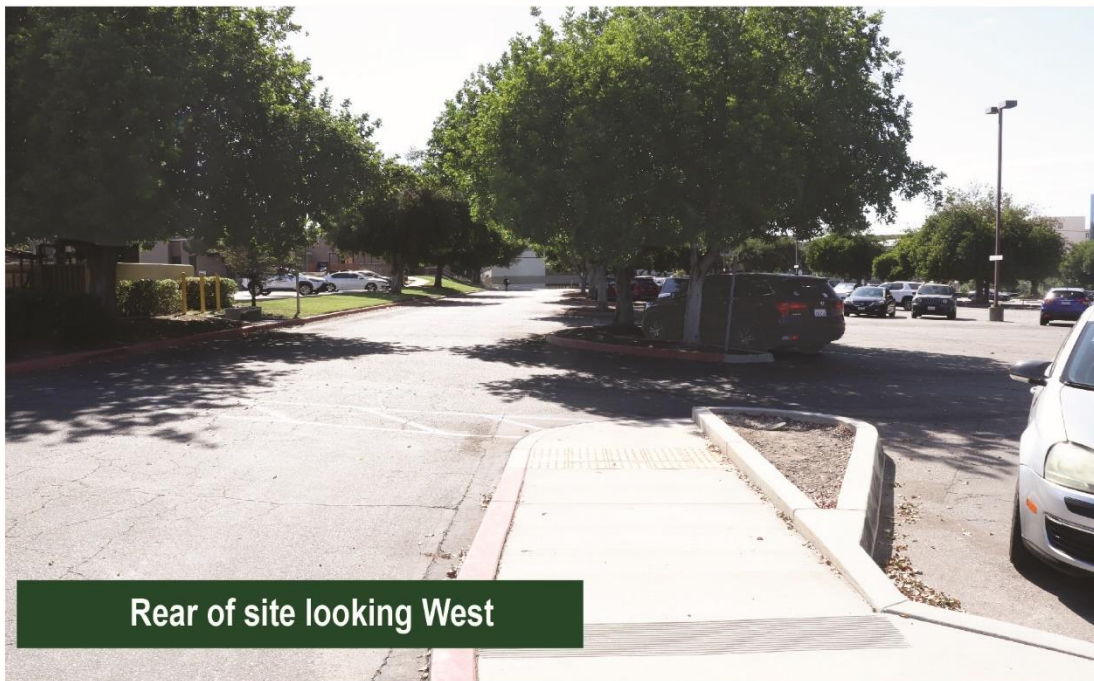
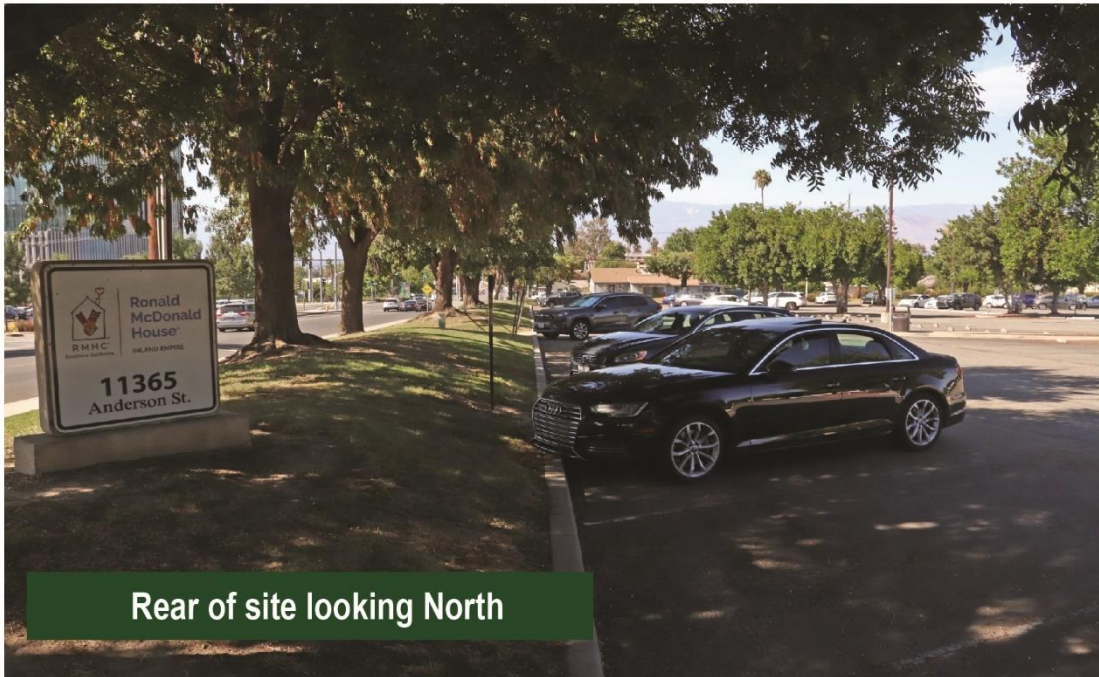


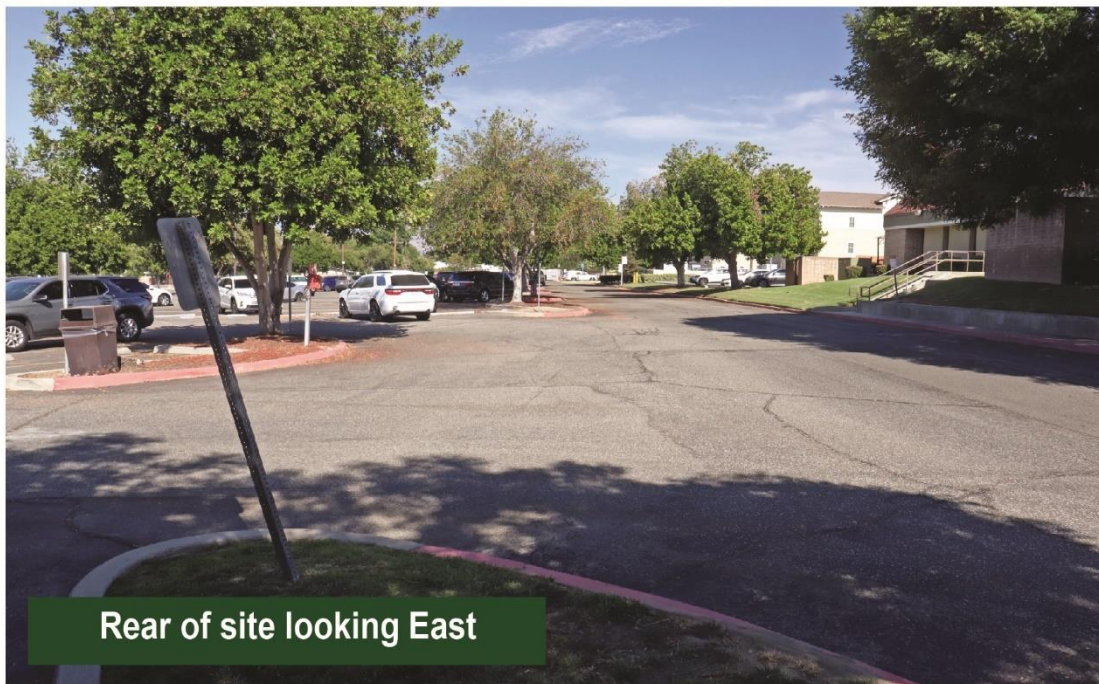
EXHIBIT: 5B



TITLE: Site Photos



Rear of site looking North



Rear of site looking East

EXHIBIT: 5C



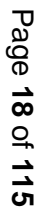
TITLE: Site Photos



EXHIBIT: 5D

TITLE: Site Photos







Source: Mascari Warner Dinh Architects

EXHIBIT 9A – BUILDING RENDERING



Source: Mascari Warner Dinh Architects

EXHIBIT 9B - BUILDING ELEVATIONS



Source: Mascari Warner Dinh Architects

EXHIBIT 9C - BUILDING ELEVATIONS

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will 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 Resources | <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 |

DETERMINATION: (To be completed by the Lead Agency)

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

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

Sorena Matasita, Community Dev. Dir.
Signature: (Name, Supervising Planner)

12/5/2024
Date

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 would 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.
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 Analyses 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. 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 a significant level.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: (Check ☐ if project site contains designated scenic resources or is located in proximity of any Scenic Route identified in the General Plan):

Sources: City of Loma Linda General Plan and General Plan EIR; City of Loma Linda Municipal Code.

a) **Have a substantial adverse effect on a scenic vista?**

Impact discussion:

There are no designated scenic vistas in proximity to the Project Site. The San Bernardino Mountains, which are located to the north the City, form a prominent regional visual backdrop, along with the hills that form the southern edge of the City of Loma Linda. The Project Site is located in the central area of the City and would be integrated into the Loma Linda University Medical Center (LLUMC) campus both visually and functionally. Areas to the north, west and south of the Project site are also part of the LLUMC development. A single-family residential neighborhood is located adjacent to the project site on the east, but no homes are oriented toward the Project site. Thus, no views from this neighborhood would be affected by the Proposed Project. In consideration of these facts, the proposed Project would have no impact on a scenic vista and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- b) **Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?**

Impact discussion:

There are no designated scenic highways within the City of Loma Linda. The Project site is currently developed as a surface parking lot serving the LLUMC. There are no scenic resources: such as trees, rock outcroppings, or historic buildings located on the site or in proximity to it. In consideration of these facts, the proposed Project would have no impact on a scenic resource and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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 a 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?**

Impact discussion:

As has been noted, the Project Site is part of the LLUMC campus, and is utilized presently as a surface parking lot. While the proposed medical office building would intensify development within the existing LLUMC campus, it would be architecturally consistent with the existing visual character as shown in Exhibits 3 and 8A - C in the Project Description. The Proposed Project does not require a General Plan Amendment or a Zone Change and does not conflict with regulations governing scenic quality. In consideration of these facts, the proposed Project would have no impact on a scenic resource and would not conflict with the General Plan or any other regulations pertaining to scenic quality and does not require a Zone Change. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- d) **Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?**

Impact discussion:

The proposed Project would intensify on-site development and create additional sources of light and glare for security lighting. As has been noted, the Project site is predominantly surrounded by similar office uses, with the exception of a single-family residential neighborhood located on the eastern boundary. No homes are, however, oriented toward the Project Site. As the site is planned, the area adjacent to the eastern boundary would remain as a surface parking lot, thus the change in the level of light and glare generated would be negligible. The design of lighting is regulated by Section 17.44.030 of the Loma Linda Municipal Code, which requires that lighting "shall be stationary and shall be directed away from adjacent properties and public rights-of-way", among other requirements. Compliance with the Municipal Code is a standard Condition of Project Approval. In consideration of these facts, the proposed Project would have a less than significant impact pertaining to the generation of light and glare, and no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Impact Conclusions - Aesthetics:

In consideration of the preceding information and analysis, no adverse aesthetic impacts are identified or are anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II. AGRICULTURE 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: Farmland Mapping and Monitoring Program - 2020, California Resources Agency; City of Loma Linda General Plan and Zoning Map.

- 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?**

Impact discussion:

The Project Site is designated on the 2020 California Important Farmland Map as “urban built-up land”. As has been noted, the Project site is currently a paved surface parking lot. No agricultural uses would be affected by the Proposed Project. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Impact discussion:

As noted in the Project Description, the Project Site is zoned I-HC for Institutional Health Care Land Use. No conflict with existing zoning for agricultural use, or a Williamson Act contract would occur as a result of the Proposed Project. No mitigation measures are necessary.

Level of Impact before Mitigation:

Level of Impact After Mitigation:

- 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))?**

Impact discussion:

The City of Loma Linda does not contain any forest or timberlands. No conflict with zoning for forest or timberlands would occur as a result of the Proposed Project. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

Impact discussion:

See Response II-c above. The City of Loma Linda does not contain any forest or timberlands. No loss of forest land or conversion of forest land to non-forest use would occur with the Proposed Project. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: 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:

See Responses II-c and d above. The City of Loma Linda does not contain any farm or forest lands. The Proposed Project would not result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Agricultural Resources:

In consideration of the preceding information and analysis, no adverse impacts to either farmland or forest land are identified or are anticipated, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district should be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Sources: City of Loma Linda General and Zoning Map; "Loma Linda Medical Office Building Air Quality Impact Analysis", prepared by Urban Crossroads November 1, 2024, (See Appendix A)

a) Conflict with or obstruct implementation of the applicable air quality plan?

Impact discussion:

The Project Site is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality monitoring and regulations. The proposed Project is a request for a Precise Plan of Design for a 105,000 square foot medical office building. The Project site occurs within the General Plan Land Use category "Institutional Health Care" (I-HC) and is designated I-HC on the City Zoning Map. These adopted land use and zoning designations are assumed in the preparation of the *South Coast Air Quality Management Plan*. The proposed Project is permitted within the I-HC Zone and will be required to comply with all pertinent regulations of the SCAQMD during construction and long-term operations. Consequently, the proposed project will not conflict with or obstruct the implementation of the South Coast Air Quality Management Plan and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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?**

Impact discussion:

An analysis of air quality impacts has been prepared by the firm Urban Crossroads. Key information and conclusions are summarized herein.

Air pollution contributes to a wide variety of adverse health effects. The federal EPA has established National Area Air Quality Standards for six of the most common air pollutants: Carbon Monoxide (CO), Lead (Pb), Ozone O₃, particulate matter (PM₁₀ and PM_{2.5}), Nitrogen Dioxide (NO₂), and Sulfur Dioxide (SO₂) which are known as criteria pollutants. Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. The SCAQMD monitors levels of various criteria pollutants at 35 permanent monitoring stations and 2 single-pollutant source Pb air monitoring sites throughout the SCAB. SCAB is in non-attainment status for ozone and particulate matter, meaning regional air quality does not meet state and/or federal air quality standards for these pollutants.

Table 3.0 illustrates local air quality at the closet air monitoring station, which is located approximately 6.5 miles east of the Project site. As shown, local air quality exceeded the 1-hour state ozone standard on 54 days during 2023, and the state/federal 8-hour standard on 83 days in 2023. Standards for other criteria pollutants were not exceeded by local air quality on any days in 2023.

Land uses such as the proposed Project affect air quality through construction-source and operational-source emissions. The latest version of the CalEEMod air quality model has been used to determine project related construction and operational air quality emissions. (Output from the model run for both construction and operational activity for the proposed Project is provided in Appendix A).

TABLE 3.0
PROJECT AREA EXISTING AIR QUALITY MONITORING SUMMARY
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Pollutant	Standard	Year		
		2021	2022	2023
O ₃				
Maximum Federal 1-Hour Concentration (ppm)		0.145	0.135	0.143
Maximum Federal 8-Hour Concentration (ppm)		0.119	0.109	0.118
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	74	63	54
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.070 ppm	118	106	83
CO				
Maximum Federal 1-Hour Concentration	> 35 ppm	2.0	1.7	1.6
Maximum Federal 8-Hour Concentration	> 20 ppm	1.6	1.4	1.2
NO ₂				
Maximum Federal 1-Hour Concentration	> 0.100 ppm	0.056	0.053	0.056
Annual Federal Standard Design Value		0.015	0.016	0.014
PM ₁₀				
Maximum Federal 24-Hour Concentration (µg/m ³)	> 150 µg/m ³	44	50	58
Annual Federal Arithmetic Mean (µg/m ³)		23.2	22.0	21.2
Number of Days Exceeding Federal 24-Hour Standard	> 150 µg/m ³	0	0	0
Number of Days Exceeding State 24-Hour Standard	> 50 µg/m ³	0	0	0
PM _{2.5}				
Maximum Federal 24-Hour Concentration (µg/m ³)	> 35 µg/m ³	57.9	40.1	25.4
Annual Federal Arithmetic Mean (µg/m ³)	> 12 µg/m ³	11.9	11.26	10.16
Number of Days Exceeding Federal 24-Hour Standard	> 35 µg/m ³	1	2	0

ppm = Parts Per Million

µg/m³ = Microgram per Cubic Meter

Source: Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5}: SCAQMD Air Quality Data Tables.

Table Source: "Loma Linda Medical Office Building Air Quality Impact Analysis", prepared by Urban Crossroads November 1, 2024,

- Construction Related Emissions**

Construction activities associated with the Project will result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction, paving

use of architectural coatings, and on-road vehicle usage for workers, hauling, and vendors commuting to and from the site. The duration of construction activities and the mix of equipment utilized for construction also contribute to the level of air quality impact. A

duration of 12 months has been assumed in the analysis of the proposed Project. A typical array of construction equipment, including concrete/industrial saws, excavators, rubber-tired dozers, crawler tractors, graders, cranes, forklifts, generator sets, tractors, loaders, backhoes, welders, pavers, rollers, and air compressors have been assumed for the proposed Project. (Please refer to Appendix A for detailed assumptions.)

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions without mitigation are summarized in Table 4.0. Under the assumed scenarios, construction related emissions without mitigation will not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant. It should be noted that the proposed Project must comply with all SCAQMD regulations to minimize air quality impacts during construction. Typical measures required under SCAQMD Rule 403 are described in Appendix A. In consideration of these facts, project related construction air quality impacts are considered less than significant.

TABLE 4.0
OVERALL PROJECT CONSTRUCTION EMISSIONS SUMMARY
LOMA LINDA PEDIATRIC MEDICAL BUILDING

Year	Emissions (lbs/day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2025	4.13	37.54	33.79	0.07	7.82	4.52
2026	28.98	19.61	29.75	0.04	1.61	0.91
Winter						
2025	1.37	11.98	16.38	0.03	1.03	0.57
2026	28.96	19.65	28.77	0.04	1.61	0.91
Maximum Daily Emissions	28.98	37.54	33.79	0.07	7.82	4.52
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: "Loma Linda Medical Office Building Air Quality Impact Analysis", prepared by Urban Crossroads November 1, 2024, CalEEMod construction-source (unmitigated) emissions, Appendix A..

- **Operational Emissions**

Operational activities associated with the proposed Project will result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Operational emissions are expected from the following primary sources: area source emissions, energy source emissions, mobile source

emissions and stationary emissions. (Please refer to Appendix A for detailed assumptions on each of these contributing activities.)

Project related operational air quality emissions derive primarily from vehicle trips generated by the Project, including employee trips to and from the site associated with the proposed uses. It should be noted that the proposed Medical Office Building would serve as an addition to the existing Loma Linda University Medical Center, increasing capacity to accommodate current patients and employees. Based on information provided by the Project Applicant, 50% of the trips associated with the proposed Medical Office Building are anticipated to be new. Accordingly, the CalEEMod default trip rates used in this analysis were reduced by 50% to reflect only the new traffic generated by the Project. Trip length characteristics available from the Loma Linda Medical Office Building Vehicle Miles Traveled (VMT) Analysis were utilized in this analysis. (See Transportation – Section XVII and Appendix F).

CalEEMod utilizes summer and winter EMFAC2021 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. Peak emissions from operational activities for summer and winter scenarios are presented in Table 5.0. (Detailed operational model outputs are presented in Appendix A.) As illustrated, Project operational activities are not projected to exceed the numerical thresholds of significance established by the SCAQMD for emissions of any criteria pollutant. As such, operational impacts would be considered less-than-significant and no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant

Level of Impact After Mitigation: Less than Significant

TABLE 5.0
SUMMARY OF PEAK OPERATIONAL EMISSIONS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Mobile Source	6.75	5.47	51.29	0.12	10.67	2.77
Area Source	3.15	0.04	4.57	0.00	0.01	0.01
Energy Source	0.04	0.77	0.65	0.00	0.06	0.06
Stationary Source	1.15	3.21	2.93	0.01	0.17	0.17
Total Maximum Daily Emissions	11.09	9.49	59.43	0.13	10.91	3.00
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile Source	6.27	5.87	43.65	0.11	10.67	2.77
Area Source	2.40	0.00	0.00	0.00	0.00	0.00
Energy Source	0.04	0.77	0.65	0.00	0.06	0.06
Stationary Source	1.15	3.21	2.93	0.01	0.17	0.17
Total Maximum Daily Emissions	9.86	9.86	47.23	0.12	10.90	2.99
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod operational-source emissions are presented in Appendix 3.1.

c) **Expose sensitive receptors to substantial pollutant concentrations?**

Impact discussion:

Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities. Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as “sensitive receptors”. These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. The nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time. Any adjacent land use where an individual could remain for 1 or 8-hours, that is located at a

closer distance to the Project site than the receptor used for PM₁₀ and PM_{2.5} analysis, must also be considered to determine construction and operational air impacts for emissions of NO₂ and CO since these pollutants have an averaging time of 1 and 8-hours.

Sensitive receptors relative to the Project area are described below and shown on Exhibit 10. Localized air quality impacts were evaluated at receptor land uses nearest the Project site.

- R1: Location R1 represents an existing residence at 24946 Barton Road located roughly 164 feet north of the Project site.
- R2: Location R2 represents an existing residence at 25010 Daisy Avenue located roughly 47 feet east of the Project site.
- R3: Location R3 represents an existing residence at 25010 Fern Avenue located roughly 51 feet east of the Project site.
- R4: Location R4 represents the existing Ronald McDonald House Charity House at 11365 Anderson Street located roughly 33 feet south of the Project site.
- R5: Location R5 represents an existing residence at 24934 Tulip Avenue located roughly 151 feet south of the Project site.
- R6: Location R6 represents an existing Loma Linda University Kidney Center at 11375 Anderson Street located roughly 16 feet south of the Project site.

Table 6.0 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Without mitigation, localized construction emissions would not exceed the applicable SCAQMD Localized Significance Threshold (LST) for emissions of any criterial pollutant. Consequently, impacts to sensitive receptors from construction activities are considered less than significant and no mitigation is necessary. (Outputs from the model runs for unmitigated construction LSTs are provided in Appendix A.)

TABLE 6.0
LOCALIZED CONSTRUCTION-SOURCE EMISSIONS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Construction Activity	Year	Emissions (lbs/day)			
		NO _x	CO	PM ₁₀	PM _{2.5}
Demolition	Maximum Daily	22.20	19.92	2.58	1.10
	SCAQMD Localized	118	775	4	4
	Threshold Exceeded?	NO	NO	NO	NO
Site Preparation	Maximum Daily	37.46	32.43	7.59	4.46
	SCAQMD Localized	220	1,625	11	7
	Threshold Exceeded?	NO	NO	NO	NO
Grading	Maximum Daily	20.64	19.61	3.40	1.99
	SCAQMD Localized	187	1,324	8	6
	Threshold Exceeded?	NO	NO	NO	NO

Source: Urban Crossroads "Loma Linda Medical Office Building Air Quality Impact Analysis", prepared by Urban Crossroads November 1, 2024, CalEEMod unmitigated localized construction-source emissions are presented in Appendix A).

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed medical office building does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Additionally, the Project traffic would not create or result in a CO "hotspot." Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations. In consideration of these facts, potential operational related air quality impacts to sensitive receptors are considered less than significant, and no mitigation measures are necessary

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant

EXHIBIT 10.0
SENSITIVE AIR QUALITY RECEPTORS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING



LEGEND:

● Receptor Locations — Distance from receptor to Project site boundary (in feet)

Source: Urban Crossroads "Loma Linda Medical Office Building Air Quality Impact Analysis", prepared by Urban Crossroads November 1, 2024

d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?

Impact discussion:

Land uses generally associated with odor complaints include: agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies and fiberglass molding facilities. The Project does not propose any activities typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may, however, result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operations. Standard construction requirements would minimize odor impacts from construction. In addition, such emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and are thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. In consideration of these facts, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions - Air Quality:

In consideration of the preceding information and analysis, no adverse impacts related to air quality have been identified or are anticipated, and no mitigation measures are necessary.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: Project Application Materials. City of Loma Linda General Plan EIR.

- a) **Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Impact discussion:

The project site is currently developed with a surface parking lot, as shown in Exhibit 3 - Project Site and Vicinity. There is no natural habitat present on-site or in adjacent areas. Introduced perimeter landscaping forms the only habitat present. Consequently, there will be no impacts to any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

Impact discussion:

The project site is currently developed with a surface parking lot as shown in Exhibit 3 - Project Site and Vicinity. There is no riparian habitat or any other sensitive natural community present on-site or in adjacent areas. Consequently, there will be no impacts to riparian habitat or other sensitive natural communities. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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?**

Impact discussion:

The project site is currently developed with a surface parking lot as shown in Exhibit 3 – Project Site and Vicinity. There are no wetlands of any kind on-site or in adjacent areas. Consequently, there will be no impact to wetlands. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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?**

Impact discussion:

The project site is currently developed with a surface parking lot as shown in Exhibit 3 – Project Site and Vicinity. There are no migratory fish or wildlife corridors of any kind on-site or in adjacent areas. Consequently, there will be no impact to migratory species. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Impact discussion:

As has been noted, the project site is currently developed with a surface parking lot bordered by introduced landscaping, including a variety of trees as shown in Exhibit 3 - Project Site and Vicinity and Exhibits 5A-D: Site Photographs. 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 17.74.180 the Applicant has prepared a preliminary landscape plan which is illustrated in Exhibit 7 – Landscape Plan, and Exhibits 9A-C, which provide artist's renderings of the proposed project. Compliance with the Municipal Code is a standard Condition of Project Approval. In consideration of these facts, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance,

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: 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?**

Impact discussion:

There are no adopted Conservation Plans, Natural Community Conservation Plans, or other approved local, regional or state habitat conservation plans applicable to the Project Site. No conflicts would occur and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions - Biological Resources:

In consideration of the preceding information and analysis, no adverse impacts to biological resources have been identified or are anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Sources: "Cultural Resources Report for the Loma Linda University Children's Hospital Pediatric Medical Office Building Project, Loma Linda, San Bernardino County, California", by BCR Consulting, September 2024 (contained in Appendix B); City of Loma Linda General Plan EIR, Section 4.5.2- Cultural Resources, prepared by LSA Associates, 2004.

- a) **Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

Impact Discussion:

Section 15064.5 of CEQA Guidelines pertains to procedures for determining the significance of impacts to archaeological and historical resources. Per Section 15064.5 a "historical resource" is a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources, or a resource included in a local register of historical resources or identified as significant in an historical resource survey. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The Project site is presently occupied by a paved surface parking lot. No structures of any kind are located on-site. The definition of a "historical resource" as outlined in CEQA Guidelines Section 15064.5, thus, does not apply to the Project site. No impact to historical resources will occur and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Impact Discussion:

A Cultural Resources Assessment was conducted in September 2024, by ELMT Consulting of the proposed Project site to evaluate possible impacts on archaeological resources and is contained in Appendix B to this Initial Study. Records research indicated that 22 cultural resources have been recorded one mile of the project site, and although a past assessment was conducted on the Project site itself, no cultural resources were identified. In addition, no significant cultural resources were identified within one mile of the Project site.

The Loma Linda General Plan EIR (2004) identified the Project area as having a “Low Potential” for paleontological sensitivity, although adjacent area (generally incorporating the LLUMC) was considered to have an “undetermined potential”. Excavation, grading and other site preparation activities could have some potential to expose unknown archaeological and paleontological resources. Consequently, the Mitigation Measures outlined below are required. With compliance to Mitigation Measures CUL-1 and CUL-2 below, potential impacts to archaeological resources would be less than significant.

Level of Impact before Mitigation: Potentially Significant.

Mitigation Measures:

Mitigation Measure CUL-1: *If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease until a qualified archaeologist meeting Secretary of Interior standards is hired to assess the find and resources are recovered and/or recorded. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, in order to provide Tribal input with regards to potential significance and treatment.*

Mitigation Measure CUL-2: *If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan and any resources collected shall be curated with an appropriate reposition. This plan shall be provided to Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) in its draft form for review and comment. The archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly. A final report shall be filed with the City Planner documenting any archaeological resources found and their disposition.*

Level of Impact After Mitigation: Less than Significant, with compliance to Mitigation Measures CUL-1 and CUL-2.

c) **Disturb any human remains, including those outside of formal cemeteries?**

Impact Discussion:

No cultural resources were identified within the project site during the Cultural Resources Assessment and records search and no significant historical resources have been identified within one mile of the project. Furthermore, the project site has been subject to a previous cultural resources assessment with negative findings. City Planning staff notified area Native American tribes recommended by the Native American Heritage Commission and received one reply from the Yuhaaviatam of San Manuel Nation, who expressed interest in the Proposed Project and requested mitigation language outlined below although no known cultural resources were identified. Based on this information, the project site is not considered sensitive for buried cultural resources. In the unlikely event that unknown human remains are encountered during site preparation activities Mitigation Measure CUL- 3 will ensure that impacts are less than significant.

Level of Impact before Mitigation: Potentially Significant.

Mitigation Measures:

Mitigation Measure CUL-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 that code enforced for the duration of the project. A report shall be filed with the City Planner documenting any human remains or funerary objects found and their disposition.*

Level of Impact After Mitigation: Less than Significant with compliance to Mitigation Measure CUL-3.

Summary Conclusions – Cultural Resources:

In consideration of the preceding information and analysis, no adverse impacts to cultural resources have been identified or are anticipated that cannot be mitigated to a less than significant level with identified mitigation measures.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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VI. ENERGY – Would the project:

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

SUBSTANTIATION:

Sources: Project Application Materials.

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

Impact Discussion:

Construction of the proposed Project would require the typical use of energy resources. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities. Construction activities are required to comply with applicable California Air Resources Board (CARB) regulations regarding retrofitting, repowering, or replacement of diesel construction equipment. In addition, the California Code of Regulations, Title 13, Motor Vehicles, Section 2449(d)(3) limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Compliance with these measures would minimize or eliminate wasteful or unnecessary consumption of energy during construction.

Operational energy use in buildings includes energy consumed by the built environment and energy consumed by devices such as diagnostic equipment and both indoor and outdoor lighting. Section 17.72.110 of the Loma Linda Municipal Code requires that all projects be designed to “fully comply with all energy conservation features and materials required by all current state and local requirements”. The California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. The proposed Project is required to comply with Title 24 standards which require, among other measures, that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The Project must also comply

with the CALGreen Code which is part of Title 24. Among the features the proposed project incorporates that would further contribute to minimizing energy consumption are:

- Provision for 45 reserved parking spaces for electric vehicles (EVs);
- Provision of 11 EV charging stations;
- Provision of bicycle racks;
- Participation in the LLUMC Ridesharing Program;
- Proximity to an established bus transit stop (adjacent on Barton Road); and
- An energy efficient lighting plan in compliance with the Loma Linda Municipal Code.

With compliance to existing regulations, the proposed project is not anticipated to result in the wasteful, inefficient, or unnecessary consumption of energy resources. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than significant.

Level of Impact After Mitigation: Less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The current Institutional Health Care (I-HC) classification on the project site is consistent with the Loma Linda General Plan and Zoning Map. As such, the energy demands of the Project would be accommodated within the context of the planned availability of resources and energy delivery systems by City and regional planning documents. No conflict with or obstruction of a state or local plan for renewable energy or energy efficiency is anticipated. No mitigation is necessary.

Level of Impact before Mitigation: No impact.

Level of Impact After Mitigation: No impact.

Summary Conclusions – Energy:

In consideration of the preceding information and analysis, no adverse impacts with respect to energy have been identified or are anticipated, and no mitigation measures are necessary.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Sources: Loma Linda General Plan EIR, Chapter 4.6 - Geology and Soils, 2004; Loma Linda Municipal Code; "Geotechnical Engineering Report - Proposed Children's Clinics Outpatient Pavilion, SEC of Barton Road and Anderson Street, Loma Linda, San Bernardino County, California" December 2022, prepared by Terracon Consultants, Inc, as contained in Appendix C.

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.**

Impact Discussion:

Four faults are located within the City limits. They include the San Jacinto Fault, the Loma Linda Fault, the Banning Fault, and the Reche Canyon Fault. The San Jacinto Fault zone crosses the southwest portion of the City and has been one of the most historically active fault zones in Southern California. The site is not located within an Alquist-Priolo Earthquake Fault Zone based on review of the State Fault Hazard Maps. Therefore, the Proposed Project would not risk the loss, injury, or death involving the 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, or from strong seismic ground shaking. Furthermore, the medical office building must be designed to comply with seismic standards set forth by the California Building Code (CBC) and Loma Linda Municipal Code. With compliance to existing regulations, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- ii. Strong seismic ground shaking?**

Impact Discussion:

The site is located in the seismically active southern California area. The type and magnitude of seismic hazards affecting the site are dependent on the distance to causative faults, the intensity, and the magnitude of the seismic event. As calculated using the USGS Unified Hazard Tool, the San Jacinto (San Bernardino segment) Fault, which is considered to have the most significant effect at the site, has a maximum earthquake magnitude of 8.01 and is located approximately 0.83 kilometers from the site. No active faults were mapped transecting the Project site. There are, however, several mapped faults in the area capable of strong seismic ground shaking as outlined in Response VII-a,i. above.

The investigation conducted by Terracon Consultants, Inc, which provides a general characterization of subsurface soil and geotechnical conditions, concluded that the Project site is suitable for the construction proposed. Recommendations for the design of foundation systems, site preparation, excavation, subgrade preparation and placement of engineered fills on the project site were made. (Please refer to Appendix C for additional information.)

The Loma Linda Municipal Code and standard Conditions of Approval require compliance with recommendations of geotechnical investigations, which must be approved by the City prior to issuance of building permits, and all applicable requirements of the California Building Code (CBC) pertaining to seismic design. These measures would ensure that potential ground shaking impacts are reduced to the maximum extent possible. With compliance to recommendations of the project geotechnical investigation and the CBC, no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

iii. Seismic-related ground failure, including liquefaction?

Impact Discussion:

Liquefaction is a mode of ground failure that results from the generation of high pore-water pressures during earthquake ground shaking, causing loss of shear strength, and is typically a hazard where loose sandy soils exist below groundwater. San Bernardino County has designated certain areas as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table.

The subsurface materials on-site generally consist of Interbedded layers of silty clayey sand, clayey sand, well graded sand with varying amounts of silt and gravel, silty clay, and silty sand extending to the maximum depth of the explorations, approximately 75 feet below ground surface (bgs). Groundwater seepage was not observed within the maximum depths of exploration during or at the completion of drilling and has historically been greater than 50 feet bgs. According to the County of San Bernardino geologic hazard maps and the General Plan EIR, the Project site is not within an area identified as having liquefaction potential. Consequently, potential Impacts from seismic-related ground failure, including liquefaction are considered less than significant and no mitigation measures are necessary.

Level of Impact before Mitigation: Less than significant.

Level of Impact After Mitigation: Less than Significant.

iv. Landslides?

Impact Discussion:

The topography of the Project site is essentially level, and the site is not surrounded by any slopes. Consequently, no potential for landslides exists on the site and no mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

b) Result in substantial soil erosion or the loss of topsoil?

Impact Discussion:

The investigation conducted by Terracon Consultants, Inc, which provides a general characterization of subsurface soil and geotechnical conditions, concluded that the Project site is suitable for the construction proposed. Recommendations for the design of foundation systems, site preparation, excavation, subgrade preparation and placement of engineered fills on the project site were made. (Please refer to Appendix C for additional information.)

During the construction of the proposed Project, dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. The proposed Project would disturb more than one acre of soil; therefore, 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. A Preliminary SWPPP has been prepared by the project applicant and is discussed Section X - Hydrology and Water Quality. With approval of the project SWPPP by the City's Public Works Department prior to the issuance of grading permits, no significant adverse from soil erosion are anticipated, and no mitigation measures are required.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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?

Impact Discussion:

The investigation conducted by Terracon Consultants, Inc, which provides a general characterization of subsurface soil and geotechnical conditions, concluded that the Project site is suitable for the construction proposed. As has been described in prior Responses VII-a, iii and iv respectively, there is no potential for landslides on-site and the potential for liquefaction is considered very low.

Terracon Consults, Inc also examined the potential for seismically induced settlement and estimated it to potentially be 6½ to 9½ inches. Differential seismic settlement was estimated to potentially be 2 to 3 inches total over a distance of 50 feet. Recommendations for the design of foundation systems, site preparation, excavation, subgrade preparation and placement of engineered fills on the project site were by Terracon to address soil conditions, including potential lateral spreading and subsidence. (Please refer to Appendix C for detailed information.)

The Loma Linda Municipal Code and standard Conditions of Approval require compliance with recommendations of geotechnical investigations, which must be approved by the City prior to issuance of building permits, and all applicable requirements of the California Building Code (CBC). These measures would ensure that potential impacts from lateral spreading, and subsidence are less than significant. With compliance to recommendations of the project geotechnical investigation and the CBC, no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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?**

Impact Discussion:

Expansive soils are those soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). When these soils shrink or swell, the change in volume exerts significant pressures on loads (such as buildings) that are placed on them. Terracon Consultants identified subsurface materials as generally consisting of Interbedded layers of silty clayey sand, clayey sand, well graded sand with varying amounts of silt and gravel, silty clay, and silty sand extending to the maximum depth of the explorations approximately 76 feet below ground surface. Recommendations for the design of foundation systems, site preparation, excavation, subgrade preparation and placement of engineered fills on the project site were by Terracon to address soil conditions, including potential soil expansion. (Please refer to Appendix C for detailed information.)

The Loma Linda Municipal Code and standard Conditions of Approval require compliance with recommendations of geotechnical investigations (which must be approved by the City prior to issuance of building permits) and all applicable requirements of the California Building Code (CBC). These measures would ensure that potential impacts from potential expansive soils are less than significant. With

compliance to recommendations of the project geotechnical investigation and the CBC, no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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?**

Impact Discussion:

No septic tanks or alternative wastewater disposal is proposed. Upon approval of the Proposed Project, the MOB would connect to the City's sewer collection system that currently serves the immediate vicinity. No impacts from soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems would result.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Impact Discussion:

There are no unique geologic features existing on the project site. Potential impacts to paleontological resources are addressed in Section V- Cultural Resources. The Loma Linda General Plan EIR (2004) identified the Project area as having a "Low Potential" for paleontological sensitivity, although adjacent area (generally incorporating the LLUMC) was considered to have an "undetermined potential". Excavation, grading and other site preparation activities could have some potential to expose unknown archaeological and paleontological resources. Consequently, Mitigation Measures CUL-1, CUL-2 and CUL-3 outlined in Section V (b) have been required. With these measures, potential impacts to paleontological resources would be less than significant

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions – Geology and Soils:

In consideration of the preceding information and analysis, no adverse impacts to, or from, geology and soils have been identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: Source : Urban Crossroads, “Loma Linda Medical Office Building Greenhouse Gas Analysis”, December 2024. (See Appendix D.)

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Impact Discussion:

A comprehensive analysis of project related greenhouse gas impacts has been prepared by the firm Urban Crossroads. Key information and conclusions are summarized herein. Please refer to Appendix D for discussion of methodology, regulatory setting, GHG emissions inventories and other detailed information.

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). The South Coast Air Quality Management District (SCAQMD) provides guidance methods and/or emission factors that are used for evaluating a project’s emissions in relation to greenhouse gas thresholds. The specific criteria used to determine the significance of potential Project-related GHG impacts are taken from the CEQA Guidelines Initial Study Checklist - Appendix G. in addition, CEQA Guidelines Section 15064.4 provides that a lead agency should consider the following factors, among others, in assessing the significance of impacts from greenhouse gas emissions:

- Consideration #1: The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
- Consideration #2: Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- Consideration #3: The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project’s incremental contribution of greenhouse gas emissions. In

determining the significance of impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

The City of Loma Linda has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 MTCO₂e/yr (Metric Ton of Carbon Dioxide Equivalent/Year) to determine if additional analysis is required is an acceptable approach for relatively small projects such as the proposed Project. This approach is a widely accepted screening threshold used by the City of Loma Linda and numerous cities in the South Coast Air Basin (SCAB) and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The latest version of CalEEMod has been used to determine project related GHG emissions. Output from the model runs for construction and operational activity for the proposed Project is provided in Appendix D. CalEEMod includes GHG emissions from the following source categories: construction, area, energy, mobile, waste, water, refrigerants, and stationary sources.

- **Construction related GHG emissions**

Project construction activities would generate CO₂ and CH₄ emissions. Construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction, paving and use of architectural coatings. For the purposes of analysis, construction of the proposed Project is assumed to commence in April 2025 and last through April 2026. Per typical construction practices, each piece of equipment has been assumed to operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the City of Loma Linda Municipal Code pertaining to construction activities. Please refer to Appendix D for additional information on project construction assumptions.

For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions (54). As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions are presented in Table 7.0

TABLE 7.0
AMORTIZED ANNUAL PROJECT RELATED CONSTRUCTION GHG EMISSIONS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Year	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	Refrigerants	Total CO ₂ e ⁴
2025	368.81	0.02	0.02	0.14	374.02
2026	149.99	0.01	0.00	0.05	151.43
Total GHG Emissions	518.80	0.03	0.02	0.19	525.45
Amortized Construction Emissions	17.29	8.44E-04	6.52E-04	6.17E-03	17.51

Source: CalEEMod annual construction-source emissions are presented in Appendix D.

- **Operational Project Related GHG Emissions**

Operational activities associated with the Project will result in emissions of CO₂, CH₄, N₂O and Refrigerants from the following primary sources: area source emissions, energy source emissions, mobile source emissions, stationary source emissions, water supply, water treatment, and distribution, solid waste generation, and refrigerants. Project related operational air quality emissions derive primarily from vehicle trips generated including employee trips to and from the site. It should be noted that the proposed Medical Office Building would serve as an addition to the existing Loma Linda University Medical Center, increasing capacity to accommodate current patients and employees. Based on information provided by the Project Applicant, 50% of the trips associated with the proposed Medical Office Building are anticipated to be new. Accordingly, the CalEEMod default trip rates used in this analysis were reduced by 50% to reflect only the new traffic generated by the Project. Trip length characteristics available from the Loma Linda Medical Office Building Vehicle Miles Traveled (VMT) Analysis (Appendix D) were utilized in this analysis. Please refer to Appendix D for assumptions pertaining to other sources of operational emissions including stationary sources; water supply, treatment and distribution; solid waste generation; and use of refrigerants.

- **GHG Emissions Summary**

The annual GHG emissions associated with the Project are summarized in Table 8.0. As shown, construction and operation of the Project would generate approximately 2,382.07 MTCO₂e/yr. As such, the Project would not exceed the SCAQMD's recommended numeric threshold of 3,000 MTCO₂e/yr if it were applied. Thus, project-related emissions would have a less than significant direct or indirect impact on GHG and climate change and no mitigation measures are required.

TABLE 8.0
SUMMARY OF PROJECT RELATED GHG EMISSIONS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Emission Source	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	Refrigerants	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	17.29	8.44E-04	6.52E-04	6.17E-03	17.51
Mobile Source	1487.67	0.08	0.08	2.30	1514.91
Area Source	2.13	0.00	0.00	0.00	2.14
Energy Source	445.60	0.04	0.00	0.00	447.73
Water Usage	18.51	0.43	0.01	0.00	32.34
Waste	101.18	10.11	0.00	0.00	354.01
Refrigerants	0.00	0.00	0.00	0.06	0.06
Stationary Source	13.33	0.00	0.00	0.00	13.37
Total CO₂e (All Sources)	2,382.07 MTCO₂e/yr				

Source: CalEEMod output, See Appendix D for detailed proposed Project model outputs.

Level of Significance before Mitigation: Less than Significant

Level of Significance after Mitigation: Less than Significant.

- b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

Impact Discussion:

As demonstrated in the preceding discussion of project related GHG emissions, no significant impacts are anticipated. Thus, the Project would not impede the State's progress towards carbon neutrality by 2045 under the California Air Resources Control Board (CARB) 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard.

Level of Impact Before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions - Greenhouse Gas Emissions:

In consideration of the preceding information and analysis, no adverse impacts pertaining to greenhouse gas emissions have been identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: Project Application Materials; California Department of Toxic Substances Control, Envirostor online database; City of Loma Linda Hazard Mitigation Plan City of Loma Linda, General Plan, Safety Element, 2021; Federal Emergency Management Agency (FEMA)-Flood Insurance Rate Map, August 2008. . . ,

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

Impact Discussion:

Construction of the MOB would involve short-term use of petroleum-based fuels, lubricants, and other similar materials. The construction phase may also include the transport of gasoline and diesel fuel to the Project Site and onsite storage for the sole purpose of fueling construction equipment. Long -term operation of the proposed MOB would involve routine periodic use of pesticides, herbicides and fertilizers typically associated with landscape maintenance, A limited amount of bio-medical waste generation can also be anticipated with long term operations, in addition to routine use of cleaning solvents and similar substances associated with property maintenance necessary to a medical facility.

No activities using or generating an unusual amount of hazardous substances are anticipated. The transport, handling, use and disposal of any hazardous substances must comply with all federal, state and local laws regulating their management and use. Consequently, potential impacts related to creating a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials are considered less than significant. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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?**

Impact Discussion:

Limited amounts of bio-medical and other medical wastes would be generated at the MOB as part of the day-to-day operations. The waste materials would not create a significant hazard to the public because they would be handled and disposed of in accordance with applicable regulations. Other aspects of the proposed project, as has been noted, would utilize common products for cleaning and maintenance. No activities that would involve the use of explosive, acutely toxic or caustic substances that could result in accident or upset conditions are anticipated. Consequently, the risk of accidental release of hazardous materials is considered less than significant, and no mitigation measures beyond compliance with applicable regulations are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Impact Discussion:

The only educational facility located within a quarter-mile of the Project site is Loma Linda University, located on Barton Road opposite the Project site. Implementation of the proposed Project would not emit hazardous emissions or involve the handle hazardous or acutely hazardous materials, substances, or waste that would be a potential threat to the university. Consequently, no impacts to schools would result.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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?**

Impact Discussion:

Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective actions, 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.

The Project Site is currently occupied by a surface parking lot and is not listed on any official list of hazardous materials sites. The DTSC EnviroStor online database was examined and the Project site is not identified on the list. Consequently, no impact related to Government Code Section 65962.5 is anticipated.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: 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?**

Impact Discussion:

The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts related to airport safety hazards or excessive noise exposure are anticipated. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Impact Discussion:

The City of Loma Linda Fire Department maintains and implements a Hazard Mitigation 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 among other features.

The Safety Element of the Loma Linda General Plan indicates that Barton Road, as one of the two major east-west roadways in the City, is a designated evacuation route. A Fire Access Plan, which must be approved by the Loma Linda Fire Department, is a component of the proposed project and is illustrated in Exhibit 8.

No physical alteration of the adjoining streets (Barton Road and Anderson Street) is proposed with the Project, thus no impacts to its function as an evacuation route are anticipated. In consideration of these facts, the proposed Project is not anticipated to adversely affect any aspect of an adopted emergency response plan or an emergency evacuation plan. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Impact Discussion:

The central portion of the City of Loma Linda in which the proposed Project is suburban in character. The City's Hazard Mitigation Plan designates the area as a moderate risk for wildland fires due to the proximity of hilly undeveloped land to the south of the City. All new developments must comply with the California Building Code and California Fire Code. As has been noted, the proposed Project incorporates a Fire Access Plan that must be reviewed and approved by the City of Loma Linda Fire Department. The City has thus a prepared strategy to deal with wildland fire risks to the extent that is possible. In consideration of these facts, no significant wildland fire risks are presented by the proposed project and no mitigation measures beyond compliance with existing regulations are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions - Hazards and Hazardous Materials:

In consideration of the preceding information and analysis, no adverse impacts related to hazards and hazardous materials have been identified or are anticipated, and no mitigation measures are necessary.

Issues		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: "Water Quality Management Plan - Loma Linda University Children's Medical Office Building", Goodman & Associates, August 2023; "Erosion Control Plan", Goodman & Associates, July 2024; "City of Loma Linda Water Shortage Contingency Plan", prepared by Water Systems Consultants, Inc. April 2021;

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Impact Discussion:

The Proposed Project would disturb approximately 3.6 acres and is therefore subject to the National Pollution 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.

A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs so that construction of the Project would not pollute surface waters. BMPs may include, but are not limited to street sweeping of paved roads around the Project Site during construction, and the use of sandbags or similar measures to control erosion during storm events. BMPs may also include:

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

Compliance with existing regulations would reduce the potential for stormwater discharges during grading and construction to a less than significant level and ensure that the proposed Project does not violate any water quality standards or waste discharge requirements.

Level of Impact before Mitigation: Less than Significant

Level of Impact After Mitigation: Less than Significant

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

Impact Discussion:

The Proposed Project will receive water from the City of Loma Linda. The City of Loma Linda's water production division provides water from six production wells. Loma Linda's main water source is ground water within the Bunker Hill Basin, which is primarily replenished by snow melt from the nearby San Bernardino Mountains. Based on

analysis conducted by the City of Loma Linda Public Works Department, the local water supply is considered sufficient to meet projected demand without implementing restrictive measures. The project site is consistent with the General Plan and existing zoning, thus development of the site for a health care facility has been considered in the City's water planning programs. The type of development proposed (medical office) is also not considered a large water consumer relative to other land uses such as residential land uses.

Should extended drought conditions occur, however, the City has prepared a water shortage contingency plan (WSCP), which is available for review on the City's website under the Public Works Department. This plan regularly assesses and monitors the City's ability to provide sufficient water supply and to maintain water quality during normal conditions as well as throughout extended drought conditions. If necessary, the City also has the ability to draw emergency supplemental water supply from the adjacent cities of Redlands and San Bernardino. The WSCP also outlines "demand reduction actions" that the city can implement if conditions warrant. These include measures such as limiting landscape irrigation, use of potable water for washing hard surfaces, limiting service of water in restaurants, requiring evaporation covers on pools, restricting water use for decorative water features and similar actions. In consideration of these facts, the proposed project is not anticipated to result in any substantial impacts to groundwater supplies or recharge and it would not impede sustainable groundwater basin management. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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;**

Impact Discussion:

See Response X-a) above. The Proposed Project would disturb approximately 3.6 acres and is therefore subject to the National Pollution 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.

During the construction of the proposed Project, dust may be generated due to the operation of machinery on-site or during high winds. Additionally, erosion of soils could occur due to a storm event. The proposed Project would disturb more than one acre of soil; therefore, is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. 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. A Preliminary SWPPP has been prepared by the project applicant and must be approved by the City Public Works Department prior to issuance of grading permits. With compliance to the requirements of a SWPPP, no significant adverse from soil erosion are anticipated, and no mitigation measures are required.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- ii. **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;**

Impact Discussion:

The FEMA Flood Rate Insurance Program Map (FIRM) for the local area dated August 28, 2008, indicates that the Project Site lies within an unshaded Zone "X" floodplain. Unshaded Zone "X" is defined as "areas determined to be outside the annual 2% chance floodplain. The project site is presently developed as a paved surface parking lot with very limited permeable area. The proposed medical office building and related surface parking will not substantially alter the amount of permeable area although minor changes in drainage patterns would occur to accommodate the medical office building.

The proposed Project application includes a preliminary Drainage Plan and a Grading Plan which incorporate features to direct and control surface run-off. Both plans must be approved by the City Public Works Department prior to the issuance of grading permits. With compliance to existing regulations, no significant change in the amount or rate of surface run-off is anticipated, and no mitigation measures are required.

Level of Impact before Mitigation: Less than Significant

Level of Impact After Mitigation: Less than Significant.

- iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff;**

Impact Discussion:

See Responses X-a) and c) I and ii above. No significant change in the sources, amount or rate of surface run-off are anticipated as a result of the proposed Project. The proposed Project application includes a preliminary Drainage Plan and a Grading Plan which incorporate features to direct and control surface run-off. Both plans must be approved by the City Public Works Department prior to the issuance of grading permits. With compliance to existing regulations, no adverse impacts to existing and planned stormwater drainage systems are anticipated. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

iv. impede or redirect flood flows?

Impact Discussion:

The FEMA Flood Rate Insurance Program Map (FIRM) for the local area dated August 28, 2008, indicates that the Project Site lies within an unshaded Zone "X" floodplain. Unshaded Zone "X" is defined as "areas determined to be outside the annual 2% chance floodplain. The project site is presently developed as a paved surface parking lot with very limited permeable area. The proposed medical office building and related surface parking will not substantially alter the amount of permeable area although minor changes in drainage patterns would occur to accommodate the medical office building.

The proposed Project application includes a preliminary Drainage Plan and a Grading Plan which incorporate features to direct and control surface run-off. Both plans must be approved by the City Public Works Department prior to the issuance of grading permits. With compliance to existing regulations, no adverse impacts to existing and planned stormwater drainage systems are anticipated. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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

Impact Discussion:

As has been noted the project site lies within an unshaded Zone "X" floodplain on the FEMA FIRM Map. Unshaded Zone "X" is defined as "areas determined to be outside the annual 2% chance floodplain, thus no significant risk of site inundation exists. There are no water bodies, natural or manmade, located in proximity to the Project site, thus

no risk of seiche or tsunami exists. In consideration of these facts, potential impacts pertaining to the release of pollutants due to flooding, tsunami and seiche are considered less than significant.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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

Impact Discussion:

Please see Response X-a) through c). The proposed project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and is required to prepare a Stormwater Pollution Prevention Program (SWPPP). Compliance with these regulations will ensure that the proposed Project does not conflict with or obstruct a water quality control plan.

As has been noted in Response X-b). Loma Linda's main water source is ground water within the Bunker Hill Basin, which is primarily replenished by snow melt from the nearby San Bernardino Mountains. The City has prepared a water shortage contingency plan (WSCP), which regularly assesses and monitors the City's ability to provide sufficient water supply and to maintain water quality under normal as well as extended drought conditions,

In consideration of these facts, the proposed Project is not anticipated to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Hydrology and Water Quality:

In consideration of the preceding information and analysis, no significant adverse impacts related to hydrology and water quality have been identified or are anticipated and no mitigation measures are necessary.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. LAND USE AND PLANNING - Would the project:					
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: City of Loma General Plan - Land Use Element.

a) **Physically divide an established community?**

Impact Discussion:

The Project site is integrated into the central portion of the City of Loma Linda and is adjacent to the Loma Linda University Medical Center. The site is designated on the Land Use Element of the General Plan and by existing zoning for Institutional Health Care facilities. It presently developed with a paved surface parking lot which the proposed medical office building will re-purpose. As such, the proposed Project will not physically divide an established community. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

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:

The proposed project is consistent with both existing land use and zoning designations, and this Initial Study has not identified any environmental impacts that cannot be mitigated to less than significant levels. There are no City programs, policies or regulations adopted for the purpose of avoiding or militating an environmental effect with which the proposed will conflict. No policy impacts are anticipated. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Land Use and Planning:

In consideration of the preceding information and analysis, no adverse impacts related to land use and planning have been identified or are anticipated, and no mitigation measures are necessary.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: City of Loma Linda, Addendum to the General Plan Update Final Program EIR, 2008..

- a) **Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?**

Impact Discussion:

No known mineral resources are located within the City. Thus, the proposed Project would not result in the loss of availability of a known mineral resource. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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:

No locally important mineral resource recovery sites are located within the City. Thus, the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Mineral Resources:

In consideration of the preceding information and analysis, no adverse impacts to mineral resources have been identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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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? ☐ ☐ ☒ ☐
- 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? ☐ ☐ ☐ ☒

SUBSTANTIATION:

Sources: "Loma Linda Medical Office Building – Noise Impact Study" prepared by Urban Crossroads, November 4, 2024, as contained in Appendix E to this Initial Study.

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?

Impact Discussion:

The proposed Project will generate a temporary noise increase during construction activities as well as a permanent increase due to long term operations. The potential level of increase in ambient noise levels under these scenarios has been analyzed by Urban Crossroads, Inc. in a technical report included under Appendix E to this Initial Study. The following discussion briefly summarizes study methodology and key findings of this analysis.

- Summary of Noise Analysis Methodology**

Construction Activities:

in analyzing noise from construction activities, impacts are typically limited to the hours of operation established under a jurisdiction's Municipal Code. Section 9.20.070 of the City of Loma Linda Municipal Code indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, except on weekends and national holidays. However, neither the City of Loma Linda General Plan or the Municipal Codes establish numeric maximum acceptable construction noise levels at potentially affected receivers, which would allow for a quantified determination of what constitutes a substantial temporary or periodic noise increase under CEQA. Consequently, a numerical construction threshold based on Federal Transit

Administration (FTA) Transit Noise and Vibration Impact Assessment Manual has been used for analysis of daytime construction impacts. The FTA considers a daytime exterior

construction noise level of 80 dBA Leq (equivalent continuous noise level) as a reasonable threshold for noise sensitive residential land use with a nighttime exterior construction noise level of 70 dBA Leq.

Vibration Impacts:

To analyze vibration impacts originating from the operation and construction of the proposed Project, vibration-generating activities are typically evaluated against standards established under a jurisdiction's Municipal Code. However, since the City of Loma Linda does not identify specific vibration level standards, the San Bernardino County Development Code vibration level standards have been used in this analysis to assess potential impacts at nearby sensitive receiver locations. The County Development Code, Section 83.01.090(a) states that vibration shall be no greater than or equal to two-tenths inches per second measured at or beyond the lot line. Consequently, to determine vibration levels due to the operation and construction of the Project, the peak particle velocity (PPV) vibration level standard of 0.2 inches per second has been used in this analysis. Utilizing these standards, if the Project-related construction noise levels generate a temporary noise level increase above the existing daytime ambient noise levels of up to 20 dBA Leq, not to exceed 80 dBA Leq, or an increase of 5 dBA Leq above the existing nighttime ambient noise levels, the Project construction noise level increases would not be considered a potentially significant impact.

Transportation Noise:

A readily perceptible project related transportation generated noise increase 5 dBA or greater is considered a significant impact when the "without project" noise levels are below 60 dBA. In areas where the "without project" noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase appears to be the appropriate threshold for a significant impact for most people. When the "without project" noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance. Typical responses to noise level increases of 5 dBA or more are "readily perceptible", while a 3 dBA increase is typically barely perceptible to the human ear.

Non-transportation Noise:

For non-transportation noise source activities, a substantial permanent noise level threshold increase consists of increases of 5 dBA (readily perceptible), and 3 dBA (barely perceptible), Table 9.0 provides a summary of significance criteria which are further described in the following discussion. Please refer to Appendix E for additional detailed information.

TABLE 9.0
SUMMARY OF NOISE IMPACT SIGNIFICANCE CRITERIA
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive ¹	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive ²	if ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase	
		if ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
On-Site	Residential ²	Exterior Noise Level Criteria	See Exhibit 3-A, Appendix E.	
		Interior Noise Level Standard	45 dBA CNEL	
Operational	Residential	Exterior Noise Level Standards	See Table 3-1, Appendix E.	
	Commercial	Exterior Noise Level Standards		
	Noise-Sensitive ¹	if ambient is < 60 dBA L _{eq}	≥ 5 dBA L _{eq} Project increase	
		if ambient is 60 - 65 dBA L _{eq}	≥ 3 dBA L _{eq} Project increase	
		if ambient is > 65 dBA L _{eq}	≥ 1.5 dBA L _{eq} Project increase	
Construction	Noise-Sensitive	Permitted between 7:00 a.m. to 8:00 p.m. Monday through Friday; no activity on weekends or national holidays. ³		
		Noise Level Threshold ⁴	80 dBA L _{eq}	n/a
		Noise Level Increase	20 dBA L _{eq}	n/a
		Vibration Level Threshold ⁵	0.2 in/sec PPV	n/a

¹ Source: FICON, 1992 and Urban Crossroads, Inc. .

² Source: City of Loma Linda General Plan Noise Element, Table 7.C.

³ Source: City of Loma Linda Municipal Code, Section 9.20.070 .

⁴ Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

⁵ Source: Section 83.01.090(a) of the County of San Bernardino County Code, Title 8 Development Code.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "n/a" = construction activities are not planned during the nighttime hours; "PPV" = peak particle velocity.

Ambient Noise Levels at Sensitive Receptor Locations:

To assess the existing noise environment, three 24-hour noise level measurements were taken at five sensitive receiver locations selected to describe and document the existing noise environment within the Project study area. These locations are shown in Exhibit 11. Collecting reference ambient noise level measurements at nearby sensitive receiver locations allows a comparison of the before and after Project noise levels and is necessary to assess potential noise impacts due to the Project's contribution to the ambient noise levels. Noise-sensitive land uses are generally considered to include: schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Sensitive receivers near the Project site include existing mobile homes, and non-noise sensitive receiver locations include existing hotels and commercial uses. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures.

Background ambient noise levels in the Project study area are dominated by the transportation-related noise associated with the arterial roadway network and nearby railroad lines. Table 10.0 presents 24-hour ambient noise level measurements at sensitive receptor locations. (Please refer to Appendix E for additional description of methodology.)

TABLE 10.0
24-HOUR AMBIENT NOISE LEVEL MEASUREMENTS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Location ¹	Description	Energy Average Hourly Noise Level (dBA L _{eq}) ²	
		Daytime	Nighttime
L1	Located north of the site near the residence at 24946 Barton Rd.	61.3	57.9
L2	Located east of the site near the residence at 25010 Daisy Ave.	68.7	63.5
L3	Located east of the site near the residence at 25010 Fern Ave.	58.7	58.0
L4	Located south of the site near the Ronald McDonald House Charity	60.9	60.6
L5	Located south of the site near the residence at 24934 Tulip Ave.	57.2	57.4

EXHIBIT 11
SENSITIVE NOISE RECEIVER LOCATIONS

LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING



Source: Urban Crossroads, November 2024

- **Construction Noise Impacts**

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages: site preparation, grading, building construction, paving and architectural coating. To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. Table 11.0 provides a summary of the construction reference noise level measurements.

TABLE 11.0
CONSTRUCTION REFERENCE NOISE LEVELS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Construction Stage	Reference Construction Equipmnet ¹	Reference Noise Level @ 50 Feet (dBA L _{eq})	Composite Reference Noise Level (dBA L _{eq})	Reference Power Level (dBA L _w)
Site Preparation	Dozer	78.0	83.4	115.1
	Front End Loader	75.0		
	Grader	81.0		
Grading	Excavator	77.0	84.0	115.6
	Tractor	80.0		
	Scraper	80.0		
Building Construction	Crane	73.0	77.4	109.1
	Backhoe	74.0		
	Generator (<25kVA)	70.0		
Paving	Paver	74.0	77.8	109.5
	Dump Truck	72.0		
	Roller	73.0		
Architectural Coating	Man Lift	68.0	76.2	107.8
	Compressor (air)	74.0		
	Generator (<25kVA)	70.0		

¹ FHWA Road Construction Noise Model.

Source: "Loma Linda Medical Office Building – Noise Impact Study" prepared by Urban Crossroads, November 4, 2024.

Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts with multiple pieces of equipment operating simultaneously at the nearest sensitive receiver locations were formulated. This includes any noise attenuation provided by the existing intervening building structures and noise barriers located between the Project site and the nearest receiver locations. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each receiver location. As shown in Table 12.0,

construction noise levels are expected to range from 59.0 to 72.1 dBA Leq, and the highest construction levels are expected to range from 66.8 to 72.1 dBA Leq at the nearest receiver locations.

TABLE 12.0
CONSTRUCTION EQUIPMENT NOISE LEVEL SUMMARY
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	66.3	66.8	60.2	60.7	59.0	66.8
R2	68.6	69.1	62.5	63.0	61.3	69.1
R3	70.1	70.6	64.0	64.5	62.8	70.6
R4	71.6	72.1	65.5	66.0	64.3	72.1
R5	66.4	66.9	60.3	60.8	59.1	66.9

¹ Noise receiver locations are shown in Exhibit 11.0

² Construction noise level calculations based on distance from the project site boundaries (construction activity area) to nearest receiver locations. CadnaA construction noise model inputs are included in Appendix E

Source: Loma Linda Medical Office Building – Noise Impact Study” prepared by Urban Crossroads, November 4, 2024.

To evaluate whether the Project will generate potentially significant short-term construction related noise levels at the nearest noise sensitive receiver locations, a daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. Analysis illustrated in Table 13.0 shows that the nearest receiver locations will not exceed the daytime 80 dBA L_{eq} significance threshold during Project construction activities.

To describe the temporary Project construction noise level contributions compared to the existing ambient noise environment, the Project construction noise levels were combined with the existing ambient noise levels measurements at the nearest off-site receiver locations. Temporary noise level increases that would be experienced at sensitive receiver locations when Project construction-source noise is added to the ambient daytime conditions are presented on Table 14.0. A temporary noise level increase of 20 dBA is considered a *potentially significant* impact. As indicated in Table 13.0, the Project will contribute construction noise increases ranging from 3.2 to 12.2 dBA L_{eq} during the daytime hours at the nearest receiver locations. The unmitigated construction noise analysis shows that the nearest receiver locations will not exceed the substantial 20 dBA L_{eq} noise level increase significance threshold during Project construction activities. Consequently, impacts due to Project construction noise are considered less than significant and no mitigation measures are necessary.

TABLE 13.0
CONSTRUCTION NOISE LEVEL COMPLIANCE SUMMARY
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	66.8	80	No
R2	69.1	80	No
R3	70.6	80	No
R4	72.1	80	No
R5	66.9	80	No

¹ Noise receiver locations are shown in Exhibit 11.

² Highest construction noise level calculations based on distance from the construction noise source activity to nearby receiver locations..

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment noise level threshold.1.

⁴ Do the estimated Project construction noise levels exceed the construction noise level threshold?

Source: *Loma Linda Medical Office Building – Noise Impact Study* prepared by Urban Crossroads, November 4, 2024.

• Operational Noise Impacts

The on-site Project-related noise sources are expected to include: trash enclosures, rooftop air handling units, chiller units, roof exhaust units, and parking lot vehicle movements. To present the potential worst-case noise conditions, this analysis assumes the Project would be operational 24 hours per day, seven days per week. To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project. Reference noise level measurements are shown in Table 14.0.

Using the reference noise levels to represent the proposed Project operations that include trash enclosures, rooftop air handling units, chiller units, roof exhaust units, and parking lot vehicle movements, Urban Crossroads, Inc. calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Table 14 shows the Project operational noise levels during the daytime hours of 7:00 a.m. to 9:00 p.m. The daytime hourly noise levels at the off-site receiver locations are expected to range from 42.9 to 45.2 dBA Leq.

Table 16.0 shows the Project operational noise levels during the nighttime hours of 9:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 40.3 to 42.1 dBA L_{eq}. The differences between the daytime and nighttime noise levels is largely related to the duration of noise activity.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Loma Linda exterior noise level standards at the nearest noise-sensitive receiver locations. Table 16.0 shows the operational noise levels associated with the Project will satisfy the City of Loma Linda 65 dBA Leq daytime and 55 dBA Leq nighttime residential exterior noise level standards at all nearest receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearest noise-sensitive receiver locations. No mitigation measures are necessary.

TABLE 14.0
OPERATIONAL ANALYSIS: REFERENCE NOISE LEVEL MEASUREMENTS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Noise Source	Noise Source Height (Feet)	Source Type	Min./Hour ⁴		Reference Noise Level (dBA L_{eq}) @ 50 Feet	Sound Power Level (dBA) ⁵
			Day	Night		
Trash Enclosure Activity ¹	5'	Point	10	10	57.4	89.0
Air Handling Unit ²	5'	Point	45	30	69.4	101.0
Chiller Unit ²	5'	Point	45	30	54.4	86.0
Roof Exhaust Unit ²	2'	Point	45	30	41.4	73.0
Pkg Lot Vehicle Movements ³	0'	Area	60	0	31.4	63.0

¹ As measured by Urban Crossroads, Inc. ² See Appendix E for manufacturer data sheets.

³ Each lot shown is calculated based on: $\text{Log}_{10}(\text{movements} \times (10^{(63 \text{ dBA } L_{w/10})}))$.

⁴ Aa Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

⁵ Sound and power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source.

TABLE 15.0
DAYTIME PROJECT OPERATIONAL NOISE LEVELS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA L_{eq})				
	R1	R2	R3	R4	R5
Roof-Top Air Conditioning	31.2	26.7	25.7	26.5	25.1
Trash Enclosure Activity	32.2	37.2	39.2	40.9	32.6
Car Wash Vacuum Heads	42.1	42.1	41.3	42.5	42.7
Car Wash Tunnel Blowers	26.8	29.6	32.3	34.0	35.2
Parking Lot Activity	20.4	17.3	18.4	19.3	19.9
Total (All Noise Sources)	42.9	43.6	43.8	45.2	43.8

Source: Loma Linda Medical Office Building – Noise Impact Study" prepared by Urban Crossroads, November 4, 2024

TABLE 16.0
NIGHTTIME PROJECT OPERATIONAL NOISE LEVELS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA L_{eq})				
	R1	R2	R3	R4	R5

Roof-Top Air Conditioning	30.2	25.7	24.7	25.6	24.1
Trash Enclosure Activity	28.2	33.2	35.2	36.9	28.6
Car Wash Vacuum Heads	39.4	39.3	38.5	39.8	40.0
Car Wash Tunnel Blowers	24.1	26.8	29.6	31.3	32.4
Parking Lot Activity	17.7	14.6	15.7	16.5	17.1
Total (All Noise Sources)	40.3	40.6	40.6	42.1	41.0

Source: Loma Linda Medical Office Building – Noise Impact Study” prepared by Urban Crossroads, November 4, 2024

TABLE 17.0
OPERATIONAL NOISE LEVEL COMPLIANCE
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Receiver Location ¹	Land Use	Project Operational Noise Levels (dBA Leq) ²		Noise Level Standards (dBA Leq) ³		Noise Level Standards Exceeded? ⁴	
		Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	SF Res	42.9	40.3	55	45	No	No
R2	SF Res	43.6	40.6	55	45	No	No
R3	SF Res	43.8	40.6	55	45	No	No
R4	SF Res	45.2	42.1	55	45	No	No
R5	SF Res	43.8	41.0	55	45	No	No

¹ See Exhibit 11.0 for the receiver locations.

² Proposed Project operational noise levels -3. ³ Exterior noise level standards for residential land use, -1.

⁴ Do the estimated Project operational noise activities exceed the noise level standards?

“Daytime” = 7:00 a.m. to 9:00 p.m.; “Nighttime” = 9:00 p.m. to 7:00 a.m. source: Loma Linda Medical Office Building – Noise Impact Study” prepared by Urban Crossroads, November 4, 2024

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Impact Discussion:

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is

expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. Table 18.0 presents the expected typical construction equipment vibration levels at the nearest receiver locations. At distances ranging from 33 to 164 feet from typical Project construction activities (at the Project site boundary), construction vibration levels are estimated to range from 0.01 to 0.14. Based on maximum acceptable continuous vibration threshold of 0.20 PPV (in/sec) (in/sec), the typical Project construction vibration levels will not reach building damage thresholds at all receiver locations. Therefore, the Project-related vibration impacts are considered less than significant and no mitigation measures are necessary.

TABLE 18.0
TYPICAL CONSTRUCTION EQUIPMENT VIBRATION LEVELS
LOMA LINDA PEDIATRIC MEDICAL OFFICE BUILDING

Receiver Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³					Thresholds PPV (in/sec) ⁴	Thresholds Exceeded? ⁵
		Small bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level		
R1	164'	0.00	0.00	0.00	0.01	0.01	0.20	No
R2	47'	0.00	0.01	0.03	0.08	0.08	0.20	No
R3	51'	0.00	0.01	0.03	0.07	0.07	0.20	No
R4	33'	0.00	0.02	0.05	0.14	0.14	0.20	No
R5	151'	0.00	0.00	0.01	0.01	0.01	0.20	No

¹ Construction receiver locations are shown on Exhibit 11.0.

^{2d} Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment

^{4ff} FRTA Transit Noise and Vibration Impact Assessment, September 2018.

⁵ "PPV" = Peak Particle Velocity

Source: Loma Linda Medical Office Building – Noise Impact Study" prepared by Urban Crossroads, November 4, 2024

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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:

The Project site is not located within two miles of any private airstrip, a public airport or a public use airport. No impacts related to airport noise are anticipated. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions - Noise:

In consideration of the preceding information and analysis, no adverse impacts related to noise have been identified or are anticipated, and no mitigation measures are necessary.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

Sources: Project Application Materials.

- 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)?**

Impact Discussion:

The Proposed Project is consistent with both the existing General Plan land use designation and zoning; thus it has been incorporated in planned growth. Project construction will generate temporary employment and the operation of the medical office building will generate approximately 279 jobs. A substantial portion of the long term jobs are, however, anticipated to be relocated from other LLUMC facilities in the local area to consolidate pediatric services at the new building. Thus, the net growth in employment will be less than 279 jobs. The proposed project does not require the alteration or expansion of any infrastructure systems or roadways. In consideration of these facts, the proposed project will have a less than significant impact pertaining to direct or indirect population growth. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Impact Discussion:

The project site is currently developed as a surface parking lot. No displacement of people or housing will result. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Population and Housing:

In consideration of the preceding information and analysis, no adverse impacts pertaining to population and housing have been identified or are anticipated, and no mitigation measures are necessary.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Sources: Project Application Materials, City of Loma Linda website. . .

- 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?**

Impact Discussion:

The Fire and Rescue Division of the Loma Linda Department of Public Safety provides fire protection for the City of Loma Linda.¹⁶ Fire Station 251, located at 11325 Loma Linda Drive, and Fire Station 252, located at 10520 Ohio Street, services the City of Loma Linda. To ensure adequate fire protection services in an emergency, the City of Loma Linda 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. Implementation of the Proposed Project would not cause a significant increase in population or new jobs in the City or result in a significant increase in service calls due to the operations of the proposed Project such that expansion of existing facilities or construction of new facilities would be necessary. The City of Loma Linda requires payment of development fees to mitigate impacts to infrastructure systems, including fire protection. With the collection of development fees, impacts related to fire protection are expected to be less than significant and no additional mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- **Police Protection?**

Impact Discussion:

Police protection for the City is provided by and contracted through the San Bernardino Sheriff's Department, located at 655 East Third Street in San Bernardino, at Sheriff's Headquarters, Central Station. The City shares the cost of law enforcement personnel and equipment with the City of Grand Terrace. Implementation of the Proposed Project would not cause a significant increase in population or new jobs in the City or result in a significant increase in service calls due to the operations of the proposed Project such that expansion of existing facilities or construction of new facilities would be necessary. The City of Loma Linda requires payment of development fees to mitigate impacts to infrastructure systems, including police protection. With the collection of development fees, impacts related to police protection are expected to be less than significant and no additional mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- **Schools?**

Impact Discussion:

Public education in the City of Loma Linda is provided by Redlands Unified School District (RUSD) except for the western portion of the City, which is served by Colton Joint Unified School District (CJUSD). In addition to these school districts, one community day school, overseen by San Bernardino County Superintendent of Schools Office, is located in the City of Loma Linda. While some population and job growth is expected as a result of the Proposed Project, it is not anticipated to generate new school students to a degree that would result in the expansion of existing schools or the construction of new schools (See Section XVI- Population and Housing.) The school districts serving Loma Linda collect development impact fees for the purpose of mitigating potential impacts to school facilities. With the collection of development impact fees, impacts to schools would be mitigated to less than significant level and no additional mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- **Parks?**

Impact Discussion:

As described under Section XVI - Recreation, the potential net gain in local residents, as well as use of recreational facilities by future employees that may result from the proposed Project could result in a slight increase in the use of existing neighborhood and regional parks, but not to a level that would cause or accelerate substantial physical deterioration of existing recreational facilities or result in the need for expansion of existing parks or construction of new parks. The City of Loma Linda requires payment

of development fees to mitigate impacts to infrastructure systems, including parks. With the collection of development fees, impacts related to parks are expected to be less than significant and no additional mitigation measures are necessary

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- **Other Public Facilities?**

Impact Discussion:

The potential net gain in local residents, as well as use public facilities by future employees that may result from the proposed Project could result in a slight increase in the use of a variety of other public services. The City of Loma Linda requires payment of development fees to mitigate impacts to infrastructure systems. With the collection of development fees, impacts related to other public services are expected to be less than significant and no additional mitigation measures are necessary

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions – Public Services:

In consideration of the preceding information and analysis, no adverse impacts to public services have been identified or are anticipated that are not mediated by the payment of development fees. No additional mitigation measures are necessary.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVI. RECREATION

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

SUBSTANTIATION:

Sources: Project Application Materials.

- 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 will occur or be accelerated?**

Impact Discussion:

The proposed project is estimated to generate approximately 279 jobs. The additional project related employment may potentially increase demand for housing in the local area, although it is reasonable to assume a substantial number of future employees already live in the local area because the LLUMC is a major regional medical facility. In addition, one of the primary objectives of the proposed medical office building is to consolidate pediatric services presently offered at other area LLUMC facilities. the potential net gain in local residents, as well as use of recreational facilities by future employees may result in a slight increase in the use of existing neighborhood and regional parks, but not to a level that would cause or accelerate substantial physical deterioration of existing recreational facilities. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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:

The proposed Project does not include any recreational facilities, nor would it require construction or expansion of existing recreational facilities, as described in the preceding Response XVI-a) above. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions - Recreation:

In consideration of the preceding information and analysis, no adverse impacts pertaining to recreation services or facilities have been identified or anticipated, and no mitigation measures are required.

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

SUBSTANTIATION:

Sources: “Loma Linda MOB VMT Analysis”, prepared by Urban Crossroads, October 2024. (see Appendix F), Transportation and Circulation Element of the Loma Linda General Plan, 2009; City of Loma Linda Municipal Code; Omnitrans website: <https://omnitrans.org/routes/route-19/>; Loma Linda University Health Rideshare Program Regulations (see Appendix G)

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

Impact Discussion:

The proposed project is consistent with the Loma Linda General Plan – Land Use and Circulation Elements, and existing zoning on-site. General Plan land use assumptions form the basis of other transportation planning programs such as the 2020 SoCal Connect program adopted by the Southern California Association of Governments (SCAG) and which addresses integrated regional transportation planning.

Barton Road, a fully improved roadway, which abuts the project site on the north, is classified as 4 lane divided highway with bike lanes, a landscaped median, and left turn pockets at major intersections. A bus stop on Omnitrans Route 19 is located on Barton Road adjacent to the Project Site at the corner of Anderson Street. This route provides connection with the Fontana Metrolink Transit Center. Barton Road is designated for a Class II Bicycle Facility which provides a striped lane for one-way bike travel. This Bike Lane is located on both sides of Barton Road. Pedestrian sidewalks exist abutting the Project site on both Barton Road and Anderson Street and no expansion of these facilities is anticipated. No roadway, transit, bicycle or pedestrian improvements have been determined necessary to accommodate development of the proposed Project.

The proposed Project may also be required to pay traffic mitigation fees to the City of Loma Linda which, among other purposes, are intended to contribute a fair share toward any necessary improvement or expansion of roadways, bicycle or pedestrian facilities needed in the project vicinity. In consideration of these facts, the proposed Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Level of Impact before Mitigation: Less than significant.

Level of Impact After Mitigation: Less than Significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?

Impact Discussion:

CEQA Guidelines Section 15064.3, subdivision (b) specifies criteria for analyzing transportation impacts and states that Vehicle Miles Traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. The City of Loma Linda utilizes impact thresholds established by the County of San Bernardino. An analysis of estimated VMT that would be generated by the proposed Project has been prepared by the firm Urban Crossroads in compliance with these thresholds (see Appendix F. Key information and conclusions are summarized below.

The appropriate VMT metric for non-residential employment projects, such as the proposed medical office building, is VMT per employee. The County Guidelines state a project would result in a significant project-generated VMT impact if the following condition is met:

- A project should be considered to have a significant impact if the project VMT per person/employee is greater than 4% below the existing VMT per person/employee for the County

Additionally, if the Project is inconsistent with the Regional Transportation Plan or Sustainable Community Strategy (RTP/SCS), the Project's cumulative effect on VMT would be considered significant if it results in increases in the "with project" condition as compared to the "no project" condition. As is described under Response XVII-a), the proposed Project is considered consistent with assumptions utilized in regional transportation planning programs, per the second criteria, the proposed Project is considered less than significant.

Utilizing the San Bernardino Transportation Analysis Model (SBTAM), the proposed Project is estimated to generate 23.5 VMT per employee, which is above the County's threshold of 22.0 VMT per employee. Thus, the Project is forecast to exceed the County's threshold and will require VMT reduction strategies in the form of trip reduction measures to reduce VMT to the extent feasible. Analysis indicates that a 6.2% reduction in VMT would be required to fully mitigate the VMT impact of the proposed Project.

Rideshare regulations have been established by the Loma Linda University Medical Center (LLUMC) in compliance with Federal & State guidelines as established under the EPA (Environmental Protection Agency) 2002 - Clean Air Act, the California Air Resources Board and the SCAQMD (South Coast Air Quality Management District) Rule 2202 – Employer Emissions Reduction Plan & The On-Road Motor Vehicle Mitigation Plan. The proposed Project would be made a participant in this program, which is described in detail in Appendix G to this Initial Study.

In addition to participation in the LLUMC Rideshare Program, the following mitigation measure is recommended. Collectively, these measures would reduce project related VMT by approximately 7.2% and result in a Mitigated Project VMT per employee of 21.8 which would fall below the County significance threshold of 22.0 VMT per employee. With these measures, the VMT impact of the proposed project would be less than significant.

Level of Impact before Mitigation: Potentially significant

- **Mitigation Measures:**

Mitigation Measure TRA-1: Commute Trip Reduction (CTR) Marketing Program

The Project shall formulate a marketing strategy to promote and educate employees about their travel to work choices beyond driving, such as carpooling, taking transit, walking, and biking in order to reduce VMT. The project proponent is encouraged to integrate the MOB CTR program, to the extent practical, with any similar program that may exist for the LLUMC as a whole. The Project CTR program shall be submitted to the City Planner for approval prior to the issuance of Occupancy Permits. The following features (or similar alternatives) have been found to be critical to CTR program effectiveness:

- *On-site or online commuter information services.*
- *Employee transportation coordinators.*
- *On-site or online transit pass sales.*
- *Guaranteed ride home service.*

Mitigation Measure TRA – 2: End-of-Trip Bicycle Facilities

The proposed Project shall install and maintain end-of-trip bicycle facilities on-site for employee use. End-of-trip facilities may include bike parking, bike lockers, showers, and personal lockers.

Level of Impact After Mitigation: Less than significant.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Impact Discussion:

As has been previously noted, the proposed project will not necessitate any new or expanded roadway, transit, bikeway or pedestrian facilities. The proposed medical

office building is also consistent with General Plan land use and zoning designations; thus implementation would not result in introduction of an “incompatible use”. In consideration of these facts, the proposed Project would have no impact with respect to roadway hazards or introduce an incompatible use in the area.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact..

d) Result in inadequate emergency access?

Impact Discussion:

As has been previously noted, the proposed project will not necessitate any new or expanded roadway, transit, bikeway or pedestrian facilities. Regional emergency access would not be impacted by the project. The Fire Access Plan for the proposed Project, illustrated in Exhibit 11.0, shows the accessible path of travel for fire engines on-site and meets the requirements of the California Code and Chapter 15.28 – Fire Code, of the City of Loma Linda. Project plans must also be reviewed and approved by the Loma Linda Fire Department prior to project approval. No adverse impacts to emergency access are anticipated.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions - Transportation:

In consideration of the preceding information and analysis, no adverse impacts related to transportation have been identified that cannot be mitigated to less than significant level, and appropriate mitigation measures have been incorporated in the proposed Project.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

SUBSTANTIATION:

Sources: "Cultural Resources Report for the Loma Linda University Children's Hospital Pediatric Medical Office Building Project, Loma Linda, San Bernardino County, California", by BCR Consulting, September 2024 (contained in Appendix B); City of Loma Linda General Plan EIR, Section 4.5.2- Cultural Resources, prepared by LSA Associates, 2004.

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

- 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) ?**

Impact Discussion:

According to PRC Chapter 2.5, Section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and items with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in Section 5020.1. Public agencies

must treat any such resources as significant unless the preponderance of evidence demonstrates that they are not historically or culturally significant. The Project site is presently occupied by a paved surface parking lot. No structures of any kind are located on-site and there were no cultural resources identified as eligible for listing to the California Register of Historic Places within or near the Project site during the cultural resources assessment as contained in Appendix B or during the City's AB52 consultation. Therefore, there would be no impact to known tribal cultural resources. However, during the AB52 tribal consultation, the Yuhaaviatam of San Manuel Nation YSMN responded and expressed interest in the Project. The YSMN requested that **CUL-1, CUL-2 and CUL-3**, located in Section V- Cultural Resources, of this document, be made a part of the project/permit/plan conditions to protect for unidentified resources. No other mitigation is considered necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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:

Section 15064.5 of CEQA Guidelines pertains to procedures for determining the significance of impacts to archaeological and historical resources. Per Section 15064.5 a "historical resource" is a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources, or a resource included in a local register of historical resources or identified as significant in an historical resource survey. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. The Project site is presently occupied by a paved surface parking lot. No structures of any kind are located on-site. The definition of a "historical resource" as outlined in CEQA Guidelines Section 15064.5, thus, does not apply to the Project site. No impact to historical resources will occur and no mitigation measures are necessary

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions - Tribal Cultural Resources:

In consideration of the preceding information and analysis, no adverse impacts to tribal cultural resources have been identified or are anticipated, and no mitigation measures beyond CUL-1, CUL-2, and CUL-3 incorporated under Section V - Cultural Resources, are considered necessary.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Sources: City of Loma Linda General Plan and General Plan EIR, City of Loma Linda Website.

- 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?**

Impact Discussion:

The City of Loma Linda would provide domestic (potable) water supply, sewer and wastewater treatment to the proposed project utilizing existing facilities. Wastewater

treatment services are administered under provisions in a Joint Powers Agreement (JPA) with the City of San Bernardino. 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 allocation, the City currently uses less than half of the assigned 7 million gpd. According to the Loma Linda General Plan, the average wastewater flow generated by the City during ultimate build out conditions is projected to be 6.27 million gpd. Because the proposed Project is consistent with the General Plan, it has been assumed in the ultimate build-out condition scenario. Thus sufficient wastewater treatment capacity exists to accommodate the proposed Project.

The City also requires payment of development impact fees to provide for adequate infrastructure systems including water generation, storage and distribution facilities, storm drainage facilities and wastewater collection systems. In addition, the City of San Bernardino Water Department requires payment of impact fees pertaining to wastewater treatment capacity. With payment of appropriate development impact fees, potential impacts of the proposed Project to water, wastewater treatment and storm drainage facilities are considered less than significant. No mitigation measures are necessary.

Extension of other services by commercial providers, such electric power, natural gas, and telecommunications would not be significantly impacted by the proposed Project. None of the urban services systems outlined would be impacted to a degree that would require the construction of new facilities or the relocation of which could cause significant environmental effects. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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

Impact Discussion:

The Proposed Project will receive water from the City of Loma Linda which provides water from six production wells. Loma Linda's main water source is ground water within the Bunker Hill Basin, which is primarily replenished by snow melt from the nearby San Bernardino Mountains. Based on analysis conducted by the City of Loma Linda Public Works Department, the local water supply is considered sufficient to meet projected demand without implementing restrictive measures. The project site is consistent with the General Plan and existing zoning, thus development of the site for a health care facility has been considered in the city's water planning programs. The type of development proposed (medical office) is also not considered a large water consumer relative to other land uses such as residential land uses.

Should extended drought conditions occur, however, the City has prepared a water shortage contingency plan (WSCP), which is available for review on the City's website under the Public Works Department. This plan regularly assesses and monitors the City's ability to provide sufficient water supply and to maintain water quality during

normal conditions as well as throughout extended drought conditions. If necessary, the City also has the ability to draw emergency supplemental water supply from the adjacent cities of Redlands and San Bernardino. The WSCP also outlines “demand reduction actions” that the city can implement if conditions warrant. These include measures such as limiting landscape irrigation, use of potable water for washing hard surfaces, limiting service of water in restaurants, requiring evaporation covers on pools, restricting water use for decorative water features and similar actions. The City of Loma Linda also requires payment of development impact fees for water generation, storage and distribution facilities. In consideration of these facts, the City of Loma Linda is anticipated to have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant

Level of Impact After Mitigation: Less than Significant.

- 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?**

Impact Discussion:

Please refer to Response XIX - a) above. Wastewater treatment services are administered under provisions in a Joint Powers Agreement (JPA) with the City of San Bernardino. 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 allocation, the City currently uses less than half of the assigned 7 million gpd. According to the Loma Linda General Plan, the average wastewater flow generated by the City during ultimate build out conditions is projected to be 6.27 million gpd. Because the proposed Project is consistent with the General Plan, it has been assumed in the ultimate build-out condition scenario. Thus sufficient wastewater treatment capacity exists to accommodate the proposed Project. In addition, the City of San Bernardino Water Department requires payment of impact fees pertaining to wastewater treatment capacity. With payment of appropriate development impact fees, potential impacts of the proposed Project to wastewater treatment facilities are considered less than significant. No mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- 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?**

Impact Discussion:

Solid waste services to the City of Loma Linda currently 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. It is estimated that the average disposal rate is 663 tons per day. Under this assumption, landfill capacity is currently anticipated to last until the year 2044. The proposed project 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 and no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

- e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Impact Discussion:

To achieve the State-mandated solid waste diversion goal, the City of Loma Linda has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. The City also requires all projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Consequently, the proposed Project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste. No adverse impacts have been identified or are anticipated and no mitigation measures are necessary.

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

Summary Conclusions – Utilities and Services:

In consideration of the preceding information and analysis, no adverse impacts to utilities and services have been identified or anticipated, and no mitigation measures are required.

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

SUBSTANTIATION:

Sources: City of Loma Linda General Plan, Safety Element, and General Plan EIR. :

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

Impact Discussion:

The central portion of the City of Loma Linda in which the proposed Project is suburban in character. The City of Loma Linda fire Department maintains and implements a Hazard Mitigation 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 among other features. All new developments must comply with the California Building Code and California Fire Code. As has been noted, the proposed Project incorporates a Fire Access Plan (See Exhibit 8.0) that must be reviewed and approved by the City of Loma Linda Fire Department.

The City's Hazard Mitigation Plan designates the area as a moderate risk for wildland fires due to the proximity of hilly undeveloped land to the south of the City. The Safety Element of the Loma Linda General Plan indicates that Barton Road, as one of the two major east-west roadways in the City, is a designated evacuation route. No physical

alteration of the adjoining streets (Barton Road and Anderson Street) is proposed with the Project, thus no impacts to its function as an evacuation route are anticipated.

In consideration of these facts, the proposed Project is not anticipated to adversely affect any aspect of an adopted emergency response plan or an emergency evacuation plan. No mitigation measures are necessary

Level of Impact before Mitigation: Less than Significant.

Level of Impact After Mitigation: Less than Significant.

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

Impact Discussion:

The site topography is essentially level and the site is surrounded by suburban development. The level of exposure to prevailing winds would be similar throughout the City. There are no physical characteristics of the Project site that would make it prone to any factor that would exacerbate wildfire risks. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

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

Impact Discussion:

The Project site is integrated into the City, and does not require the installation or maintenance of any unusual infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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:

Please see Responses VII-a) iv, Geology and Soils and Response X-c), Hydrology and Water Quality. The Project site and the surrounding area is not subject to significant flooding and has no landslide risks. No mitigation measures are necessary.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

Summary Conclusions – Wildfire:

In consideration of the preceding information and analysis, no adverse impacts related to wildfire risks have been identified or are anticipated, and no mitigation measures are necessary.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?**

Summary impact discussion:

The proposed Project is located within a suburban setting. There is no natural habitat existing on-site or in the adjacent area. The site is presently developed as a surface parking lot. No impacts to biological or historical resources have been identified in this Initial Study.

Level of Impact before Mitigation: No Impact.

Level of Impact After Mitigation: No Impact.

- 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)?**

Summary Impact discussion:

The proposed Project is consistent with both the General Plan land use designation and zoning on the site and no project specific impacts that cannot be mitigated to a less than significant level have been identified. Although not significant on its own, the proposed Project would contribute to cumulative air emissions in the region, including greenhouse gases, 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. It concluded that the General Plan would result in unavoidable significant impacts to air quality as well as other impacts. Mitigation measures were adopted for all significant impacts; however, they would not reduce all cumulative 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. All reasonable mitigation measures have been incorporated into the proposed Project such that its contribution to cumulative impacts can be considered less than significant.

Level of Impact before Mitigation: Potentially significant.

Level of Impact After Mitigation: Less than Significant.

- c) **Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?**

Summary Impact discussion:

The Proposed Project would not environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. The following impact areas were found to either have “no impact” or “less than significant impacts” pertaining to the proposed project without mitigation: aesthetics, air quality, geology and soils (exposure of humans to significant geological and seismic conditions), hazards and hazardous materials (exposure of humans to hazardous materials or conditions), noise, and wildfire risks. Impacts requiring mitigation to be reduced to less than significant levels included: cultural resources, greenhouse gases and traffic (vehicle miles travelled). With mitigation, all impacts were reduced to less than significant levels.

Level of Impact before Mitigation: Potentially Significant.

Level of Impact After Mitigation: Less than Significant

MITIGATION MEASURES

Any mitigation measures, which are not “self-monitoring”, shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. A Draft Mitigation Monitoring and Reporting Program is contained in Appendix H to this Initial Study. The following Mitigation Measures have been identified in the Initial Study and should also be incorporated into Project Conditions of Approval.

- **Cultural Resources**

Mitigation Measure CUL-1: *If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease until a qualified archaeologist meeting Secretary of Interior standards is hired to assess the find and resources are recovered and/or recorded. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, in order to provide Tribal input with regards to potential significance and treatment.*

Mitigation Measure CUL-2: *If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan and any resources collected shall be curated with an appropriate reposition. This plan shall be provided to Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) in its draft form for review and comment. The archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly. A final report shall be filed with the City Planner documenting any archaeological resources found and their disposition.*

Mitigation Measure CUL-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 that code enforced for the duration of the project. A report shall be filed with the City Planner documenting any human remains or funerary objects found and their disposition.*

- **Transportation**

Mitigation Measure TRA-1 Commute Trip Reduction (CTR) Marketing Program

The Project shall formulate a marketing strategy to promote and educate employees about their travel to work choices beyond driving, such as carpooling, taking transit, walking, and biking in order to reduce VMT. The project proponent is encouraged to integrate the MOB CTR program, to the extent practical, with any similar program that may exist for the LLUMC as a whole. The Project CTR program shall be submitted to the City Planner for approval prior to the issuance of Occupancy Permits. The following features (or similar alternatives) have been found to be critical to CTR program effectiveness:

- *On-site or online commuter information services.*
- *Employee transportation coordinators.*
- *On-site or online transit pass sales.*
- *Guaranteed ride home service.*

Mitigation Measure TRA – 2 End-of-Trip Bicycle Facilities

The proposed Project shall install and maintain end-of-trip bicycle facilities on-site for employee use. End-of-trip facilities may include bike parking, bike lockers, showers, and personal lockers.

BIBLIOGRAPHY

GENERAL REFERENCES

- **City of Loma Linda**

1. General Plan, prepared by LSA Associates, 2009 and 2022 Update, Elements: Land Use, Safety, Transportation and Circulation;
2. General Plan Update Final Program EIR, prepared by LSA Associates, 2004, Chapters: Cultural Resources, Geology and Soils, and Safety;
3. Addendum to General Plan Update Final Program EIR, 2008, prepared by LSA Associates;
4. Municipal Code, Multiple sections
5. Zoning Map, 2021
6. "Local Hazard Mitigation Plan", prepared by City of Loma Linda Fire Department, 2021.
7. "Water Shortage Contingency Plan", prepared by Water Systems Consultants, Inc. April 2021;
8. "Part 2: Upper Santa Ana River Watershed - Integrated Regional Urban Water Management Plan", prepared by Water Systems Consultants, Inc., 2020
9. Development Impact Fees Schedule, 2022.

- **Other Agencies**

10. "SoCal Connect, The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy", Southern California Association of Governments and CalTrans, 2020;
11. Omnitrans Routes and Schedules, Omnitrans.org.
12. "Flood Insurance Rate Map (FIRM) Panel 8692H, San Bernardino County, Ca and incorporated Areas", Federal Emergency Management Agency, August 2008.

PROJECT SPECIFIC REFERENCES

13. "Cultural Resources Report for the Loma Linda University Children's Hospital Pediatric Medical Office Building Project, Loma Linda, San Bernardino County, California", Prepared by BCR Consulting, September 2024;
14. "Loma Linda Medical Office Building – Air Quality Impact Analysis, City of Loma Linda", Prepared by Urban Crossroads, Inc., November 2024;
15. "Loma Linda Medical Office Building – Greenhouse Gas Analysis, City of Loma Linda", Prepared by Urban Crossroads, Inc., November 2024;
16. "Loma Linda Medical Office Building – Noise Impact Analysis, City of Loma Linda", Prepared by Urban Crossroads, Inc., November 2024;

- 17.** “Loma Linda Medical Office Building – Vehicle Miles Traveled (VMT) Analysis, City of Loma Linda”, Prepared by Urban Crossroads, Inc., October, 2024.
- 18.** “Erosion Control Plan - Loma Linda University Children’s Medical Office Building” , Prepared by Goodman & Associates, July 2024;
- 19.** “Water Quality Management Plan For Loma Linda University Children’s Medical Office Building, LOMA LINDA CA”, prepared by Goodman & Associates, August 2023;
- 20.** “Geotechnical Engineering Report - Proposed Children’s Clinics Outpatient Pavilion Loma Linda, San Bernardino County, California”, prepared by Terracon Consultants, Inc, December 2022;
- 21.** Master Development Application, Pediatric Medical Office Building, Case number: PPD- P23-180, August 2023.
- 22.** Pediatric Medical Office Building, Project Plans, by Mascari Warner Dinh Architects, February 2024.

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**TO REVIEW THE APPENDICES, VISIT CITY
HALL TO REVIEW EACH ONE SEPARATELY,
OR GO TO: [https://
ceqanet.opr.ca.gov/2024120349](https://ceqanet.opr.ca.gov/2024120349)**

MITIGATION MONITORING AND REPORTING PROGRAM

Project Case No's: PPD No. P23-180

Applicant: Loma Linda University Medical Center (LLUMC) **Project Name:** Pediatric Medical Office Building

Lead Agency: City of Loma Linda **Date:** December 5, 2024

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Cultural Resources					
Mitigation Measure CUL-1: If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease until a qualified archaeologist meeting Secretary of Interior standards is hired to assess the find and resources are recovered and/or recorded. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, in order to provide Tribal input with regards to potential significance and treatment..	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	In the event cultural resources are discovered	Review of finds	On-site inspection	
Mitigation Measure CUL-2: If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan and any resources collected shall be curated with an appropriate reposition. This plan shall be provided to Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) in its draft form for review and comment. The archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly. A final report shall be filed with the City Planner documenting any archaeological resources found and their disposition	Qualified Archaeologist	If avoidance to cultural resources cannot be ensured	Receipt of Monitoring and Treatment Plan	Review of plan	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Mitigation Measure CUL-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 that code enforced for the duration of the project. . A report shall be filed with the City Planner documenting any human remains or funerary objects found and their disposition	Applicant/ Contractor; City of Loma Linda Community Development Department, and County Coroner	In the event human remains or funerary objects are found	Following inspection by the County Coroner	On-site inspection	
Transportation					
Mitigation Measure TRA-1 Commute Trip Reduction (CTR) Marketing Program The Project shall formulate a marketing strategy to promote and educate employees about their travel to work choices beyond driving, such as carpooling, taking transit, walking, and biking in order to reduce VMT. The project proponent is encouraged to integrate the MOB CTR program, to the extent practical, with any similar program that may exist for the LLUMC as a whole. The Project CTR program shall be submitted to the City Planner for approval prior to the issuance of Occupancy Permits. The following features (or similar alternatives) have been found to be critical to CTR program effectiveness: <ul style="list-style-type: none"> • On-site or online commuter information services. • Employee transportation coordinators • On-site or online transit pass sales. • Guaranteed ride home service. 	City of Loma Linda Community Development Department	Upon receipt of Draft CTR Marketing Program from applicant	Prior to the issuance of Occupancy Permits	Review of CTR Marketing Program	
Mitigation Measure TRA – 2 End-of-Trip Bicycle Facilities The proposed Project shall install and maintain end-of-trip bicycle facilities on-site for employee use. End-of-trip facilities may include bike parking, bike lockers, showers, and personal lockers	City of Loma Linda Community Development Department	Upon receipt of final project building plans	Prior to the issuance of Occupancy Permits		



Regular City Council Staff Report

A. Demands Registers - November 26, and December 24, 2024 and January 14, 2025 [Finance]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3A.
To	From
City Council	Sonia Fabela, Finance Director

RECOMMENDATION:

It is recommended that the City Council approve the attached list of demands for payment.

Attachments

[CC Demands Register 11-26-2024.pdf](#)

[CC Demands Register 12-24-2024.pdf](#)

[CC Demands Register 01-14-2025.pdf](#)



CITY OF LOMA LINDA
VOUCHER LIST
11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708505	11/7/2024	4197	C.A.P.F.	0244687/NOV 2024		Long Term Disability-November 2024	\$855.50
						708505 Total	\$855.50
708506	11/7/2024	316	EMPLOYMENT DEVELOPMENT DEPT	L0281223888		Benefit charges Jul-Sep 24 J.Rod, A.Gracia, S.Garc	\$6,775.00
						708506 Total	\$6,775.00
708507	11/7/2024	5502	FRONTIER COMMUNICATIONS	9097991480 Nov 24		Phone costs Senior Center Fire Alarm10/28-11/27/24	\$171.02
						708507 Total	\$171.02
708508	11/7/2024	5502	FRONTIER COMMUNICATIONS	9097998149 Nov 24		Phone costs Fire Station#1 10/25-11/24/2024	\$289.63
						708508 Total	\$289.63
708509	11/7/2024	1245	SO CALIF EDISON	700920432640 Sep24		Electricity costs 9/12-9/30/2024	\$1,182.07
				700394531780 Sep/Oct		Electricity costs 9/9-10/28/24	\$2,624.99
				700411454240 Oct 24		Electricity costs 10/2-10/30/2024	\$1,525.40
				700371011405 Oct 24		Electricity costs 10/2-10/30/24	\$2,843.91
				700010613157 Oct 24		Electricity costs 10/2-10/30/2024	\$72.29
				700620519956 Oct 24		Electricity costs 10/2-10/30/2024	\$1,969.73
				700920555710 Oct 24		Electricity costs 10/1-10/31/2024	\$101.34
				700010396020 Oct 24		Electricity costs 10/2-10/30/2024	\$146.18
				700917144542 Oct 24		Electricity costs 10/1-10/29/2024	\$32.13
				700491039205 Sep 24		Electricity costs 9/6-10/6/2024	\$11,728.88
				700920551363 Oct 24		Electricity costs 10/1-10/31/2024	\$56.44
						708509 Total	\$22,283.36
708510	11/7/2024	1261	THE GAS COMPANY	14642464003 Oct 24		Gas costs 10/1-10/31/2024	\$50.73
						708510 Total	\$50.73
708511	11/7/2024	7572	TRUMARK CONSTRUCTION SERVICES INC	BL Refund Trumark		Refund, Duplicate BL	\$189.00
						708511 Total	\$189.00



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708512	11/7/2024	26	VERIZON WIRELESS	9977479947 Oct 24 9977479946 Oct 24		SCADA Modem for sewer lift station 9/29-10/28/24 City-wide cell phone service 9/29-10/28/2024 708512 Total	\$38.01 \$3,057.87 \$3,095.88
708513	11/14/2024	5502	FRONTIER COMMUNICATIONS	9097997651 Nov 24		Phone costs 11/1-11/30/2024 708513 Total	\$68.60 \$68.60
708514	11/14/2024	5502	FRONTIER COMMUNICATIONS	9097990759 Nov 24		Phone costs 11/1-11/30/2024 Fire Station#252 708514 Total	\$59.82 \$59.82
708515	11/14/2024	5502	FRONTIER COMMUNICATIONS	9094785042 Nov 24		Phone costs Cole House Fire Alarm11/4-12/3/24 708515 Total	\$214.54 \$214.54
708516	11/14/2024	5502	FRONTIER COMMUNICATIONS	9097964692 Nov 24		Phone costs Corp Yard Intrusion 11/4-12/3/24 708516 Total	\$118.85 \$118.85
708517	11/14/2024	7574	HUICHOS MEXICAN FOOD	BL18681Refund Huicho		BL18681 Refund, business closed Sep 24 708517 Total	\$136.80 \$136.80
708518	11/14/2024	6083	SAGEMONT-RICHARDSON, LLC	2024 Q3		2024 Q3 TOT Hotel Incentive Program - TownePlace 708518 Total	\$25,395.27 \$25,395.27
708519	11/14/2024	7350	SH-RICHARDSON II, LLC	2024 Q3		2024 Q3 TOT Hotel Incentive Program - Candlewood 708519 Total	\$26,680.12 \$26,680.12
708520	11/14/2024	1245	SO CALIF EDISON	700044797169 Oct 24 700350988278 Oct 24 700123951189 Oct 24 700124018786 Oct 24 700162747250 Oct 24 700327588141 Oct 24 700125316869 Oct 24 700125053252 Oct 24		Electricity costs 10/7-11/4/2024 Electricity costs 10/1-10/31/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024 Electricity costs 10/4-11/3/2024	\$38,981.21 \$7,191.95 \$57.71 \$86.20 \$740.33 \$97.22 \$87.44 \$59.25



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700125145505 Oct 24		Electricity costs 10/4-11/3/2024	\$130.58
						708520 Total	\$47,431.89
708521	11/14/2024	1261	THE GAS COMPANY	10232459007 Oct 24		Gas costs 10/2-11/1/2024	\$22.97
				10022459001 Oct 24		Gas costs 10/2-11/1/2024	\$72.04
				06872460008 Oct 24		Gas costs 10/2-11/1/2024	\$65.49
						708521 Total	\$160.50
708522	11/20/2024	7444	PACKET FUSION, INC.	PB16803	1250357	Packet Fusion Zoom phone service agreement FY24-25	\$17,775.27
						708522 Total	\$17,775.27
708523	11/20/2024	1245	SO CALIF EDISON	700396836845 Sep/Oct		Electricity costs 9/13-10/28/2024	\$52,137.87
				700921912191 Sep/Oct		Electricity costs 9/13-11/11/2024	\$1,175.58
				700228421001 Oct 24		Electricity costs 10/11-11/11/2024	\$174.83
						708523 Total	\$53,488.28
708524	11/21/2024	7491	AMERICAN CODEAF ENTERPRISE INC.	1004-LL	1250399	Sign Language Interpreter for City Council10/22/24	\$500.00
						708524 Total	\$500.00
708525	11/21/2024	840	CITY OF SAN BERNARDINO	90878-00 Oct 2024	1250062	1516 Gould St 10/1/24 - 11/1/24	\$51.59
				132-00 Oct 2024		1415 Richardson St 10/3/24 - 11/4/24	\$4,851.34
						708525 Total	\$4,902.93
708526	11/21/2024	7577	FORVIS MAZARS, LLP	2182272	1250407	FY 2023 State Controller's Report	\$2,260.00
						708526 Total	\$2,260.00
708527	11/21/2024	5502	FRONTIER COMMUNICATIONS	9097998064 Nov 24		Phone costs 11/10-12/09/2024	\$60.78
						708527 Total	\$60.78
708528	11/21/2024	3400	INFOSEND, INC.	270094A	1250269	FY 2024-2025 Utility bill printing & mailing 08/24	\$1,939.74
						708528 Total	\$1,939.74
708529	11/21/2024	570	LOMA LINDA FIREFIGHTERS ASSN	October 2024		Dues were not direct deposited on the 10/10/2024	\$492.00
						708529 Total	\$492.00



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708530	11/21/2024	1245	SO CALIF EDISON	700919913385 Oct 24 700920661497 Oct 24 700919909648 Oct 24		Electricity costs 10/11-11/11/2024 Electricity costs 10/2-10/30/2024 Electricity costs 10/11-11/11/2024	\$100.61 \$4,276.42 \$431.36
						708530 Total	\$4,808.39
708531	11/21/2024	1131	SOUTH COAST A.Q.M.D.	4427866 4429191	1250418 1250419	ICE & Fuel Fees for Corp Yard & Civic Center Emissions fees for Corp Yard 24-25	\$1,242.00 \$165.96
						708531 Total	\$1,407.96
708532	11/21/2024	1261	THE GAS COMPANY	19406867366 2024		Gas costs Jul-Oct 2024 Corrected Bill	\$300.80
						708532 Total	\$300.80
708533	11/21/2024	3628	U.S. BANK CORPORATE PYMNT SYS	10222024 KMacGavin 10222024 JPearsall 102224LMATARRITA 10222024GGarza 10222024MDingman 10222024BCorreia 10222024WBaker 10222024BNielsen 10222024NALvizar 10222024 WScheffler 10222024 EAguilar 10222024 MCruz 10222024 VGomez 10222024 EHerrera 10222024 MMosqueda 10222024 DHarker 10222024 JLoeffert 10222024 HReed 10222024 VPuentes 10222024JGillette 10222024TIngalls 10222024NBoucher 10222024 SFABELA		Used server hard drive Parking, hotel, & meal for JPIA Risk Management APA24 Conf Hotel Deposit & Room/Job Posting ACO truck car wash Uniform item, Plan Examiner & Sprinkler rvw course NACA Annual dues Whiteboards for ME252 & household supplies STA252 Monthly cost for pet insurance (Stella) Toll road fees & ink for BC office Water bottles Parking fee for seminar Batteries State pesticide license 2-way radios for traffic control CWEA Member refund Lodging for line fire & credit for unused time Senior Center Dance, E-waste refrsh & lunch Glacier water filter & vinyl banner Car wash, tint, knife set, conference, & DOT iPad case, Dry erase board, car wash Uniform items, Fire Code Books, Sprinkler plan co Dog food, STA252 Kitchen supplies, & PPE GFOA City Membership	\$39.87 \$796.63 \$1,141.76 \$9.00 \$1,359.81 \$150.00 \$68.61 \$70.09 \$64.80 \$41.10 \$12.00 \$76.10 \$140.00 \$108.62 -\$159.00 \$1,155.60 \$236.36 \$423.58 \$1,020.95 \$69.93 \$886.37 \$2,952.91 \$225.00



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				102224LArreola		Meals for City Council - Hotel for LOCC Conference	\$1,059.74
				1022024MCross		Starlink return & Station household supplies	\$12.56
						708533 Total	\$11,962.39
708534	11/21/2024	3294	US POSTAL SERVICE	Request 11/19/2024		Postage for Mtr Acct# 47718562	\$1,000.00
						708534 Total	\$1,000.00
708535	11/26/2024	22	ADVANCE REFRIGERATION & ICE SYSTEMS, INC.	55197	1250392	Administration Ice Machine repair	\$390.00
				55150	1250389	Break room ice machine warranty handling charge	\$79.00
						708535 Total	\$469.00
708536	11/26/2024	1730	AFLAC	031656		AFLAC Insurance Premiun-November 2024	\$1,548.39
						708536 Total	\$1,548.39
708537	11/26/2024	29	AGUA MANSA PROPERTIES, INC.	61824	1250048	Concrete for the yard 11/04	\$320.00
				62005		Concrete for yard	\$320.00
						708537 Total	\$640.00
708538	11/26/2024	33	ALL AMERICAN ASPHALT	001-OCT2024	1250294	Pavement Rehab by Overlay Method CIP 23-117	\$52,411.50
						708538 Total	\$52,411.50
708539	11/26/2024	5452	C & V EQUIPMENT RENTALS, INC.	LL001	1250413	Sand & Base	\$747.80
						708539 Total	\$747.80
708540	11/26/2024	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	231334701110124		2nd Fiber Line Acct#231334701 10/01-10/31	\$3,584.49
				18877670110724	1250242	Spectrum REC CH 11/10-12/9/24 Acct 188776701	\$53.76
						708540 Total	\$3,638.25
708541	11/26/2024	4397	CHEMPAK	AR000089	1250405	Liner, gloves, toilet paper, hand sanitizer, etc.	\$3,335.40
						708541 Total	\$3,335.40
708542	11/26/2024	7460	CINTAS CORPORATION NO. 3	4210141511	1250206	HazMat compliant uniform & shop towel rental 10/31	\$46.75
				4211584496		HazMat compliant uniforms & shop towel rentals	\$46.75
						708542 Total	\$93.50



CITY OF LOMA LINDA
VOUCHER LIST
11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708543	11/26/2024	7027	COLANTUONO, HIGHSMITH & WHATLEY, PC	62529	1250065	Special Counsel Services Oct 2024	\$162.00
						708543 Total	\$162.00
708544	11/26/2024	2309	CONSOLIDATED ELECTRIC DIST-SB	6903-1055166 6903-1055167 6903-1055173	1250066	Street light photocells & electrical timer Flash light Street light bulbs	\$444.06 \$61.12 \$164.70
						708544 Total	\$669.88
708545	11/26/2024	5762	CORE & MAIN LP	V925070 V916559 V985943 V887079 V966420	1250069	Liquid Gauge Core & Main incorrect invoice, credit issued Credit for Invoice V916559 Flag, bolt, & gasket Clamps, couplings, & hydrant riser	\$130.50 \$939.77 -\$939.77 \$1,106.96 \$1,486.87
						708545 Total	\$2,724.33
708546	11/26/2024	236	COSTCO WHOLESALE	478 7 114 11	1250398	TV/Monitor, TV Stand, Water & Lights	\$807.78
						708546 Total	\$807.78
708547	11/26/2024	7576	CS SIGNS LLC	REFUND-BSIG2024-0013		Refund BSIG2024-0013, Project Closed	\$447.50
						708547 Total	\$447.50
708548	11/26/2024	1279	DAILY JOURNAL CORPORATION	B3867448	1250071	Legal advertising - Ordinances 78 & 79	\$103.50
						708548 Total	\$103.50
708549	11/26/2024	7290	DANNY ELLIS	0001276688	1250073	First key by code	\$22.05
						708549 Total	\$22.05
708550	11/26/2024	3339	DIAMONDBACK FIRE/RESCUE	26429	1250385	Hose cap & plug with chain for MS251	\$285.22
						708550 Total	\$285.22
708551	11/26/2024	5593	DINOSAUR TIRE & ROAD SRVS, INC.	Credit # 1879908 128477 127646	1250074	Credit for trade in on take off tires BC201 Tires (2) tires for 2021 Spartan TDA.	-\$350.00 \$877.06 \$3,062.22
						708551 Total	\$3,589.28



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708552	11/26/2024	6138	EPOWER NETWORK	32156	1250414	UPS & Battery preventive maintenance Oct	\$456.93
						708552 Total	\$456.93
708553	11/26/2024	325	EWING IRRIGATION PRODUCTS	23963558	1250078	Pesticide	\$898.70
						708553 Total	\$898.70
708554	11/26/2024	331	FAIRVIEW FORD SALES, INC.	134736 134991	1250080	Side view mirror cover plate Heater Hoses	\$448.37 \$97.13
						708554 Total	\$545.50
708555	11/26/2024	7571	FDC & ASSOCIATES CORORATION	2926-0026		Refund 9/11/24 hydrant meter deposit #2926-0026	\$600.00
						708555 Total	\$600.00
708556	11/26/2024	3197	KALMIKOV ENTERPRISES, INC	0105W20749 01P2372 01P2371 0102W20764	1250082 1250424	Repair starting system for BE251 2008 Pierce Brush Cabin air filter for Unit OES6602 Spot lights repair for Unit OES6602 Repair on 252R Pumper Spartan Smeal	\$883.86 \$144.54 \$1,923.22 \$8,254.66
						708556 Total	\$11,206.28
708557	11/26/2024	5256	FLYERS ENERGY, LLC	24-222219 24-222220	1250084	Fuel delivery for PW dept Fire Dept Fuel delivery 11/6/2024.	\$2,905.42 \$597.59
						708557 Total	\$3,503.01
708558	11/26/2024	7286	GENUINE PARTS COMPANY	152578 152362 153002 153001 152895	1250089	Door lock knob Credit for battery warranty Warranty for battery Battery and warranty Oil change items for BC217 2021 Ford F150	\$7.82 -\$133.57 \$356.11 \$132.72 \$38.72
						708558 Total	\$401.80
708559	11/26/2024	389	GRAINGER, INC.	9292263820	1250090	Nitrile gloves	\$32.69
						708559 Total	\$32.69



CITY OF LOMA LINDA
VOUCHER LIST
11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708560	11/26/2024	2484	HAAKER EQUIPMENT CO	W1AACD	1250092	Hose Installation	\$357.31
						708560 Total	\$357.31
708561	11/26/2024	7349	ICC CODIFICATION, INC.	GC00127500	1250400	Codification - Annual Maintenance	\$1,695.00
						708561 Total	\$1,695.00
708562	11/26/2024	7545	INLAND EMPIRE PLUMBING INC	INV1333	1250325	Civic Center Plumbing Repairs	\$4,188.25
						708562 Total	\$4,188.25
708563	11/26/2024	4896	INTERFACE SECURITY SYSTEMS, LLC	20811189	1250019	Alarm monitoring Sr Center & Heritage Park	\$443.07
						708563 Total	\$443.07
708564	11/26/2024	7538	J. OROZCO ENTERPRISES, INC.	28455	1250317	Misc Landscape repairs in LMD area Nov	\$6,625.00
						708564 Total	\$6,625.00
708565	11/26/2024	5144	JAMES D. HUSS JR.	24065 24064 24066-B 24066 24001 10/30/24 24071	1250154	Weed abatement for APN 028-415-106 Weed abatement for APN 028-320-107 Weed abatement for APN 029-122-153 Weed abatement for APN 029-122-153 Weed abatement for APN 028-320-107 Abatement completed 11/19/24 for APN 029303111	\$420.00 \$840.00 \$350.00 \$420.00 \$840.00 \$105.00
						708565 Total	\$2,975.00
708566	11/26/2024	6255	JENNINGS, MATTHEW	2024-25RivCo PTax1st	1250416	2024-25 PropTaxes-Southhills area 1st Installment	\$2,644.71
						708566 Total	\$2,644.71
708567	11/26/2024	7032	JOHN ARTHUR MAY	1542	1250070	Labor & equip for Huron PRW & Well MV3	\$635.50
						708567 Total	\$635.50
708568	11/26/2024	5375	LEVEL 3 COMMUNICATIONS, LLC	712217343	1250161	VoiP services Nov 24 #27247	\$441.19
						708568 Total	\$441.19



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708569	11/26/2024	557	LIFE ASSIST, INC.	1526733	1250106	Emergency medical supplies and equipment.	\$1,234.82
						708569 Total	\$1,234.82
708570	11/26/2024	1733	LOWE'S COMPANIES, INC.	71169	1250110	Pressure gauge & car usb charger	\$35.08
				81230		Storage brackets & pallet of concrete	\$276.25
				81216		Propane for blow torch	\$59.90
				82567		Drill bit set	\$20.64
				98518		Measuring tape	\$134.26
				71346		Wood	\$20.64
				98414		Axe picks	\$78.47
				88422		Clear silicon	\$18.55
						708570 Total	\$643.79
708571	11/26/2024	3855	LYNN A. HIRTZ	305017	1250072	Pump, filter, & blade cleaner	\$240.35
				298090		Articulated Long HedgeTrimmers	\$1,249.88
						708571 Total	\$1,490.23
708572	11/26/2024	2875	LYNN MERRILL & ASSOCIATES, INC.	FY 25-4	1250313	Consulting fees for NPDES Oct 2024	\$382.58
						708572 Total	\$382.58
708573	11/26/2024	2366	MARIO MOSQUEDA	REIMB 10-25-24		Grade T1 Exam	\$50.00
						708573 Total	\$50.00
708574	11/26/2024	4919	MELANIE DORAN TRAXLER	8	1230417	Plan Svs Density Swap PA3.3_9/1-10/31/24	\$750.00
						708574 Total	\$750.00
708575	11/26/2024	5995	MICHAEL A GARCIA	REIMB 09-23-24		Reimbursement for (4) uniform shirts	\$83.16
						708575 Total	\$83.16
708576	11/26/2024	5229	NICHOLAS HERNANDEZ	NHernandezEMSrenewal		State & ICEMA certs reimbursement	\$320.00
						708576 Total	\$320.00
708577	11/26/2024	6059	NICHOLAS MARZULLO	12371	1250113	Richardson #5 RTP	\$720.00
						708577 Total	\$720.00



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708578	11/26/2024	7516	NORMAN A. TRAUB & ASSOCIATES	24030 24030.1	1250383	Workplace City Investigation July 23-Sept 23 2024 Workplace Srvs Inv July 15-Sept 26 2024	\$2,273.49 \$14,414.24
708578 Total							\$16,687.73
708579	11/26/2024	7193	O'REILLY AUTO ENTERPRISES, LLC	6160-232026 6160-232051 6160-233964	1250118	Fuel pump for UT227 Battery, air filter, and brake change items UT227 Credit for inv 6160-232026 Fuel pump.	\$261.51 \$407.75 -\$261.51
708579 Total							\$407.75
708580	11/26/2024	7176	ODP BUSINESS SOLUTIONS, LLC	390874277001	1250386	2025 Desk, wall calendars & planners for Corp Yard	\$718.08
708580 Total							\$718.08
708581	11/26/2024	7282	ORKIN SERVICES OF CALIFORNIA, INC.	268087498 268088933 268089444 268087838 268087223 268087010 268087985 268087015	1250022 1250166 1250165 1250166 1250021 1250032 1250033 1250031	Pest control svcs for 10466 Richardson Nov Pest control Svc Station 251 date of srv 11/13/24 Ear wig abatement STA251 Date of srv 11/13/24 Pest control Svc STA252 date of srv 11/13/24 Pest control svcs for Sr Center Nov 2024 Pest control services for the Corp Yard Nov Pest control services for 25964 Mission Nov Pest control services Civic Center & Library Nov	\$64.99 \$169.99 \$135.00 \$139.99 \$70.99 \$90.99 \$161.99 \$160.99
708581 Total							\$994.93
708582	11/26/2024	726	PARKHOUSE TIRE, INC.	2010924742	1250119	Replace (2) Vehicle tires and Steers for ME252	\$2,063.53
708582 Total							\$2,063.53
708583	11/26/2024	7548	PUBLIC SECTOR PERSONNEL CONSULTANTS, INC.	3714	1250328	Class and Compensation Study	\$3,000.00
708583 Total							\$3,000.00
708584	11/26/2024	6153	QUADIENT LEASING USA, INC.	Q1583794	1250270	2024-2025 Lease N23011855 postage machine	\$584.14
708584 Total							\$584.14
708585	11/26/2024	7440	ROADSAFE TRAFFIC SYSTEMS, INC.	221950	1250132	Traffic Safety Signs	\$1,563.80



CITY OF LOMA LINDA

VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708585 Total							\$1,563.80
708586	11/26/2024	266	ROBBINS & HOLDAWAY	00-1006-47359	1250131	Oct Legal Srvs - LL Gen City Matters	\$877.50
				00-1006-01-47360		Oct Legal Srvs - CC Mtg/General Matters	\$1,890.00
				00-1006-04-47363		Oct Legal Srvs - Public Safety	\$67.50
				00-1006-06-47364		Oct Legal Srvs - Finance	\$877.50
				00-1006-11-47365		Oct Legal Srvs - Claims	\$1,170.00
				00-1006-12-47375		Oct Legal Srvs - Misc	\$1,637.50
				00-7200-47223		Sep Legal Srvs - Special Counsel Srvs CD	\$510.00
				00-7200-47369		Oct Legal Srvs - Special Counsel Srvs	\$150.00
				00-1006-02-47361		Oct Legal services - CD	\$517.50
708586 Total							\$7,697.50
708587	11/26/2024	7047	SHI INTERNATIONAL CORP	B19020571	1250332	Surge protectors for 7 comps	\$494.34
708587 Total							\$494.34
708588	11/26/2024	451	SITEONE LANDSCAPE SUPPLY, LLC	147607847-001	1250138	Rain bird, handsaw, & valve box	\$65.67
				147888350-001		Parts for various parks	\$70.49
				148131191-001		PVC Adapter, expansion, valve, & wrench	\$119.04
				148071179-001		Sod Staples & Sprinkler retro kit	\$293.57
				147814185-001		Rain bird spray, nozzles, & seed blend	\$847.70
708588 Total							\$1,396.47
708589	11/26/2024	7245	SOUTH COAST LIGHTING & DESIGN	S501918	1250337	Solar flashing stop signs for Anderson/Lawton	\$4,152.38
708589 Total							\$4,152.38
708590	11/26/2024	5849	ST FRANCIS ELECTRIC, LLC	22035377	1250215	Annual Traffic Signal Maint. Contract Oct 2024	\$1,754.76
				22035378	1250216	Misc Traffic Signal Repairs Oct 2024	\$2,147.84
708590 Total							\$3,902.60
708591	11/26/2024	1356	STAPLES BUSINESS ADVANTAGE	6016667166	1250139	Calendars, binders, water filter	\$176.55
708591 Total							\$176.55
708592	11/26/2024	6003	VEOLIA WTS SERVICES USA, INC.	902961966	1250194	STA251 Rntl Mix Deionized water tank fees 11/2024	\$89.92



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VOUCHER LIST

11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				902961967		STA252 Deionized water tank and reg fees 11/2024	\$107.90
						708592 Total	\$197.82
708593	11/26/2024	5436	TAFOYA & ASSOCIATES	3084	1250403	STA251 Fuel pump repair completed 11/5/24	\$1,012.00
						708593 Total	\$1,012.00
708594	11/26/2024	6269	TESS ELECTRIC INC.	1528	1250145	Services for Richardson #5	\$1,728.75
						708594 Total	\$1,728.75
708595	11/26/2024	7124	TETRA TECH INC.	52331298	1250288	Project Mgt/Inspections CIP-22-665	\$2,416.33
						708595 Total	\$2,416.33
708596	11/26/2024	1804	THE SUN	900370664 11-04-24	1250410	26 week newspaper subscription #900370664	\$461.19
						708596 Total	\$461.19
708597	11/26/2024	1414	UNION PACIFIC RAILROAD COMPANY	336436559	1250412	Annual Lease for berm and sound barrier wall 2025	\$2,600.00
						708597 Total	\$2,600.00
708598	11/26/2024	4030	US TRONICS	M-1226OC24	1250205	Satellite phone service Oct 2024	\$209.85
						708598 Total	\$209.85
708599	11/26/2024	1977	VULCAN MATERIALS	2066975 2179008 2185533 2229995	1250152	Agg & asphalt A/C Patches on Kellogg St Agg & asphalt Agg & asphalt 11/15	\$774.10 \$162.39 \$315.92 \$111.55
						708599 Total	\$1,363.96
708600	11/26/2024	1919	WILLDAN	002-33220 002-33049 002-33221	1250157	Bldg & Safety Scvs_Oct 1- 31, 2024 Engineering services for Sept 2024 Engineering Services for Oct 2024	\$14,218.69 \$4,970.00 \$910.00
						708600 Total	\$20,098.69
						Grand Total	\$423,823.34



CITY OF LOMA LINDA
VOUCHER LIST
11/26/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
824813	11/12/20214	454	MissionSquare	2024111200824813		457 Plan Contributions-10/20 through 11/02/2024	\$27,005.80

Total Wires	\$27,005.80
Total Checks (Total from previous page):	\$423,823.34
Grand Total =	<u>\$450,829.14</u>

PAYROLL: 11/21/2024 \$477,457.82

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check 708505 through 708600 and wire nos. 824813 for a total disbursement of \$450,829.14 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.


Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on December 10, 2024 and the City Treasurer is to pay except as noted.

Phillip Dupper, Mayor



CITY OF LOMA LINDA
VOUCHER LIST
12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708676	12/5/2024	7491	AMERICAN CODEAF ENTERPRISE	1005-LL	1250423	Sign Language Translation for CC 11/12/24 Mtg.	\$500.00
						708676 Total	\$500.00
708677	12/5/2024	7076	KORMEX CONSTRUCTION, INC	139-002 RET	1250295	Installation of Bus Pads & sidewalk CIP 24-123	\$3,415.50
						708677 Total	\$3,415.50
708678	12/5/2024	7053	MARLIN BUSINESS BANK	21548611	1250262	Printer lease agreement FY 24/25 Nov	\$3,245.85
						708678 Total	\$3,245.85
708679	12/5/2024	1245	SO CALIF EDISON	700125316869 Nov 24 700458638878 Nov 24 700919945115 Oct/Nov		Electricity costs 11/4-11/24/2024 Electricity costs 10/25-11/24/2024 Electricity costs 10/2-11/20/2024	\$62.57 \$2,175.56 \$2,317.54
						708679 Total	\$4,555.67
708680	12/12/2024	5502	FRONTIER COMMUNICATIONS	9097963838 Dec 24		Phone costs 11/22-12/21/24	\$183.91
						708680 Total	\$183.91
708681	12/12/2024	2289	PROGRESSIVE SOLUTIONS, INC.	4053	1250443	Business License Certificate Sheets (1 box)	\$677.09
						708681 Total	\$677.09
708682	12/12/2024	4197	C.A.P.F.	December 2024 Billin		Long Term Disability-December 2024	\$855.50
						708682 Total	\$855.50
708683	12/12/2024	1280	CARRY HOWARD	12102024		Adopt A Family purchase reimbursement	\$224.31
						708683 Total	\$224.31
708684	12/12/2024	840	CITY OF SAN BERNARDINO	90878-00 Nov 2024 132-00 Nov 2024	1250062	1516 Gould St 11/01/24 to 12/02/2024 1415 Richardson St 11/4/24 - 12/3/24	\$51.59 \$4,837.24
						708684 Total	\$4,888.83
708685	12/12/2024	5502	FRONTIER COMMUNICATIONS	9097998149 Dec 24		Phone costs Fire Station#1 11/25-12/24/2024	\$309.87
						708685 Total	\$309.87



CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708686	12/12/2024	5502	FRONTIER COMMUNICATIONS	9097997651 Dec 24		Phone costs 12/1-12/31/2024	\$54.43
						708686 Total	\$54.43
708687	12/12/2024	5502	FRONTIER COMMUNICATIONS	9097991480 Dec 24		Phone costs Senior Center Fire Alarm11/28-12/27/24	\$171.02
						708687 Total	\$171.02
708688	12/12/2024	5502	FRONTIER COMMUNICATIONS	9097990759 Dec 24		Phone costs Fire Station252 12/1-12/31/24	\$59.43
						708688 Total	\$59.43
708689	12/12/2024	7582	LLUMC	BL2789 Refund		BL Refund,paid twice in 24. Fire fees now on#7547	\$1,015.00
						708689 Total	\$1,015.00
708690	12/12/2024	570	LOMA LINDA FIREFIGHTERS ASSN	Jan 2024		LL Firefighters Association Dues & Donations Jan24	\$642.00
				11 2-22-2024	1240689	4 sets of Uniform items for new hires	\$468.00
						708690 Total	\$1,110.00
708691	12/12/2024	7444	PACKET FUSION, INC.	JC12269	1250456	Packet Fusion Phones/Labor	\$21,576.38
						708691 Total	\$21,576.38
708692	12/12/2024	7083	SELF INSURED SERVICES COMPANY	15549		Life and Disability Premium-November 2024	\$4,125.76
				15549-LIFE		Life Insurance Premium-November 2024	\$552.44
				15699		Life & Disability Insurance Premium-December 2024	\$4,086.42
				15699-LIFE		Life Insurance Premium-December 2024	\$530.09
						708692 Total	\$9,294.71
708693	12/12/2024	1245	SO CALIF EDISON	700491039205 Oct 24		Electricity costs 10/7-11/4/2024	\$8,393.81
				700917144542 Nov 24		Electricity costs 10/30-12/1/2024	\$35.75
				700920555710 Nov 24		Electricity costs 11/1-11/30/2024	\$100.94
				700920551363 Nov 24		Electricity costs 11/1-11/30/2024	\$56.22
				700920432640 Oct 24		Electricity costs 10/1-10/29/2024	\$2,216.61
				700394531780 Oct 24		Electricity costs 10/1-10/29/2024	\$3,805.28
				700396836845 Oct/Nov		Electricity costs 10/1-11/24/2024	\$90,772.03
				700010396020 Nov 24		Electricity costs 10/31-12/2/2024	\$179.19
				700620519956 Nov 24		Electricity costs 10/31-12/2/2024	\$2,178.55



CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700010613157 Nov 24		Electricity costs 10/31-12/2/2024	\$49.01
				700371011405 Nov 24		Electricity costs 10/31-12/2/2024	\$2,017.22
				700162747250 Nov 24		Electricity costs 11/4-12/4/2024	\$612.88
				700411454240 Nov 24		Electricity costs 10/31-12/2/2024	\$1,149.36
				700327588141 Nov 24		Electricity costs 11/4-12/4/2024	\$103.26
				700125145505 Nov 24		Electricity costs 11/4-12/4/2024	\$130.58
				700124018786 Nov 24		Electricity costs 11/4-12/4/2024	\$84.34
				700125053252 Nov 24		Electricity costs 11/4-12/4/2024	\$62.01
				700350988278 Nov 24		Electricity costs 11/1-11/30/2024	\$7,285.26
						708693 Total	\$119,232.30
708694	12/12/2024	7413	SYNOPTIK, LLC	1254894	1250184	SecurityOperationsCenter (SOC)/ITaaS2024-2025Oct	\$6,990.35
				1255285		Security Operations Center (SOC)/ITaaS Nov	\$16,238.39
						708694 Total	\$23,228.74
708695	12/12/2024	237	THE COUNSELING TEAM, INC.	INV102551	1250170	Behavior health & wellness svc12/2024	\$800.00
						708695 Total	\$800.00
708696	12/12/2024	1261	THE GAS COMPANY	14642464003 Nov 24		Gas costs 10/31-12/3/2024	\$75.31
				10232459007 Nov 24		Gas costs 11/1-12/4/2024	\$357.09
				10022459001 Nov 24		Gas costs 11/1-12/4/2024	\$499.17
				06872460008 Nov 24		Gas costs 11/1-12/4/2024	\$136.07
						708696 Total	\$1,067.64
708697	12/12/2024	26	VERIZON WIRELESS	9979909464 Nov 24		SCADA Modem for sewer lift station 10/29-11/28/24	\$48.01
						708697 Total	\$48.01
708698	12/18/2024	5502	FRONTIER COMMUNICATIONS	9094785042 Dec 24		Phone costs Cole House Fire Alarm 12/4-1/3/2024	\$214.54
						708698 Total	\$214.54
708699	12/18/2024	5502	FRONTIER COMMUNICATIONS	9097964692 Dec 24		Phone costs Corp Yard Intrusion 12/4-1/3/25	\$118.85
						708699 Total	\$118.85

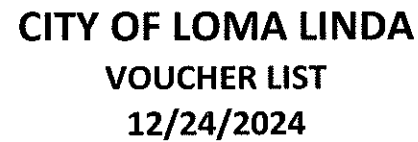


CITY OF LOMA LINDA

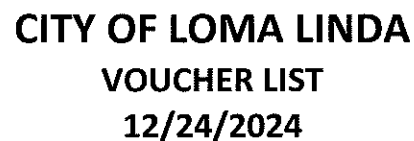
VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708700	12/18/2024	2045	LOMA LINDA HEATING & AIR CONDITIONING, INC.	14059415 14338073	1250107 1250230	HVAC service for Corp Yd Civic Center/Library HVAC Maint QTR 1 Service	\$345.00 \$1,475.12 708700 Total \$1,820.12
708701	12/18/2024	1245	SO CALIF EDISON	700044797169 Nov 24 700491039205 Nov 24 700228421001 Nov 24 700921912191 Nov 24 700919909648 Nov 24 700920012106 Nov 24 700919913385 Nov 24 700123951189 Nov 24		Electricity costs 11/5-12/05/2024 Electricity costs 11/5-12/5/2024 Electricity costs 11/12-12/10/2024 Electricity costs 11/12-12/10/2024 Electricity costs 11/12-12/10/2024 Electricity costs 11/12-12/10/2024 Electricity costs 11/12-12/10/2024 Electricity costs 11/25-12/4/2024	\$33,056.55 \$6,594.66 \$214.26 \$523.36 \$459.12 \$9.56 \$102.88 \$30.67 708701 Total \$40,991.06
708702	12/24/2024	5827	ADAM HALL'S PLANT NURSERY	014966	1250047	Plants and flowers	\$1,462.71 708702 Total \$1,462.71
708703	12/24/2024	7449	ALEXANDER FOWLER	DriverOpert1B-Fowler Fowler-HoseOperation		Tuition reimb for Driver Operator 1B training Hose operations training tuition reimbursement	\$572.00 \$850.00 708703 Total \$1,422.00
708704	12/24/2024	33	ALL AMERICAN ASPHALT	002-NOV2024	1250294	Pavement Rehab by Overlay Method CIP 23-117	\$733,519.37 708704 Total \$733,519.37
708705	12/24/2024	5174	BRENT BILLINGSLEY	1445	1250054	Chlorine tablets for wells 12/2/24	\$5,137.54 708705 Total \$5,137.54
708706	12/24/2024	161	CA TOOL & WELDING SUPPLY	922223	1250059	Medical compressed oxygen(14 scf) 15 cyl	\$287.96 708706 Total \$287.96
708707	12/24/2024	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	231334701120124		2nd Fiber Line Acct#231334701 11/01-11/30	\$3,584.49 708707 Total \$3,584.49



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708708	12/24/2024	4397	CHEMPAK	AR001092	1250060	Microfiber cloths	\$36.64
						708708 Total	\$36.64
708709	12/24/2024	203	CLINICAL LABORATORY OF	2401897-LOM01	1250064	Test water at well sites 12/09/24	\$7,148.25
						708709 Total	\$7,148.25
708710	12/24/2024	7027	COLANTUONO, HIGHSMITH & WHATLEY, PC	63099	1250065	Nov Special Counsel legal fees.	\$288.00
						708710 Total	\$288.00
708711	12/24/2024	1173	COUNTY OF SAN BERNARDINO	30301	1250355	ITD Radio Access & Maintenance 10/2024	\$2,633.31
						708711 Total	\$2,633.31
708712	12/24/2024	5673	CR&R	OCT 2024 Mulch 2024	1250462	Oct 2024 refuse payments collected 443.348 Tons of mulch	\$149,954.02 \$13,580.22
						708712 Total	\$163,534.24
708713	12/24/2024	7579	CROWLEY MICROGRAPHICS, INC	E241205-LLC	1250420	UScan plus Advanced Fiche Microform Scanner	\$6,914.87
						708713 Total	\$6,914.87
708714	12/24/2024	1279	DAILY JOURNAL CORPORATION	B3871944 B3871946	1250071	Legal advertising-Ord 782 Legal advertising - Ord 783	\$236.22 \$238.76
						708714 Total	\$474.98
708715	12/24/2024	7290	DANNY ELLIS	0001277216 0001277303	1250073	Entry lock for Comm Dev closet Side gate & key	\$158.51 \$16.31
						708715 Total	\$174.82
708716	12/24/2024	7366	DENNIS GRUBB & ASSOCIATES	002-32403	1250203	Fire Prevention Plan Check srvc 11/2024	\$1,400.00
						708716 Total	\$1,400.00
708717	12/24/2024	3339	DIAMONDBACK FIRE/RESCUE	26041	1250435	Fire hook 4 ft NY roof hook RH-4	\$169.58
						708717 Total	\$169.58



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708718	12/24/2024	1257	DOUG MARTIN CONTRACTING CO, INC.	2630	1250343	Pavement Rehab by Slurry Seal CIP 24-121	\$112,378.95
						708718 Total	\$112,378.95
708719	12/24/2024	325	EWING IRRIGATION PRODUCTS	24251204	1250078	Grass seed	\$245.82
						708719 Total	\$245.82
708720	12/24/2024	7179	EXPEDITION COMMUNICATIONS, LLC	208110	1250252	First responder OneWeb Satellite Internet	\$8,682.11
						708720 Total	\$8,682.11
708721	12/24/2024	1521	FACILITIES PROTECTION SYSTEMS	89144 89145 89143 89142	1250411 1250409	Perform Annual Door Drop Insp at Kitchen Replace Fire Protection Alarm Batteries Civic Ctr Replace Fire Protection Alarm Batteries Library Replace Fire Protection Alarm Batteries Civic Ctr	\$416.00 \$730.00 \$416.00 \$680.00
						708721 Total	\$2,242.00
708722	12/24/2024	3197	KALMIKOV ENTERPRISES, INC	0102W20466 0102W20795	1250454 1250082	Various repairs for 252R 2006 Smeal type 1 Pumper 2006 Spartan Smeal Pumper - Pump shift repair	\$14,603.09 \$2,976.36
						708722 Total	\$17,579.45
708723	12/24/2024	5256	FLYERS ENERGY, LLC	24-240917 24-240916	1250084	Fire Dept Fuel delivery 12/4/2024. Gas for PW Dept 12/4/24	\$2,076.62 \$1,967.49
						708723 Total	\$4,044.11
708724	12/24/2024	435	HOME DEPOT CREDIT SERVICES	06105282173 11-15-24 06105171822 12-7-24	1250095	Batteries, tape and stud sensor Station maintenance supplies	\$58.93 \$50.61
						708724 Total	\$109.54
708725	12/24/2024	2769	HOUSTON AND HARRIS PCS, INC.	24-26369	1250391	Clean double barrel sewer siphon	\$5,033.75
						708725 Total	\$5,033.75



CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708726	12/24/2024	3400	INFOSEND, INC.	276101	1250269	FY24-25 Utility bill printing & mailing 10-11/2024	\$4,089.54
708726 Total							\$4,089.54
708727	12/24/2024	7545	INLAND EMPIRE PLUMBING INC	INV1357	1250468	Veteran's Park Sewer Line - Emergency Svc Call	\$225.00
708727 Total							\$225.00
708728	12/24/2024	5144	JAMES D. HUSS JR.	24068	1250154	Weed abatement @ Heritage Pk	\$960.00
708728 Total							\$960.00
708729	12/24/2024	7032	JOHN ARTHUR MAY	1561	1250465	AVEVA Renewal #329354.1	\$1,380.00
708729 Total							\$1,380.00
708730	12/24/2024	2023	JOSEPH E BONADIMAN & ASSOCIATE	5191	1250422	Construction surveying services for CIP 24-757	\$2,362.50
708730 Total							\$2,362.50
708731	12/24/2024	2571	K.D. ACOUSTICS	5993	1250371	Remove & replace ceiling tiles in 251STA kitchen	\$441.00
708731 Total							\$441.00
708732	12/24/2024	6071	KELLERMEYER BERGENSONS SERVICE	INV90003829308	1250197	Community Room Cleaning for November	\$1,500.00
708732 Total							\$1,500.00
708733	12/24/2024	6172	LEOTEK ELECTRONICS USA, LLC	4115227056	1250393	Residential & Commercial LED Cobra Heads	\$13,953.63
708733 Total							\$13,953.63
708734	12/24/2024	5375	LEVEL 3 COMMUNICATIONS, LLC	716207624	1250161	VoiP services Dec 2024 #27247	\$445.17
708734 Total							\$445.17
708735	12/24/2024	2045	LOMA LINDA HEATING & AIR CONDITIONING, INC.	16218922 16264471 16264599	1250235 1250231	HVAC Maint for Corp yard Qrtr 1 HVAC Maint @ 11673 Bryn Mawr 12/5 HVAC Maint @ 25960 Glensummer 12/5	\$491.15 \$78.31 \$78.31



CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				16290347		HVAC Maint @ 1119 Earp 12/9	\$82.00
				16263323		HVAC Maint @ 26057 Lawrence 12/5	\$78.31
				16264343		HVAC Maint @ 11097 Mesquite 12/5	\$78.31
				16263703	1250232	HVAC Maint for Heritage Park QTR 2	\$158.98
				16263959		HVAC Maint for Heritage Park QTR 2	\$79.50
						708735 Total	\$1,124.87
708736	12/24/2024	1733	LOWE'S COMPANIES, INC.	70731	1250110	Shields, stud, & lumber	\$54.24
				90157		Christmas lights & electrical extensions	\$370.32
				88220		Christmas lights	\$185.88
				90163		Pliers	\$17.54
				90133		Supplies for the Community Garden	\$184.93
				90114		Supplies for the Community Garden	\$669.23
				83695 12-4-2024		Shipping boxes/Tape & pipe for sprinkler repair.	\$23.39
				85550		Cold asphalt & glue	\$119.06
				70808 12-10-24		Screws, duct tape and other small tools	\$64.33
				89642 12-6-2024		Duct tape, cable tie, outlet and wreath	\$74.71
				97907		Tools & wires	\$57.24
				72515		PVC Couplings	\$10.08
				99261		Parts for drinking fountain @ Hulda Crooks	\$24.65
				86128		Cleaning supplies for the Civic Center	\$17.11
						708736 Total	\$1,872.71
708737	12/24/2024	1254	LYNETTE ARREOLA	LArreola 11-27-24		Snow Machine&Blanket for Xmas Tree Lighting Reimb.	\$47.40
						708737 Total	\$47.40
708738	12/24/2024	5918	MATTHEW RYAN	ACLScardsreimb12-24	1250458	Reimbursement for processing cost of ACLS cards	\$197.48
						708738 Total	\$197.48
708739	12/24/2024	5867	MOHAWK GROUP	C 3984307	1250395	24x24 Carpet Tiles	\$1,187.20
						708739 Total	\$1,187.20
708740	12/24/2024	6059	NICHOLAS MARZULLO	12373	1250396	Fabricate steel sub frame for orange slice art	\$1,200.00
						708740 Total	\$1,200.00



CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708741	12/24/2024	7088	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA,	85166755 85217613	1250116	Employee Exam for Valerie Chin Employee Physicals for V. Puentes	\$45.00 \$45.00
708741 Total							\$90.00
708742	12/24/2024	7176	ODP BUSINESS SOLUTIONS, LLC	394098184001 396225022001 397733170001 397733561001 397733562001 394098174001 394080887001 398432231001	1250117	Wall clock Business license paper Plastic pouches for Business License Lead, plates paper plates Mousepad Binder clips Printer toner for the yard	\$43.09 \$72.73 \$30.07 \$10.86 \$22.80 \$7.50 \$4.87 \$300.96
708742 Total							\$492.88
708743	12/24/2024	7282	ORKIN SERVICES OF CALIFORNIA, INC.	269508059 269507567 269508570 269507788 269507562	1250022 1250031 1250033 1250021 1250032	Pest control svcs for 10466 Richardson Dec 2024 Pest services for Civic Center & Library Dec 2024 Pest control services for 25964 Mission Dec 2024 Pest control svcs for Sr Center Dec 2024 Pest control services for the Corp Yard Dec 2024	\$64.99 \$160.99 \$161.99 \$70.99 \$90.99
708743 Total							\$549.95
708744	12/24/2024	5340	P N P OFFICE FURNITURE	10133 10153	1250449 1250452	Mobile file box Desk with return & desk chair	\$303.41 \$1,344.08
708744 Total							\$1,647.49
708745	12/24/2024	7450	R & J CONSTRUCTION LLC	282 281	1250450 1250397	Repair doors in Civic Center, Heritage Park & Gate CDD Conf Rm ceiling tiles & Finance Vault Painting	\$1,550.00 \$3,200.00
708745 Total							\$4,750.00
708746	12/24/2024	266	ROBBINS & HOLDAWAY	00-1006-13-47433 00-7200-47435 00-1006-12-47432 00-1006-11-47431	1250131	PW Nov Legal Services Nov Legal Svcs-Special Counsel Svcs Nov Legal Svcs - Misc Nov Legal service - Claims	\$292.50 \$720.00 \$270.00 \$562.50

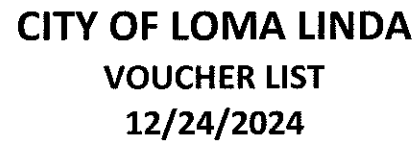


CITY OF LOMA LINDA

VOUCHER LIST

12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				00-1006-06-47430		Nov Legal services - Finance	\$1,012.50
				00-1006-03-47362		Oct Legal services - Personnel	\$337.50
				00-1006-03-47428		Nov Legal services - Personnel	\$247.50
				00-1006-01-47426		Nov Legal Srvs - CC Mtg/Gen Matters	\$562.50
				00-1006-47425		Nov Legal Srvs - LL Gen City Matters	\$292.50
				00-1006-02-47427		CD & City Council Nov Legal services.	\$1,035.00
						708746 Total	\$5,332.50
708747	12/24/2024	5353	ROMO PLANNING GROUP	2024-04LL-MOBMND	1250428	LLUCH Ped Med Bldg CEQA	\$23,916.00
						708747 Total	\$23,916.00
708748	12/24/2024	1379	SAN BERNARDINO COUNTY	109335	1250134	Assessor parcel information for December 2024	\$2.00
						708748 Total	\$2.00
708749	12/24/2024	876	SAN BERNARDINO MUNICIPAL	OCT 2024		SB Sewer payments collected 10/2024	\$272,200.36
						708749 Total	\$272,200.36
708750	12/24/2024	7127	SCA OF CA, LLC	158859PS	1250200	Street Sweeping Srvs Nov 2024	\$6,094.08
						708750 Total	\$6,094.08
708751	12/24/2024	451	SITEONE LANDSCAPE SUPPLY, LLC	148560028-001	1250138	Leaf rake for a pile of brush	\$21.34
				148607128-001		Tree stakes & fertilizer tabs for tree planting	\$241.03
				148797247-001		Rake & shovel	\$98.68
				148809930-001		PVC Fitting & sprinkler heads for irrigation	\$290.85
				148815360-001		Two cycle oil	\$101.46
						708751 Total	\$753.36
708752	12/24/2024	865	SN BERNARDINO CO SHERIFF DEPT	25968	1250209	Sheriff Services-Dec. 2024	\$588,967.00
						708752 Total	\$588,967.00
708753	12/24/2024	5849	ST FRANCIS ELECTRIC, LLC	22035380	1250216	Misc Traffic Signal Repairs for Nov 2024	\$1,346.47
				22035379	1250215	Nov 2024 Routine	\$1,754.76
						708753 Total	\$3,101.23



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708754	12/24/2024	1356	STAPLES BUSINESS ADVANTAGE	6017108091	1250139	Pens, staples, paper, highlighters	\$81.64
				6017108089		Return calendar	-\$18.75
				6017108086		Planner, paper towels	\$56.65
				708754 Total		\$119.54	
708755	12/24/2024	6003	VEOLIA WTS SERVICES USA, INC.	903004073	1250194	STA 251 Deionized water tank & reg fees12/2024	\$89.92
708755 Total							\$89.92
708756	12/24/2024	1989	SWRCB FEES	WD-0284186	1250460	ANNUAL SWRCB PERMIT FAC ID# 8362917001, RTP	\$20,907.00
				WD-0284035	1250459	ANNUAL FEE PERMIT/FAC ID: 8SSO10554	\$3,945.00
				708756 Total		\$24,852.00	
708757	12/24/2024	2127	T. JARB THAIPEJR	Dec-24		Dinner w CC & lunch w CM GT & Redlands	\$307.96
708757 Total							\$307.96
708758	12/24/2024	5500	WEST COAST ARBORISTS, INC.	222597	1250341	Tree pruning @ 25938 Reynolds 11/5/24	\$400.00
				222596		Stump removal @ 11600 Mt View 11/15/24	\$4,750.00
				222598		Pruning @ 24566 University Ave 11/5/24	\$1,575.00
				222595		Stump removal @ 10401 Richardson St 11/13/24	\$475.00
				222599	1250394	Tree pruning @ City Hall 11/8	\$5,963.00
				708758 Total		\$13,163.00	
708759	12/24/2024	1919	WILLDAN	002-33551	1250157	Willdan Bldg Inspct/Plan Chk_Permit_Nov 2024	\$7,346.65
				002-33552		Engineering services for Nov 2024	\$280.00
708759 Total							\$7,626.65
708760	12/24/2024	4353	WITTMAN ENTERPRISES, LLC	2410069	1250163	Medical billing services Oct 2024	\$777.47
708760 Total							\$777.47
Grand Total							\$2,303,983.14



CITY OF LOMA LINDA
VOUCHER LIST
12/24/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
102761875	11/4/2024	771	PERS	1002761875/76/77/78		Retirement Contributions-09/22/2024 through 10/05/2024	\$75,862.00
102775614	11/14/2024	771	PERS	1002775614/15/16/17		Retirement Contributions-10/06/2024 through 10/19/2024	\$62,821.08
102769995	11/6/2024	773	PERS	1002769995		Health Insurance Premium-November 2024	\$76,871.32

\$215,554.40
Total Checks (Total from previous page): \$2,303,983.14
Grand Total = \$2,519,537.54

PAYROLL: 12/19/2024 \$397,817.76

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check 708676 through 708760 and wire nos. 102761875, 102775614 & 102769995 for a total disbursement of \$2,519,537.54 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.


Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on January 14, 2025 and the City Treasurer is to pay except as noted.

Phillip Dupper, Mayor



CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708761	12/19/2024	5502	FRONTIER COMMUNICATIONS	9097998064 Dec 24		Phone costs 12/10-1/9/2025	\$60.78
						708761 Total	\$60.78
708762	12/19/2024	7105	MARIA MURO	121924		Adopt A Family Reimbursement	\$125.00
						708762 Total	\$125.00
708763	12/19/2024	1245	SO CALIF EDISON	700920661497 Nov 24		Electricity costs 10/31-12/2/2024	\$4,999.46
						708763 Total	\$4,999.46
708764	12/19/2024	3294	US POSTAL SERVICE	Request 12/18/2024		Postage for Mtr Acct#47718562	\$1,000.00
						708764 Total	\$1,000.00
708765	12/23/2024	2218	SONIA FABELA	Adoptafamily24		Reimbursement for Adopt-A-Family purchases	\$219.12
						708765 Total	\$219.12
708766	12/23/2024	1261	THE GAS COMPANY	19406867366 Nov 24		Gas costs 11/8-12/9/2024	\$59.26
						708766 Total	\$59.26
708767	12/23/2024	3628	U.S. BANK CORPORATE PYMNT SYS	11222024 KMacGavin		Return of 1 HDD to ebay	-\$39.87
				11222024 CHOWARD		Certified mail envelopes, memo boards	\$151.57
				11222024 EHerrera		Shipping equipment & 2-way radios	\$201.84
				11222024 MCruz		2 Batteries	\$78.28
				11222024 VGomez		Work books & study material	\$163.92
				11222024 JLoeffert		Balloons, candy, subscription, & weeding sickles	\$320.32
				112224LArreola		CC Meal/Office Supplies/Hotel Reservation Credit	-\$269.85
				11222024 SFabela		AGA Memberships FD and Senior Acctnt/Fin Analyst	\$220.00
				11222024 HReed		Parking, lunch, & hotel fee for conference	\$823.01
				11222024 EAguilar		Fix tires, hedge trimmer, seminar, & sewer line	\$1,506.28
				11222024 DHarker		Case for new iPad	\$81.88
				11222024 VPuentes		Hotel for Fleet Conf., gloves & car wash	\$1,575.72
				11222024 MBuelna		STA251 kitchen supplies	\$181.25
				11222024 TIngalls		Car wash memberships Code, FirePrev, DisastPrep	\$97.97
				11222024 GGarza		Uniform items and ACO truck wash	\$204.75
				11222024 BCorreia		Uniform items and embroidery	\$231.74
				11222024 NAlvizar		CandyHalloweenevent, Uniformitems exec aide, coffe	\$169.24
				11222024 MAtchison		Candy for event, kitchen supplies, Repair, DEF	\$391.88



CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				11222024BNielsen		K9 Insurance for Stella	\$70.09
				11222024MDingman		Logistics- ICC Plan Examiner Training for FireInsp	\$1,263.25
				11222024MCross		Vet srv, Shredder, STOT logistics for CA#240181	\$1,712.68
				11222024KCreelius		STA252 kitchen eqpmt, Travelmeal overage Creelius	\$204.90
				11222024NBoucher		Pet food, incident logistics CA-OES-240181-XBO	\$686.77
						708767 Total	\$10,027.62
708768	1/6/2025	26	VERIZON WIRELESS	9979909463		City-wide cell phone service 10/29-11/28/2024	\$3,060.87
						708768 Total	\$3,060.87
708769	1/8/2025	1730	AFLAC	368014 Dec 24		AFLAC Insurance Premium Dec 2024	\$1,548.39
						708769 Total	\$1,548.39
708770	1/8/2025	5502	FRONTIER COMMUNICATIONS	9097963838 Jan 25		Phone costs 12/22-1/21/25	\$179.61
						708770 Total	\$179.61
708771	1/8/2025	5502	FRONTIER COMMUNICATIONS	9097997257 Jan 25		Phone costs 12/19-1/18/25 Corp Yard Fire Alarm	\$60.78
						708771 Total	\$60.78
708772	1/8/2025	5502	FRONTIER COMMUNICATIONS	9097998149 Jan 25		Phone costs Fire Station#1 12/25-1/24/2025	\$309.87
						708772 Total	\$309.87
708773	1/8/2025	5375	LEVEL 3 COMMUNICATIONS, LLC	712675371	1250219	Bandwidth Service 11/17-12/16/24 #260960	\$4,784.87
						708773 Total	\$4,784.87
708774	1/8/2025	5375	LEVEL 3 COMMUNICATIONS, LLC	716671077	1250219	Bandwidth Service 12/17-01/16/25 #260960	\$4,784.87
						708774 Total	\$4,784.87
708775	1/8/2025	7083	SELF INSURED SERVICES COMPANY	BOGPBT Jan 2025		Dental Insurance Premium Jan 2025	\$4,236.00
						708775 Total	\$4,236.00
708776	1/8/2025	1245	SO CALIF EDISON	700124018786 Dec 24		Electricity costs 12/5-12/29/2024	\$67.86
				700125145505 Dec 24		Electricity costs 12/5-12/29/2024	\$105.46
				700125053252 Dec 24		Electricity costs 12/5-12/29/2024	\$51.55
				700327588141 Dec 24		Electricity costs 12/5-12/29/2024	\$85.81

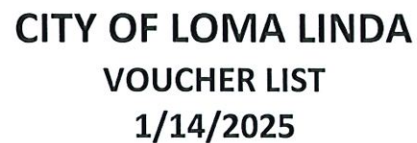


CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700458638878 Dec 24		Electricity costs 11/25-12/25/2024	\$2,160.03
				700919931169 Dec 24		Electricity costs 11/27-12/29/2024	\$189.61
				700919945115 Dec 24		Electricity costs 11/12-12/10/2024	\$2,359.56
				700919995433 Dec 24		Electricity costs 11/26-12/26/2024	\$1,746.55
				700010396020 Dec 24		Electricity costs 12/3-1/2/2025	\$185.67
				700350988278 Dec 24		Electricity costs 12/1-12/31/2024	\$7,316.76
				700917144542 Dec 24		Electricity costs 12/2-1/1/2025	\$34.54
				700010613157 Dec 24		Electricity costs 12/3-1/2/2025	\$45.89
				700920551363 Dec 24		Electricity costs 12/1-12/31/2024	\$56.22
				700411454240 Dec 24		Electricity costs 12/3-1/2/2025	\$1,050.28
				700371011405 Dec 24		Electricity costs 12/3-1/2/2025	\$2,046.75
				700920555710 Dec 24		Electricity costs 12/1-12/31/2024	\$100.94
						708776 Total	\$17,603.48
708777	1/8/2025	26	VERIZON WIRELESS	6102330950 Dec 24		SCADA Modem for sewer lift station11/29-12/28/24	\$58.01
						708777 Total	\$58.01
708778	1/8/2025	1154	VISION SERVICE PLAN - CA	12121787/0001 Jan 25		Vision Buy Up Plan Insurance Premium Jan 2025	\$798.08
				12121787/0002 Jan 25		Vision Base Plan Insurance Premium Jan 2025	\$99.10
						708778 Total	\$897.18
708779	1/8/2025	4197	C.A.P.F.	CAPF Jan 2025		Long Term Disability Jan 2025	\$855.50
						708779 Total	\$855.50
708780	1/8/2025	7053	MARLIN BUSINESS BANK	21591141	1250262	Printer lease agreement FY 24/25 Dec	\$3,245.85
						708780 Total	\$3,245.85
708781	1/14/2025	4229	A & I REPROGRAPHICS	CN00043225	1250046	Plans & specs for CIP 24-124	\$369.16
						708781 Total	\$369.16
708782	1/14/2025	5827	ADAM HALL'S PLANT NURSERY	015137	1250047	Flowers for parks	\$595.86
						708782 Total	\$595.86
708783	1/14/2025	1074	ADDICTION MEDICINE CONSLT, INC.	12M26 1002	1250470	DOT Drug & Alcohol Testing Program CY 2025 FMCSA Clearinghouse Management CY 2025	\$2,717.00 \$95.00
						708783 Total	\$2,812.00



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708784	1/14/2025	4554	ALTERNATIVE HOSE, INC.	6102665	1250050	Hose assembly	\$863.99
						708784 Total	\$863.99
708785	1/14/2025	3867	AMTECH ELEVATOR SERVICE	151401805475	1250008	Library Elevator Annual Maint.1/1/25 - 3/31/25	\$914.43
						708785 Total	\$914.43
708786	1/14/2025	7419	ANGELO'S	12032024-854	1250467	2024 Employee Holiday Meal	\$1,847.91
						708786 Total	\$1,847.91
708787	1/14/2025	7458	ASCENT AVIATION GROUP INC	M317755 M317756	1250261 1250266	Support and cellular service - Corp Yard Fuel Link STA251 Fuel system LNK data	\$183.18 \$137.38
						708787 Total	\$320.56
708788	1/14/2025	3833	ATKINSON, ANDESLON, LOYA, RUUD, & ROMO	733740	1250053	HR legal fees for November 2024	\$703.50
						708788 Total	\$703.50
708789	1/14/2025	1400	BOOT BARN 4 SAN BERNARDINO	INV00435208	1250056	Uniform boots and pants for the yard	\$420.82
						708789 Total	\$420.82
708790	1/14/2025	110	BURTRONICS BUSINESS SYSTEM	AR118874	1250057	Contract overage charge for the7/13/2024to10/12/4	\$413.77
						708790 Total	\$413.77
708791	1/14/2025	110	BURTRONICS BUSINESS SYSTEM	AR119960	1250057	rate charge for the 12/13/2024 to 1/12/2025	\$61.55
						708791 Total	\$61.55
708792	1/14/2025	110	BURTRONICS BUSINESS SYSTEM	AR119939	1250057	rate charge for the 12/1/2024 to 12/31/2024	\$164.06
						708792 Total	\$164.06
708793	1/14/2025	161	CA TOOL & WELDING SUPPLY	925061	1250059	Wire for welding & contact tip	\$74.06
						708793 Total	\$74.06

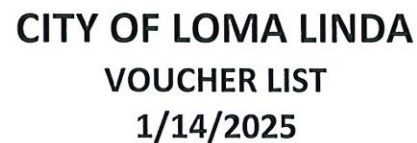


CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708794	1/14/2025	6174	CALIBER COLLISION	84d7e2a9 23593462	1250438 1250434	Repair front vehicle damage on MS489 Repair front bumper damage on CM281	\$6,814.13 \$2,455.74 708794 Total \$9,269.87
708795	1/14/2025	5390	CALIFORNIA HIGHWAY ADOPTION CO	1224139 1224140	1250009	Cleanup @ I-10 Fwy ramp @ Mt View Ave Dec 2024 Weed abatement @ I-10 Mtn View fwy ramp Dec 2024	\$350.00 \$750.00 708795 Total \$1,100.00
708796	1/14/2025	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	188776701120724	1250242	12/10/24-1/9/25_Acct 188776701 City Hall	\$53.76 708796 Total \$53.76
708797	1/14/2025	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	188776801121424	1250168	Srvc STA251 Acct 18877680112/18/24-1/17/25	\$138.52 708797 Total \$138.52
708798	1/14/2025	7123	CHARTER COMMUNICATIONS HOLDINGS, LLC	18877200121424	1250168	Srvc STA251 Acct 188772001 12/14/24-1/13/25	\$34.95 708798 Total \$34.95
708799	1/14/2025	4397	CHEMPAK	AR001393	1250060	Toilet paper	\$113.14 708799 Total \$113.14
708800	1/14/2025	7460	CINTAS CORPORATION NO. 3	4210851746 4213072795 4213729382 4214514645 4215258588 4215915643 4216610781	1250206	HazMat compliant uniforms & shop towel rental 11/7 HazMat compliant uniform & shop towel rental 11/27 HazMat compliant uniforms & shop towel rental 12/5 HazMat compliant uniform & shop towel rental 12/12 HazMat compliant uniform & shop towel rental 12/19 HazMat compliant uniform & shop towel rental 12/26 HazMat compliant uniform & shop towel rental 1/2	\$46.75 \$46.75 \$46.75 \$46.75 \$46.75 \$46.75 \$46.75 708800 Total \$327.25
708801	1/14/2025	2309	CONSOLIDATED ELECTRIC DIST-SB	6903-1055896 6903-1055897	1250066	LED Lights Electrical conduit & fittings	\$261.52 \$356.61 708801 Total \$618.13



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708802	1/14/2025	236	COSTCO WHOLESAL	478 5 5 75	1250067	Kitchen supplies for the corp yard	\$171.84
						708802 Total	\$171.84
708803	1/14/2025	1173	COUNTY OF SAN BERNARDINO	30301 30406	1250355	ITD Radio Access & Maintenance 10/2024 ITD Radio Access & Maintenance Nov 2024	\$2,633.31 \$2,676.48
						708803 Total	\$5,309.79
708804	1/14/2025	7584	CSG CONSULTANTS, INC	59432	1250484	MDA-2024-0025 Nursing Project CSG Consultant	\$2,565.00
						708804 Total	\$2,565.00
708805	1/14/2025	954	CWEA-TCP	35079 12-05-24	1250474	CWEA Membership Daniel Drummond 12-5-24	\$239.00
						708805 Total	\$239.00
708806	1/14/2025	4228	D & W CONSULTING	2024-2010	1250472	Fall 2024 inspection processing	\$1,907.00
						708806 Total	\$1,907.00
708807	1/14/2025	1279	DAILY JOURNAL CORPORATION	B3883277	1250071	Notice inviting bids @ CIP 24-124	\$415.84
						708807 Total	\$415.84
708808	1/14/2025	1279	DAILY JOURNAL CORPORATION	B3878244	1250071	NOA_NOI PPD P23-180_Peds Med Bldg	\$540.30
						708808 Total	\$540.30
708809	1/14/2025	7290	DANNY ELLIS	0001277452 0001277525	1250073	Padlock, meters, & stamp keys Pad locks for park's dept	\$313.78 \$129.59
						708809 Total	\$443.37
708810	1/14/2025	7366	DENNIS GRUBB & ASSOCIATES	002-32428	1250203	Fire Prevention Plan Check Services Dec 2024	\$1,855.00
						708810 Total	\$1,855.00
708811	1/14/2025	270	DEPT OF CONSERVATION	3rd Qtr Seismic		3rd Qtr Seismic Hazard Mapping Fee	\$1,963.33
						708811 Total	\$1,963.33
708812	1/14/2025	5593	DINOSAUR TIRE & ROAD SRVS, INC.	129464 129463	1250074	(4) Tires for Fire pool vehicle FP923 (4) Tires for Ford F150 AC115.	\$851.24 \$997.78
						708812 Total	\$1,849.02



CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708813	1/14/2025	1257	DOUG MARTIN CONTRACTING CO, INC.	2630.2	1250343	Pavement Rehab by Slurry Seal CIP 24-121	\$7,054.26
708813 Total							\$7,054.26
708814	1/14/2025	1256	ELROD FENCE CO., INC.	20714	1250076	Weld 4' Pickets ion existing iron fence	\$895.00
708814 Total							\$895.00
708815	1/14/2025	325	EWING IRRIGATION PRODUCTS	24304834 24420329	1250078	Tree anchor kit Smartstraw cleaner, valve box, & trench shovel	\$132.16 \$173.72
708815 Total							\$305.88
708816	1/14/2025	331	FAIRVIEW FORD SALES, INC.	143722 C26443 145245	1250080	EPS Rack & ball joints for tie rods Front end alignment & EPS calibration labor Core for elect power steering rack	\$1,809.74 \$339.95 -\$435.00
708816 Total							\$1,714.69
708817	1/14/2025	3197	KALMIKOV ENTERPRISES, INC	0102W20572	1250082	Ignition repair to BE251 2008 Pierce Brush Engine	\$1,936.13
708817 Total							\$1,936.13
708818	1/14/2025	7273	FLOCK GROUP INC	INV-54268	1250482	Hardware & Software for 26 License Plate Readers	\$72,800.00
708818 Total							\$72,800.00
708819	1/14/2025	5256	FLYERS ENERGY, LLC	24-251918 24-251917 24-251919	1250084	Fuel delivery for PW Dept 12/18 Gasoline delivery 12/18 Fire Department Fuel Delivery 12/18/2024	\$2,934.27 \$2,462.64 \$2,480.12
708819 Total							\$7,877.03
708820	1/14/2025	7286	GENUINE PARTS COMPANY	153292 153294 153042 154080 153909 153910 153911 154081	1250089	Credit from Invoice #153002 Credit on deposit fee Oil filters FM vehicle oil change items Spark plug Plug for small equipment Air filters for power trim edgers Batteries for Mt. View #5 Well Site	-\$58.73 -\$19.58 \$33.60 \$44.17 \$32.51 \$50.46 \$68.46 \$448.92

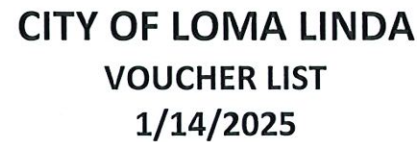


CITY OF LOMA LINDA

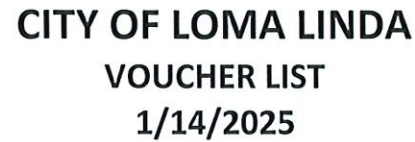
VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				153543		DEF Fluid for equipment	\$60.86
						708820 Total	\$660.67
708821	1/14/2025	389	GRAINGER, INC.	9352296173	1250090	Trash cans	\$48.80
						708821 Total	\$48.80
708822	1/14/2025	5458	HIRSCH PIPE & SUPPLY	9928055	1250094	Fitting	\$20.40
						708822 Total	\$20.40
708823	1/14/2025	439	HOSE MAN, INC.	00084867	1250479	Fittings PVC	\$178.83
						708823 Total	\$178.83
708824	1/14/2025	7545	INLAND EMPIRE PLUMBING INC	INV1359	1250439	STA252 plumbing repair under kitchen sink	\$537.83
						708824 Total	\$537.83
708825	1/14/2025	1728	INLAND LIGHTING SUPPLIES, INC.	292816	1250097	Bulbs for library	\$174.00
						708825 Total	\$174.00
708826	1/14/2025	7538	J. OROZCO ENTERPRISES, INC.	28557 28558	1250289	Landscape Maintenance in the LMD Area Dec 2024 Landscape Maintenance in the LMD Area Dec 2024	\$26,880.77 \$1,383.00
						708826 Total	\$28,263.77
708827	1/14/2025	6255	JENNINGS, MATTHEW	2024-25RivCo PTax2nd	1250416	2024-25 Prop Taxes-Southhills area-2nd Installment	\$2,644.71
						708827 Total	\$2,644.71
708828	1/14/2025	7441	JEREMY HARRIS	1802-0012		Refund 6/21/23 hydrant meter deposit 1802-0012	\$600.00
						708828 Total	\$600.00
708829	1/14/2025	7032	JOHN ARTHUR MAY	1573	1250070	SCADA Remote access for Reservoir 1.6	\$120.00
						708829 Total	\$120.00
708830	1/14/2025	6071	KELLERMEYER BERGENSONS SERVICE	INVS046021 INV90003951502	1250196 1250197	Janitorial Svcs City bldg & Cole House Jan 2025 Community Room Cleaning Dec 2024	\$8,430.37 \$1,350.00
						708830 Total	\$9,780.37



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708831	1/14/2025	5375	LEVEL 3 COMMUNICATIONS, LLC	720212914	1250161	VoiP services Jan 2024 #27247	\$526.10
						708831 Total	\$526.10
708832	1/14/2025	557	LIFE ASSIST, INC.	1540613	1250106	Emergency medical supplies and equipment.	\$1,125.34
						708832 Total	\$1,125.34
708833	1/14/2025	2045	LOMA LINDA HEATING & AIR CONDITIONING, INC.	16150682	1250425	Replacement of Council Chamber's unit #16 & #17	\$48,946.17
						708833 Total	\$48,946.17
708834	1/14/2025	1733	LOWE'S COMPANIES, INC.	96793	1250461	Supplies for the Community Garden	\$1,083.56
				87540	1250110	Saucers for the plants in the break room	\$13.39
				90483		Lock cable, washers, & light batteries	\$44.92
				87797		Beaumont Ave Antena Proj @ 1.6 MG Res	\$128.18
				77989		Drill bits	\$38.18
				72383		Paint for University MHP fence project	\$109.76
				77237		Punch set	\$20.64
				77235		Rollers & paint screen	\$54.66
				92017		Cement	\$42.33
				92340		Shovel, broom, tools, & supplies	\$224.25
						708834 Total	\$1,759.87
708835	1/14/2025	7445	LUIS A CALDERON	LCE-LC11242024R02	1250473	Additional electrical repairs at STA251 kitchen	\$3,079.52
				LCE-TC12112024R00	1250367	Data Center Lighting	\$2,209.37
						708835 Total	\$5,288.89
708836	1/14/2025	3855	LYNN A. HIRTZ	305639	1250072	Park supplies	\$120.76
						708836 Total	\$120.76
708837	1/14/2025	2875	LYNN MERRILL & ASSOCIATES, INC.	FY 25-5	1250313	Consulting fees for NPDES December	\$428.51
						708837 Total	\$428.51
708838	1/14/2025	2099	MCCROMETER, INC.	8006190	1250044	Sewer Flow Meter Monitoring SrvDec 2024	\$1,170.00
						708838 Total	\$1,170.00



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708839	1/14/2025	7516	NORMAN A. TRAUB & ASSOCIATES	24030.2	1250383	Prof Workplace Svcs City Inv Nov 11 - Dec 13 2024	\$8,758.00
						708839 Total	\$8,758.00
708840	1/14/2025	7193	O'REILLY AUTO ENTERPRISES, LLC	6160-225408 6160-240195 6160-240167	1250118	Light fuse. Wire set Coil & wire set	\$16.47 \$61.73 \$264.20
						708840 Total	\$342.40
708841	1/14/2025	7088	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA,	85295547	1250116	Employee Physicals for G. Rivera & E. Salazar	\$90.00
						708841 Total	\$90.00
708842	1/14/2025	7176	ODP BUSINESS SOLUTIONS, LLC	401871186001 402777619001 401159320001	1250117	Banker boxes & desk calendar Hanging file folders Office supplies for the yard	\$79.21 \$88.76 \$68.99
						708842 Total	\$236.96
708843	1/14/2025	7282	ORKIN SERVICES OF CALIFORNIA, INC.	270901340 270901123 270901128	1250021 1250032 1250031	Pest control svcs for Sr Center Jan 2025 Pest control services for the Corp Yard Jan 2025 Pest control for Civic Center & Library Jan 2025	\$80.00 \$106.00 \$178.00
						708843 Total	\$364.00
708844	1/14/2025	7163	OSCAR AGUIRRE	5207	1250476	Concrete for antenna footing at 1.6 MG Reservoir	\$756.94
						708844 Total	\$756.94
708845	1/14/2025	7287	PAYMENTUS CORPORATION	INV-15-156935	1250312	2024-2025 IVR Payment processing Nov 2024	\$1,219.36
						708845 Total	\$1,219.36
708846	1/14/2025	1592	PHOENIX GROUP INFORMATION SYST	112024143 112024903 1120241143	1250308 1250306 1250307	Delinquent parking ticket prgm Nov 2024 Parking Permit Management Nov 2024 Code & Animal Admin Cite collection Nov 2024	\$877.26 \$827.00 \$100.00
						708846 Total	\$1,804.26
708847	1/14/2025	6153	QUADIENT LEASING USA, INC.	Q1633868	1250000	LEASE N22042802 FOLDER/INSERTER/E-CERTIFY FY24-25	\$1,116.82
						708847 Total	\$1,116.82



CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708848	1/14/2025	5772	QUINN COMPANY	PCA00470662	1250125	Lamps & connection	\$359.39
708848 Total							\$359.39
708849	1/14/2025	7450	R & J CONSTRUCTION LLC	286	1250451	Temporary Post Bracing at Heritage Park	\$2,565.00
708849 Total							\$2,565.00
708850	1/14/2025	7573	R.G. GENERAL ENGINEERING INC.	1	1250406	Construction of Pickleball Courts Bailey Pk 24-757	\$184,705.80
708850 Total							\$184,705.80
708851	1/14/2025	7306	ROADPOST USA INC	BU01745678	1250171	Iridium Satellite Srcs 12/25/24-1/24/25	\$669.50
708851 Total							\$669.50
708852	1/14/2025	7440	ROADSAFE TRAFFIC SYSTEMS, INC.	227101	1250464	Street signs for various locations	\$3,523.26
708852 Total							\$3,523.26
708853	1/14/2025	4999	ROGERS, ANDERSON, MALODY & SCOTT, LLP	76424	1250181	Audit Services FY 2024 thru Nov 2024	\$6,000.00
708853 Total							\$6,000.00
708854	1/14/2025	2324	SAN BERNARDINO CO FIRE DEPT	LL325CC	1250035	Annual Household Hazardous Waste Fees 3 Qtr	\$9,438.64
708854 Total							\$9,438.64
708855	1/14/2025	7127	SCA OF CA, LLC	158960PS	1250200	Street Sweeping Srvs December 2024	\$6,094.08
708855 Total							\$6,094.08
708856	1/14/2025	3698	SCOTT ZEHR	12182024	1250007	City Hall Fountain Maintenance Svc for Dec 2024	\$150.00
708856 Total							\$150.00
708857	1/14/2025	6137	SILVERSTRAND TECHNOLOGIES, INC.	169856	1250023	RTP & Corp Yard Security Alarm Monitoring Jan 2025	\$49.98
708857 Total							\$49.98
708858	1/14/2025	451	SITEONE LANDSCAPE SUPPLY, LLC	148877907-001 148959224-001 149015510-001	1250138	Timer for Redlands Blvd Sprinklers for parks Irrigation supplies	\$25.76 \$555.03 \$1,107.26

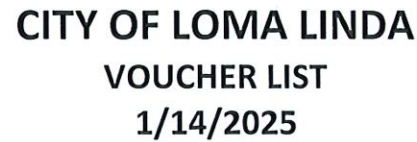


CITY OF LOMA LINDA

VOUCHER LIST

1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				149068733-001		Reaching tools & elbow pipe	\$40.19
				148632817-001	1250480	Crushed Gravel for Sewer Lift Station Project	\$5,204.06
						708858 Total	\$6,932.30
708859	1/14/2025	1356	STAPLES BUSINESS ADVANTAGE	6018947223	1250139	3 Tab Letter Folder	\$88.65
				6018947226		HR 2025 Calendar	\$21.13
				6019383293		Return HR 2025 Calendar	-\$21.13
				6019383294		HR Calndr, CD Battery Sheet sleeve, Air Dust, Tape	\$111.24
				6019383295		CC Log Bk, Sprl Notebks, AAA_AA Batts, CD 2025 Cal	\$75.91
						708859 Total	\$275.80
708860	1/14/2025	7426	STATE & FEDERAL POSTER, INC.	D4624	1250477	CA State & Federal Labor Law Poster 2025	\$110.60
						708860 Total	\$110.60
708861	1/14/2025	5207	SWRCB ACCOUNTING OFFICE	LW-1049658	1250481	WATER SYSTEM ANNUAL FEES/SYS#3610013	\$40,823.04
						708861 Total	\$40,823.04
708862	1/14/2025	7413	SYNOPTIK, LLC	1256697	1250184	SecurityOperationsCenter(SOC)/ITaaS 2024-2025 DEC	\$16,238.39
						708862 Total	\$16,238.39
708863	1/14/2025	6269	TESS ELECTRIC INC.	1544	1250145	Installation float switches @ Richardson #6	\$990.00
						708863 Total	\$990.00
708864	1/14/2025	7124	TETRA TECH INC.	52359557	1250288	Project Mgt/Inspections CIP-22-665	\$289.00
						708864 Total	\$289.00
708865	1/14/2025	237	THE COUNSELING TEAM, INC.	INV102874	1250170	Behavior health & wellness srcv Jan 2025	\$800.00
						708865 Total	\$800.00
708866	1/14/2025	7199	THE LLOYD PEST CONTROL CO, INC.	8680837	1250198	Gopher control svcs for BB Fields Dec 2024	\$300.00
				8681002		Gopher control svcs for Hulda Crooks Dec 2024	\$300.00
				8688400		Gopher control svcs for Bailey Pk Dec 2024	\$200.00
				8688516		Gopher control svcs for Elmer Digneo Dec 2024	\$200.00
				8680060		Gopher control svcs for Bryn Mawr Dec 2024	\$200.00
				8689868	1250028	Gopher control services for Civic Center Dec 2024	\$300.00
						708866 Total	\$1,500.00



VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
708867	1/14/2025	5516	TRI-STATE MATERIALS, INC.	115521	1250455	California Gold Decomposed Granite	\$2,183.42
						708867 Total	\$2,183.42
708868	1/14/2025	1854	UNDERGROUND SERVICE ALERT OF	1220240161	1250010	Dig Alert Tickets for Dec 2024	\$85.85
				24-252002	1250001	Dig Alert State Regulatory Fee Dec 2024	\$32.27
						708868 Total	\$118.12
708869	1/14/2025	4030	US TRONICS	M12267NV24	1250205	Satellite phone service 11/2024	\$209.85
						708869 Total	\$209.85
708870	1/14/2025	1885	VISTA PAINT CORPORATION	2024-752690-00	1250151	Shop towels	\$95.73
						708870 Total	\$95.73
708871	1/14/2025	1977	VULCAN MATERIALS	2374429	1250152	Sand & gravel	\$1,488.32
						708871 Total	\$1,488.32
708872	1/14/2025	5500	WEST COAST ARBORISTS, INC.	223063	1250342	Tree removal for the Parks Dept @ Cottonwood Pk	\$2,062.00
				223492		Cottonwood Park Crown Reduction Prune	\$945.00
				223493		Hulda Crooks Park Pruning	\$13,860.00
				223494		Dawson Park Palm Pruning	\$840.00
				223496		LL BB Pruning	\$4,200.00
				223495		Seamont Park Palm Pruning	\$945.00
						708872 Total	\$22,852.00
708873	1/14/2025	1622	WILLDAN FINANCIAL SERVICES	010-60706	1250202	Admin Srvs for Streetlight Maint. Dist 3rd Qtr	\$2,340.01
				010-60705	1250201	Engineering Services for LMD Assessment 3 Qtr	\$2,499.83
						708873 Total	\$4,839.84
						Grand Total	\$619,562.11



CITY OF LOMA LINDA
VOUCHER LIST
1/14/2025

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
390540	12/11/2024	454	Missionsquare	2024121100390540		457 Plan Contributions-11/17 through 11/30/2024	\$25,338.50

\$25,338.50
Total Checks (Total from previous page): \$619,562.11
Grand Total = \$644,900.61

PAYROLL: 01/02/2025 \$397,817.76

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check 708761 through 708873 and wire nos. 390540 for a total disbursement of \$644,900.61 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.


Sonia Fabela, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on January 14, 2025 and the City Treasurer is to pay except as noted.

Phillip Dupper, Mayor



City of Loma Linda

Regular City Council Staff Report

Approval of Minutes December 10, 2024

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3B.

Approval of Minutes for Regular City Council held on December 10, 2024

Attachments

[Regular City Council-12-10-2024-minutesDraft.pdf](#)

MINUTES FOR THE REGULAR CITY COUNCIL MEETING

25541 Barton Road, Loma Linda, CA 92354

December 10, 2024, 5:30 PM - December 10, 2024, 8:04 PM

Roll Call: *(The following members were in attendance)*

- **Phillip Dupper**, Mayor
- **Ronald Dailey**, Mayor pro tempore
- **Rhodes Rigsby**, Councilmember
- **Rhonda Spencer-Hwang**, CouncilMember

Absent:

- **Ovidiu Popescu**, Councilmember

1. Call to Order

1A. Call to Order- 5:30 PM

The Audit Committee met at 5:30 pm; the regular meeting was called to order at 7:02 pm.

1B. Roll Call-

Councilmember Ovidiu Popescu absent.

Staff present: T. Jarb Thaipejr, City Manager; Diane Robbins, City Attorney; Lynette Arreola, City Clerk; Sonia Fabela, Finance Director; Dan Harker, Fire Chief; Lorena Matarrita, Community Development Director; Andrew Sanchez, Customer Support Technician; and Lt. Kaysie Smith, San Bernardino County Sheriff's Department

1C. Workshop - Community Room @ 5:30 pm - Audit Committee - Audit Report for Fiscal Year 2023-2024- 5:30 PM

Mayor Dupper stated that the Finance Department staff, the City Manager, and the Audit Committee met with the Auditors in a workshop before the City Council meeting to review the audit report that would be presented to the City Council.

1D. Invocation and Pledge of Allegiance - Councilmember Rigsby- 7:02 PM

The Invocation and Pledge of Allegiance was led by Councilmember Rigsby.

1E. Items to be Added or Deleted- 7:03 PM

No items were added or deleted.

1F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council)- 7:03 PM

Marjorie Barakian, 11464 Via Lido, requested the City to significantly trim the shrubbery that is growing over the walls into the residential properties along Bryn Mawr Ave., between Lawton Ave. and Via Lora, as it has contributed to a rat infestation in that area. She also reported observing an elderly woman stealing

from their blue carts every Thursday morning and expressed concern that the individual might be a victim of elderly abuse.

Brianna Egan expressed concern about the homeless encampments on the north side of Barton Rd., east of California St., and the responsibility of the City to address its homelessness. Mayor Dupper pointed out that the City and the San Bernardino County Sheriff's Department held a workshop last month to update the City and Council on their homeless programs and the collaborative efforts with other agencies who assist with its operations. He noted that while the encampments specified are located within the City of Redlands, the Sheriff's Dept. for Loma Linda has addressed the homeless issues in that area.

1G. Conflict of Interest Disclosure- 7:17 PM

None reported.

2. Scheduled and Related Items

2A. Joint meeting of the City Council and Housing Authority regarding presentation of Annual Comprehensive Financial Report for FY 2023/2024 [Finance]- 7:17 PM

Mayor Dupper Called to Order the Housing Authority Board for a Joint Meeting with the City Council.

Finance Director Sonia Fabela introduced Brianna Schultz Welebir and Veronica Hernandez from Rogers, Anderson, Malody & Scott, LLP (RAMS), who would present the Annual Financial Statement, and Anna Briones, Financial Analyst, who would present the financial data.

Brianna Schultz stated that her meeting with the Audit Committee and her presentation would be on the audit results. She provided a brief overview of the City's and RAMS's responsibilities during the audit process. She highlighted that the City received an Unmodified Opinion, the highest assurance level an auditor can provide. She explained that significant accounting policies were consistently applied, and all disclosures were appropriately reflected in the financial statements. Brianna expressed her appreciation for the work from Sonia and Anna, noting that they provided clean support on their first request, that no material errors or irregularities were identified, and that there were no accounting issues or findings. She thanked the City and Finance team for their cooperation and efforts.

Anna Briones, Senior Accountant/Financial Analyst, presented the City's financial statements for Fiscal Year 2024, explaining the statement covers the City's, the Loma Linda Housing Authority's, and the Successor Agency's, a private trust fund, financials. She provided a summary of the three main sections of the Annual Comprehensive Financial Report (ACFR): 1) Introductory, 2) Financial, and 3) Statistical (Unaudited). She reviewed the statement of activities of the Government-wide statements, which is a complete financial report of the City; the City's Financial Results of the Government-Wide Financial Statements; the City's Financial Results of the Fund Financial Statements; and the City's Financial Results for the Statement of Net Position; and, finally, the Successor Agency's Financial Results all as presented in her PowerPoint presentation. She pointed out that the Management Discussion and Analysis section, pages 5-17, would provide a detailed summary and analysis of the ACFR. She thanked all department staff for their assistance in the preparation of the City's 2024 Annual Comprehensive Financial Report. She noted that the report not only includes financial data but also the City's significant accomplishments for 2024. She concluded stating that the document would be posted on the City's website.

Councilmember Rigsby thanked the Finance Department under the leadership of Finance Director Sonia Fabela for their exceptional work.

Finance Director Fabela extended her appreciation to Ms. Briones, commending her dedication and hard work. She noted that the department has consistently received the GFOA award every year and emphasized her gratitude for Ms. Briones' contributions to this achievement.

The Annual Comprehensive Report for FY 2023/24 was received for filing by the City Council.

3. Consent Calendar

Motion by Rhodes Rigsby, seconded Rhonda Spencer-Hwang, passing by a vote of 4-0-0-0-1, Absent was Ovidiu Popescu
to Approve the Consent Calendar as submitted.

3A. Demands Registers - November 12, and December 10, 2024 [Finance]- 7:55 PM

Approved the Demands Registers dated December 10, 2024, with commercial demands totaling \$550,385.37 and Payroll dated December 5, 2024, totaling \$397,817.76. The Demands Register dated November 12, 2024, was previously approved by the City Council at their November 12, 2024, meeting.

3B. Approval of Minutes November 12, 2024 [City Clerk]- 7:55 PM

Approved the minutes of November 12, 2024, as submitted.

3C. Treasurer's Report - November 2024 [Finance]- 7:55 PM

Accepted the November 2024 Treasurers Report for filing.

3D. Fire Department's Activity Report - November 2024 [Fire]- 7:55 PM

Accepted the November 2024 Fire Department's Activity Report for filing.

3E. Request from Two Canyons Conservancy to Waive the Planning Application Fees for the Frink Adobe Historical Preserve Project [Community Development]- 7:55 PM

Approved to waive the Planning Application Fees for the Frink Adobe Historical Preserve Project.

3F. Council Bill #R-2024-40 - Cal OES Designation of Applicant's Agent Resolution- Hazard Mitigation Grant Program and Pre-Disaster Mitigation Program [Fire]- 7:55 PM

Adopted Council Bill #R-2024-40,

Resolution No. 3238

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES WITH THE STATE OF CALIFORNIA, CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES

3G. Authorization to apply for the Emergency Management Performance Grant (EMPG) FY 24-25 [Fire]- 7:55 PM

Authorized the Fire Department to apply for the 2024 Emergency Management Performance Grant (EMPG) and authorized the City Manager to execute related grants and accept additional grand funding should it become available.

3H. Community Development Block Grant (CDBG) Project Prioritization for Fiscal Year 2025-2026 [Public Works]- 7:55 PM

Approved the Fiscal Year 2025-26 Community Development Block Grant (CDBG) proposed service projects and the Construction Improvement Projects as recommended by staff.

3I. Council Bill #R-2024-41 - A Resolution Establishing the New Salary Table for Employees Effective January 1, 2025 [Human Resources]- 7:55 PM

Adopted Council Bill #R-2024-41;

RESOLUTION 3239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ESTABLISHING THE NEW SALARY TABLE FOR EMPLOYEES EFFECTIVE JANUARY 1, 2025.

4. Old Business

4A. Status Update on the Revenue-Generating Ad hoc Committee [Councilmember Spencer-Hwang]- 7:56 PM

Councilmember Spencer-Hwang reiterated that the purpose of the ad hoc committee is to brainstorm ideas and strategies for generating revenue for the City. She provided a list of the committee members she put together from the community, local business owners, Loma Linda University, the Chamber of Commerce, and university students, who would bring diverse expertise to the table. She was open to input from the Council. She anticipated the Committee would begin meeting in January. Following her attendance at the League of California Cities Conference where she met with other City leaders, she stated that some neighboring cities offered consulting support and ideas. She shared that the University referred her to Mia Kyricos of Kyricos & Associates LLC, an international leader in the wellness industry specializing in consulting services. She noted that Ms. Kyricos had visited Loma Linda and expressed interest in meeting with each Councilmember to learn more about the City and its needs. She confirmed that information on Ms. Kyricos's business was emailed to all Councilmembers. She asked the City Clerk to assist in scheduling these meetings.

5. New Business

No items.

6. Reports

6A. Reports of Council Members- 8:04 PM

No reports.

6B. Reports Of Officers- 8:04 PM

City Manager Thaipejr gave a status report on the Lopers Holiday Classic held on December 8, and the Christmas Tree Lighting ceremony on December 2.

7. Adjournment

The meeting adjourned at 8:04 pm.



Regular City Council Staff Report

C. Treasurer's Report - December 2024 [Finance]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3C.
To	From
City Council	Sonia Fabela, Finance Director

RECOMMENDATION:

It is recommended that the City Council receive the report for filing.

Attachments

[Dec 24 TREAS REPORT.pdf](#)

CITY OF LOMA LINDA
COMPOSITION OF CASH
December 2024

DEMAND DEPOSIT ACCOUNTS

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$ 1,850,840.23
Outstanding Checks as of month-end	<u>(1,746,090.67)</u>
CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE	\$ 104,749.56
BANK OF AMERICA - PAYROLL	\$ 20,093.25
HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT	383,573.12
Outstanding Checks as of month-end	<u>(3,835.51)</u>
HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE	\$ 379,737.61
SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT	18,707.10
Outstanding Checks as of month-end	<u>-</u>
SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE	\$ 18,707.10

DEMAND DEPOSIT ACCOUNTS - TOTAL	\$ 523,287.52
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INVESTMENTS

YIELD

LOCAL AGENCY INVESTMENT FUND (LAIF)

CITY	4.434%	\$ 56,062,642.90
CITY - Former RDA Bond Proceeds	4.434%	438,669.68
CITY -Total		56,501,312.58
SUCCESSOR RDA	4.434%	2,658,949.28
HOUSING AUTHORITY	4.434%	1,410,499.31

INVESTMENTS TOTALS	\$ 60,570,761.17
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OTHER CASH

IMPREST ACCOUNT	\$ 500.00
CASH ON HAND	<u>1,350.00</u>


OTHER CASH TOTAL	\$ 1,850.00
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CASH AND INVESTMENTS - GRAND TOTAL	61,095,898.69
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PREVIOUS MONTH	<u>57,001,443.54</u>
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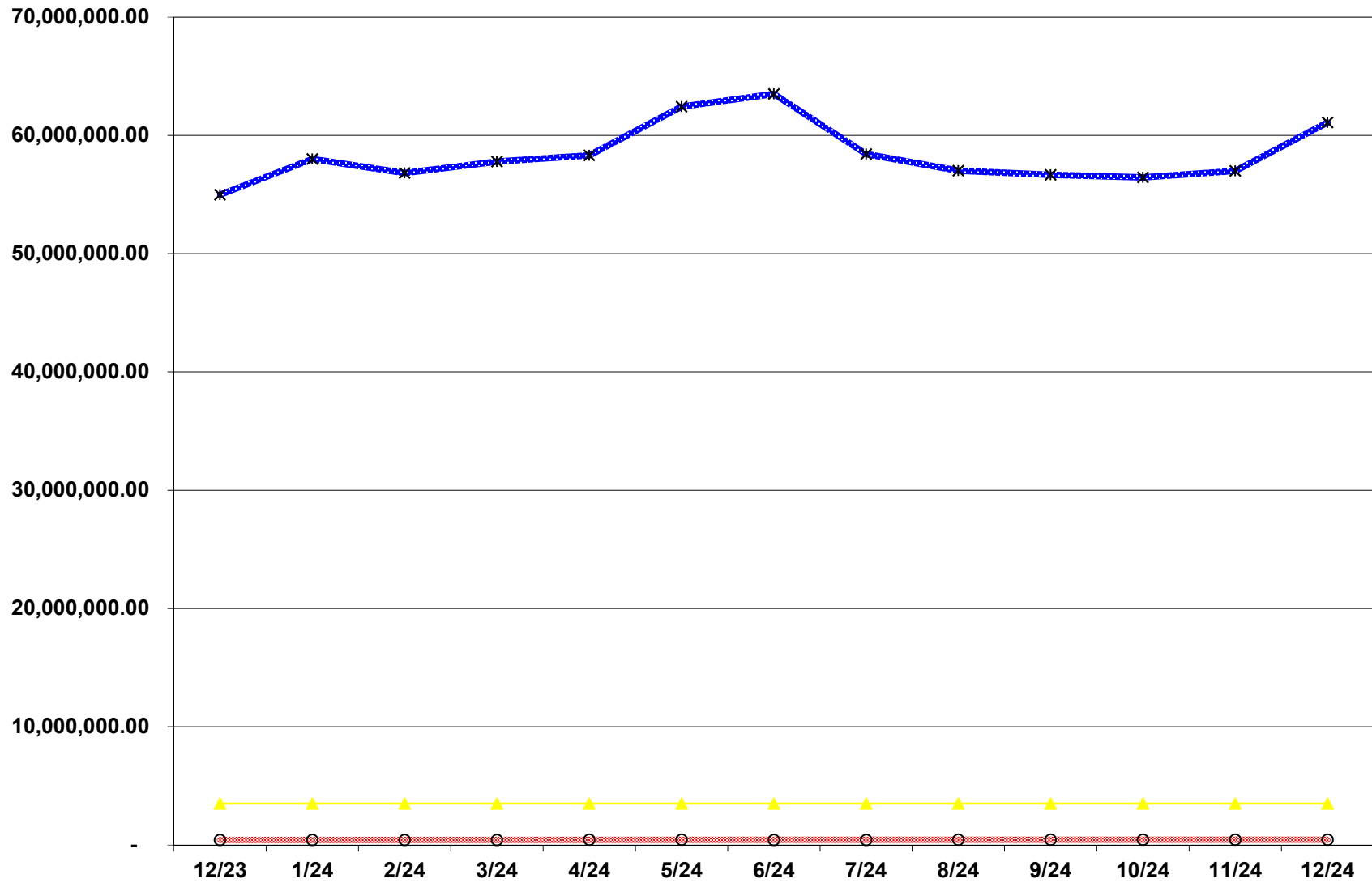
CHANGE +/-(-)	<u>\$ 4,094,455.15</u>
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All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations.



 Treasurer

CITY OF LOMA LINDA
MONTHLY TREASURER'S REPORT 12/23-12/24



CITY, SUCCESSOR RDA & HA - TOTAL CASH AVAILABLE CITY - FORMER RDA BOND PROCEEDS BASELINE



Regular City Council Staff Report

D. Fire Department's Activity Report - December 2024 [Fire]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3D.
To	From
City Council	Nataly Alvizar, Executive Aide

RECOMMENDATION:

It is recommended that the City Council receive the report for filing.

Attachments

[December 2024 Fire Activity Report.pdf](#)

SUBJECT: December 2024 Fire Department Activity Report

Operations Division:

The Fire Department's Operations Division responded to 489 incidents in December 2024. There were 35 calls/incidents given or received in Mutual/Automatic Aid. The alarm types are broken down as follows:

Fire & Rescue	Month		YTD	
Medical Aid (MA)	347	71.0%	3586	67.8%
Traffic Collision (TC)	12	2.5%	148	2.8%
MA + TC	359	73.4%	3734	70.6%
Hazardous Conditions	1	2.40%	40	0.70%
Hazardous Material	0	0.40%	11	0.40%
Public Assistance	21	6.90%	250	5.50%
Rescue	0	0.90%	15	0.60%
Structure Fire	4	2.10%	32	1.00%
Cooking	1	0.00%	7	0.10%
Vegetation Fire	0	0.40%	41	0.70%
Vehicle Fire	1	0.00%	13	0.10%
Refuse Fire	6	1.10%	88	1.40%
All Fires	12	3.60%	181	3.30%
Good Intent/Dispatched & Cancelled Enroute	39	8.0%	454	8.6%
Fire Alarm Activation*	22	4.5%	228	4.3%

*Note: Includes accidental activation, burnt food, system malfunction, malicious, etc.



E. Update Operating Agreement with City of Colton [Fire]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3E.
To	From
City Council	Dan Harker, Fire Chief

RECOMMENDATION:

It is recommended that the City Council approve the Automatic Aid agreement (Exhibit A) and Operating Plan (Exhibit B) between the City of Loma Linda Fire Department (LLFD) and the City of Colton Fire Department (CFD).

BACKGROUND:

The City of Loma Linda and the City of Colton have a longstanding history of collaboration in emergency response. Both municipalities are legally authorized and equipped to provide fire protection, emergency medical services (EMS), hazardous materials response, and technical rescue within their respective jurisdictions. The proposed Automatic Aid Agreement and Operating Plan establish a formal and organized structure for reciprocal emergency services. This agreement aligns with the "closest unit" response model, designed to ensure that the most appropriate and timely resources are dispatched to emergencies, regardless of jurisdictional boundaries. This collaboration aims to enhance public safety and optimize emergency response times for the benefit of both communities.

ANALYSIS:

The agreement specifies that each department will respond to emergencies in the other jurisdiction with the nearest available units. This system reduces response times and improves outcomes for life and property protection. The arrangement also provides for the sharing of specialized resources and joint training, fostering a unified and effective emergency response strategy.

The agreement stipulates the use of the Incident Command System (ICS), ensuring coordinated command structures and seamless incident management. The Agency Having Jurisdiction (AHJ) will have authority over strategic decisions, while initial incident command will be managed by the first arriving unit, regardless of jurisdiction.

The agreement is based on mutual aid without financial compensation, except for circumstances covered under separate reimbursement agreements or provisions. This approach emphasizes the spirit of cooperation and mutual support between Loma Linda and Colton.

The Operating Plan outlines procedures for automatic dispatching through the San Bernardino Communications Center. Both agencies agree to abide by shared dispatch protocols, utilize compatible radio communications, and coordinate resource deployment through Computer-Aided Dispatch (CAD) systems.

Joint training initiatives are mandated under the agreement, ensuring that personnel maintain a high level of skill and interoperability.

FINANCIAL IMPACT:

The implementation of this Automatic Aid Agreement and Operating Plan does not require additional appropriations. Each party will continue to cover costs related to their own personnel, equipment maintenance, and insurance. The agreement enhances resource efficiency without imposing financial burdens on either jurisdiction.

Attachments

[2025 Agreement and Operating Plan Colton and Loma Linda.pdf](#)

AUTOMATIC AID AGREEMENT

THIS AGREEMENT, made and entered this 17th day of December 2024, by and between the

**CITY OF LOMA LINDA FIRE DEPARTMENT
(HERIN REFERRED TO AS "LOMA LINDA")**

AND

**CITY OF COLTON FIRE DEPARTMENT
(HERIN REFERRED TO AS "COLTON")**

RECITALS

WHEREAS, the parties to this Agreement are both legally empowered to provide fire protection and rescue services within their respective jurisdictions; and

WHEREAS, the parties of this Agreement maintain, as part of their municipal service, an organized and equipped Fire Department, charged with the duty of fire protection and rescue within their respective jurisdiction; and

WHEREAS, it is in the best interest of the citizens of LOMA LINDA and COLTON to provide the most expeditious response to suppress fires and render other emergency service; and

WHEREAS, each party is desirous of providing to the other a reasonable and reciprocal exchange of fire, rescue and emergency medical services on a day-to-day basis; and,

WHEREAS, this Agreement is authorized by provisions of applicable state and federal law;

NOW, THEREFORE, in consideration of these mutual promises, covenants, and conditions hereinafter set forth, the parties hereto agree as follows:

- A. Pursuant to the authority granted by Section 55632 of the California Government Code (California Disaster and Civil Defense Master Mutual Aid Agreement), LOMA LINDA and COLTON agree to respond to emergency incidents outside of their geographical jurisdictions and into the geographical jurisdiction of the other in accordance with the terms of this agreement.
- B. The specific details of the services to be provided under this agreement shall be determined by LOMA LINDA and COLTON Fire Chiefs. These services shall be detailed in an Operating Plan (Attachment "A"). Said Attachment "A" is hereby made part of this Agreement by this reference. The LOMA LINDA and COLTON Fire Chiefs shall review Attachment "A" annually and, as necessary, make amendments in writing. Any amendments shall become part of this Agreement. It is understood that all Operating Plans dealing with emergency response shall adhere as closely as practical to the "closest unit" concept which forms the basis for this Agreement.

**AUTOMATIC AID AGREEMENT
CITY OF LOMA LINDA FIRE DEPARTMENT AND
CITY OF COLTON FIRE DEPARTMENT**

- C. Each party shall maintain Workers' Compensation Insurance covering its own employees without cost to the other agency and each agency shall pay its own personnel without cost to the other agency.
- D. Each of the parties shall be fully responsible for all repair and maintenance, including gas, oil, lubrication, parts, replacement and repair of casualty damage of its own apparatus and equipment used pursuant to this Agreement while said equipment is used outside of its geographical boundaries.
- E. Each party will be responsible to provide law enforcement and traffic control personnel within its own geographical boundaries.
- F. The Fire Chiefs of the parties shall have joint authority and responsibility for the administration of this Agreement which they may delegate to their agents or employees in their respective Fire Departments.
- G. The agency receiving aid shall provide, if possible; an officer of its Fire Department, who will be in charge and direct activities and assume the responsibility for releasing all Fire Department resources from the scene.
- H. No payment of any kind shall be made between the parties as compensation for any services performed pursuant to this agreement. Services performed for no compensation are limited to staffed fire apparatus, rescue squads, aerial fire apparatus, and overhead (chief officer) personnel and associated equipment.
- I. Each agency may, upon its own initiative, go upon land which is within the boundaries of the other agency to engage in fire suppression and/or rescue, or to provide emergency medical services without prior authorization; provided however, its forces shall not knowingly perform any act of a nature which will reflect to the discredit or which is contrary to the established policy of the responsible agency.
- J. When an emergency incident occurs along the border between protection jurisdictions, it is agreed that under no circumstances should there be any delay in response pending determination of the precise location. It shall be agreed both agencies shall send forces promptly to start appropriate action on borderline incidents. Each of the parties shall be fully responsible for the preservation of evidence.
- K. Each party shall defend, indemnify, and hold harmless the other party and their respective agents, servants, and employees, of and from any, and all, liabilities, claims, demands, debts, suits, actions, and causes, arising out of, or in any manner connected with, any act or omission of such indemnifying party hereunder, or its agent's servants or employees, done or performed pursuant to the terms and conditions of this Agreement.

**AUTOMATIC AID AGREEMENT
CITY OF LOMA LINDA FIRE DEPARTMENT AND
CITY OF COLTON FIRE DEPARTMENT**

- L. This agreement shall be effective as of the day and year herein above written and continue until terminated by either party by giving 90 days' written notice to the designated person below. Notice shall be deemed to be given when delivered personally to the person designated below, or his successor, or when five (5) days have elapsed after it is deposited in the United States mail in a sealed envelope, with registered or certified mail postage prepaid, or on the next business day if sent by express mail or overnight air courier.

LOMA LINDA Fire Department		COLTON Fire Department
ATTN: Fire Chief		ATTN: Fire Chief
25541 Barton Road		303 East "E" Street
Loma Linda, CA 92354		Colton, CA 92324

IN WITNESS WHEREOF, the duly authorized officials of the parties hereto have, in their respective capacities, set their hands as of the date first hereinabove written.

Approval

IN WITNESS WHEREOF, the PARTIES have executed this Automatic Aid Agreement between City of LOMA LINDA Fire Department and City of COLTON Fire Department as of the date written below:

LOMA LINDA:

(Authorized Signature - blue ink only)
Phil Duper, Mayor, City of Loma Linda

Date

ATTEST:

Authorized signature

Lynette Arreola, City Clerk

COLTON:



(Authorized Signature - blue ink only)
Frank Navarro, Mayor, City of Colton

12/30/2024

Date

ATTEST:

Authorized signature



Isaac Suchil, City Clerk

AUTOMATIC AID AGREEMENT
CITY OF LOMA LINDA FIRE DEPARTMENT AND
CITY OF COLTON FIRE DEPARTMENT

ATTACHMENT "A"

OPERATING PLAN between the CITY OF LOMA LINDA FIRE DEPARTMENT and the CITY OF REDLANDS FIRE DEPARTMENT

This Operating Plan is adopted pursuant to the Automatic Aid Agreement dated December 17th, 2024, between the City of LOMA LINDA Fire Department (herein referred to as "LOMA LINDA") and the City of Colton Fire Department (herein referred to as "COLTON"). LOMA LINDA and COLTON are referred to individually herein as the "Party" or the "Agency" and are collectively referred to herein as the "Parties." The following Operating Plan outlines the dispatching, emergency incident response, and command and control elements to implement the Automatic Aid Agreement.

This Operating Plan can be modified at any time with mutual written agreement by the Fire Chiefs for LOMA LINDA and COLTON.

RECITALS:

1. LOMA LINDA and COLTON are local government agencies governed by the City Council and provide life and property fire protection, emergency medical services (EMS) response, hazardous materials response, technical rescue, and related emergency services.
2. RLOMA LINDA and COLTON are dispatched by the San Bernardino Communications Center (Comm Center) located in Rialto, California. The Comm Center serves as the dispatch center for the San Bernardino County Fire and Rescue Operational Area coordinating all mutual aid activity within San Bernardino County.
3. The responding Automatic Aid engine companies will be the closest available to LOMA LINDA and REDLANDS. The agency responding to a request of the other agency may decline an automatic aid request.
4. Response as part of this Agreement will be without expectation of cost reimbursement and will be considered Master Mutual Aid (MMA), unless criteria are met for reimbursement via another source.
5. Both Parties will adhere to Emergency Medical Services (EMS) policies, procedures, and protocols as required by the San Bernardino EMS Agency and the California EMS Authority. Most regulations will appear in Health and Safety Code Section 1797 et al.

6. As an extension of this Operation Plan, both Parties will jointly train and ensure the highest levels of competence as part of this agreement.

EMERGENCY INCIDENT RESPONSE:

1. Each of the Parties will respond with the appropriate apparatus and equipment, dependent on availability of resources and as dispatched by their dispatch center.
2. The services to be rendered pursuant to this Agreement shall consist of providing first alarm fire response, rescue, or EMS. Each Agency agrees to provide, when and where possible, all its own additional apparatus and equipment necessary in the event of a Second or Third Alarm involvement within its own geographical boundaries or to request mutual aid from the operating area.
3. Both Parties may provide to each other, upon request, any special equipment needed to meet unusual emergency needs, provided such special equipment is available. This will only apply to resources considered Master Mutual Aid. Resources other than Master Mutual Aid may be considered assistance by hire (ABH), unless covered by another cost reimbursement agreement (CFAA, CFMA, etc.). This may include chief or fire officer response as well as approved apparatus and equipment.
4. The Incident Command System (ICS) will be the only system used for the command of emergencies. The Agency Having Jurisdiction (AHJ) always has the command responsibility and the final authority as to strategy and tactics at the incident. Regardless of jurisdiction, the first arriving unit shall initiate command and seek control of the incident. The AHJ resource will assume command from the other agency upon arrival. When responding into the other Agency's jurisdiction, the responding unit becomes a resource of the receiving unit and, as such, is under the control of that Agency until released. Under Master Mutual Aid, an Agency can recall assigned resources at any time. Serious consideration shall be extended to the receiving agency if resources(s) are recalled during a working emergency.
5. Automatic Aid shall apply only to emergency incidents and shall not apply to non-emergency situations such as water removals, standbys, public assistance, etc.
6. Command support and tactical radio frequencies will be determined and assigned by jurisdictional dispatch center based upon established communication plans. LOMA LINDA and COLTON may share radio frequencies for training, emergency incidents and joint resource operations.
7. The responsibility for requesting paramedic ambulances, law enforcement, or CHP will be made through the Incident Commander (IC) to the jurisdictional dispatch center.

8. Fire station coverage under this Agreement will be the responsibility of each Agency unless otherwise requested via the Mutual Aid System.
9. Logistical support of emergencies will be the responsible of the AHJ.

DISPATCH PROCEDURES

1. The Parties agree to respond resources as suggested by Computer Aided Dispatch (CAD), dependent on availability. The Parties agree to the following provisions:

COLTON will provide:

Structure Fire - One Engine or Aerial up to the third resource as suggested in the CAD line-up. (automatic response upon notification)

Vegetation Fire - One Engine Company up to the third resource as suggested in the CAD line-up. (automatic response upon notification)

Emergency Medical Service call - One Engine Company up to the third resource as suggested in the CAD line-up (automatic response upon notification).

LOMA LINDA will provide:

Structure Fire - One Engine Company up to the third resource as suggested in the CAD line-up. (automatic response upon notification)

Vegetation Fire - One Engine Company up to the third resource as suggested in the CAD line-up. (automatic response upon notification)

Emergency medical service call - One Engine Company up to the third resource as suggested in the CAD line-up. (automatic response upon notification)

Reviewed and Approved by:

CITY OF LOMA LINDA FIRE DEPARTMENT

By: _____

Dan Harker, Fire Chief

Dated

CITY OF COLTON FIRE DEPARTMENT

By:  _____

Ray Bruno, Fire Chief

12/19/24

Dated



Regular City Council Staff Report

F. Agreement with Atkinson, Andelson, Loya, Rudd & Romo (AALRR) for Legal Services relating to General Labor and Employment Law [City Manager]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3F.
To	From
City Council	T Jarb Thaipejr, City Manager

RECOMMENDATION:

Renew the legal services agreement with Atkinson, Andelson, Loya, Ruud & Romo (AALRR) regarding Administrative Human Resources.

BACKGROUND:

The City established a legal services agreement with Atkinson, Andelson, Loya, Ruud & Romo to provide legal services and consultation relating to general employment law matters, labor negotiations and labor advice in 2008. The previous agreement was executed on June 25, 2018. The renewal agreement includes an increase in the hourly rates for the Partners of Counsel, Associates, Paralegals and the individual billing rates of the Law Firm members by \$15.00 per year commencing January 1, 2026.

ANALYSIS:

AALRR has provided the City of Loma Linda with exceptional legal services and expertise in labor and employment matters since 2008. Their guidance has been instrumental in navigating complex legal issues, ensuring compliance with labor laws, and supporting the City's efforts to maintain a productive and legally compliant work environment.

ENVIRONMENTAL IMPACT:

None.

FINANCIAL IMPACT:

Funding for this service is budgeted in Expense Account No. 0011940-51840.

Attachments

[AALRR Attorney Representation Agreement - 2025\(52177740.1\) \(2\).pdf](#)

ATTORNEY REPRESENTATION AGREEMENT

I. PARTIES

This Attorney Representation Agreement ("Agreement") is entered into by and between the law firm of ATKINSON, ANDELSON, LOYA, RUUD & ROMO, a professional corporation, hereinafter referred to as "Attorney" or the "Law Firm" and the CITY OF LOMA LINDA, hereinafter referred to as "Client."

II. PURPOSE

Client desires to retain and engage Law Firm to provide services and consultation relating to general labor and employment law needs and other services on an as-needed basis. Law Firm accepts this engagement on the terms and conditions contained in this Agreement.

III. TERMS AND CONDITIONS

A. Fees for Services

1. Hourly Rate Services

Client agrees to pay the Law Firm at the following standard hourly rates:

Partners/Of Counsel: \$375

Associates (depending on years of professional experience): \$300–\$350

Paralegals: \$235

The rate structure set forth above and the individual billing rates of the Law Firm members providing services to Client shall increase by \$15.00 per year, commencing on January 1, 2026.

2. Costs and Expenses

In addition to the fees described above, Client agrees to pay a five percent (5%) "administrative fee" calculated and based on the total monthly billed fees to cover certain operating expenses of the Law Firm incurred in providing services to Client. This administrative fee is in lieu of charging Client for Westlaw, photocopies, automobile mileage, parking, facsimiles, telephone, document preparation, and postage.

Costs relating to fees charged by third parties retained to perform services ancillary to the Law Firm's representation of Client are not included and are charged separately. These include, but are not limited to, deposition and court reporter fees, transcript costs, witness fees (including expert witnesses), process server fees, and other similar third party fees. The Law Firm shall not be obligated to advance costs on behalf of Client; however, for purposes of convenience and in order to expedite matters, the Law Firm reserves the right to advance costs on behalf of Client with

Client's prior approval in the event a particular cost item exceeds \$2,000.00 in amount, and without the prior approval of Client in the event a particular cost item totals \$2,000.00 or less.

B. Billing Practices

1. A detailed description of the work performed and the costs and expenses advanced by the Law Firm will be prepared on a monthly basis as of the last day of the month and will be mailed to Client on or about the 15th of the following month, unless other arrangements are made. Payment of the full amount due, as reflected on the monthly statement, will be due to the Law Firm from Client by the 10th of the month following delivery of the statement, unless other arrangements are made. In the event that there are funds of Client in the Law Firm's Trust Account at the time a monthly billing statement is prepared, funds will be transferred from the Law Firm's Trust Account to the Law Firm's General Account to the extent of the balance due on the monthly statement and a credit will be reflected on the monthly statement. Any balance of fees or costs advanced remaining unpaid for a period of 60 days will be subject to a 1% per month service charge.

2. Hourly rate services shall be charged to Client at a minimum increment of one-tenth hour, including reasonable travel time billed portal-to-portal. When time spent by Attorney on a particular service exceeds one-tenth hour, the charge will be rounded up to the next one-tenth hour increment.

3. Client agrees to review the Law Firm's monthly statements promptly upon receipt and to notify the Law Firm, in writing, with respect to any disagreement with the monthly statement.

4. After the conclusion of a particular engagement (e.g. an investigation) should a need arise for the Firm to respond to any subpoena or discovery, to provide testimony at deposition, trial or arbitration, or to otherwise perform services with respect to any matter relating to or arising out of that engagement, Client shall compensate the Firm at its then applicable rates for time expended, including all required preparation time.

C. Termination of Representation

Client has the right, at any time, and either with or without good cause, to discharge the Law Firm as its attorneys. In the event of such a discharge of the Law Firm by Client, however, any and all unpaid attorneys' fees and costs owing to the Firm by Client shall be immediately due and payable.

The Law Firm reserves the right to discontinue the performance of legal services on behalf of Client on a particular matter upon the occurrence of anyone or more of the following events:

1. Upon order of a court of law requiring the Law Firm to discontinue the performance of legal services;

2. Upon a determination by the Law Firm in the exercise of its reasonable and sole discretion, that state or federal legal ethical principles require it to discontinue the performance of legal services;

3. Upon a failure of Client to perform any of Client's obligations with respect to the payment of the Law Firm's fees, costs or expenses as reflected on the monthly bill; or,

4. Upon failure to cooperate with Law Firm as described in paragraph E.

In the event that the Law Firm ceases to perform legal services for Client, Client agrees that it will promptly pay to the Law Firm any and all unpaid fees and costs advanced. Further, the Client agrees that, with respect to any litigation where the Law Firm has made an appearance in a court of law on its behalf, Client will promptly execute an appropriate Substitution of Attorney form. Any termination of Law Firm's representation on such a matter may be subject to approval by the applicable court of law.

D. Possible Third Party Conflicts

The Firm has a number of attorneys. The Firm may currently or in the future represent one or more other clients in matters involving Client. The Firm undertakes this engagement on the condition that the Firm may represent another client in a matter in which the Firm does not represent Client, even if the interests of the other client are adverse to those of Client (including appearance on behalf of another client adverse to Client in litigation or arbitration), provided the other matter is not substantially related to the Firm's representation of Client and in the course of representing Client attorneys of the Firm have not obtained confidential information of Client material to the representation of the other client ("Permitted Adverse Representation"). Client's consent to this arrangement is required because of its possible adverse effects on performance of the Firm's duties as attorneys to remain loyal and available to those other clients and to render legal services with vigor and competence. Also, if an attorney does not continue an engagement or must withdraw therefrom, the client may incur delay, prejudice or additional cost such as acquainting new counsel for the matter. Client agrees not to seek to disqualify the Firm from representing such other client in any Permitted Adverse Representation.

E. Client Cooperation

Client understands and agrees that, in order for the Law Firm to represent Client effectively, it is necessary for Client to assist and cooperate with the Law Firm during this engagement. Client agrees to: (1) make its employees and officials available to discuss issues as they arise; (2) attend and participate in meetings, preparation sessions and court proceedings, review drafts of documents, and perform other activities in connection with the representation; and (3) provide complete and accurate information and documents to us on a timely basis. Noncooperation will be grounds for the Law Firm's withdrawal from representing Client on a particular matter. It is essential that Client and the Law Firm maintain open communications.

F. Identification of Insurance Coverage

With respect to insurance coverage for any matters covered by the scope of services under this Agreement, Client agrees that it has the responsibility, rather than the Law Firm, to identify potential insurance coverage and to tender legal matters to any appropriate insurance companies that may insure Client. If Client desires that the Law Firm become involved in identifying potential insurers and/or the tender of legal disputes, then a separate written agreement between Client and the Law Firm to that effect will be required.

G. Arbitration: Waiver of Jury Trial

If any dispute arises out of, or related to, a claimed breach of this agreement, the professional services rendered by attorneys, or any other disagreement of any nature, type, or description, regardless of the facts or the legal theories which may be involved, including attorney malpractice, breach of fiduciary duty, misrepresentation, or conflict of interest, such dispute shall be resolved by confidential and binding arbitration upon the written request of one party after service of that request on the other party.

There are significant advantages and disadvantages of binding arbitration. The parties shall agree on an arbitrator with special skills and experience to hear and determine the dispute unlike in a court proceeding where a judge is assigned. If the parties cannot agree, then the Superior Court of Fresno County shall choose an impartial arbitrator whose decision shall be final and conclusive on all matters.

The parties shall each have the right of discovery in accordance with Code of Civil Procedure Section 1283. Arbitrations conducted pursuant to this agreement permit the same discovery rights as in a court proceeding. Each party shall bear their own costs and attorney fees, including payments to the arbitrator which can be significantly more costly than the filing fee in Court proceedings where costs may be awarded to the prevailing party. Each party to this agreement waives and therefore gives up important constitutional rights in arbitration as the arbitrator's decision is final. There is no right to appeal to challenge any errors made in the arbitration proceeding. Unlike court proceedings, arbitration proceedings are conducted privately and the outcome will remain confidential. There is no right to a trial by a judge or jury of one's peers. There is no limitation on the type of monetary damage that can be awarded by the arbitrator. The client is advised that the client has the right to have an independent lawyer of client's choice review this arbitration provision.

H. Protection of Client Confidences - High Tech Communication Devices

The Law Firm is aware of its important obligation to preserve the secrets and confidences of its clients which it holds in precious trust for them. To that end it is important that Client and the Law Firm agree from the outset what kinds of communications technology the Law Firm should employ in the course of representing Client. For example, the exchange of documents and other information using email or other types of electronic communications involves some risk that information will be retrieved by third parties with no right to see it. Even the use of facsimile machines can cause problems if documents are sent to numbers where the documents sit in open view.

Therefore, Client should only provide the Law Firm with cellular numbers, facsimile numbers and email addresses which are acceptable to Client for receiving confidential communications from the Law Firm. Client agrees that the Law Firm may use any of the cellular numbers, facsimile numbers and email addresses other than those which you specify in writing that the Law Firm should not use.

I. Document Retention and Destruction

After a file on a matter is closed, Client has a right to request the Law Firm to return the file to Client. Absent such a request, the Law Firm shall retain the file on Client's behalf for a period of five (5) years. Following this period of time, the Law Firm will destroy such files.

J. Miscellaneous

1. Law Firm and Client agree that the Law Firm, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and is not an employee of Client.
2. The Law Firm maintains errors and omissions insurance coverage applicable to the services to be rendered.

K. Entire Agreement

This Agreement represents the entire agreement between Client and the Law Firm unless a particular matter is covered by a separate written agreement. By execution of this Agreement, Client certifies that it has carefully reviewed and understands the contents of this Agreement and agrees to be bound by all of its terms and conditions. Furthermore, Client acknowledges that the Law Firm has made no representations or guarantees regarding the outcome, or the time necessary to complete or resolve a particular matter. No change or waiver of any of the provisions of this Agreement will be binding on either Client or the Law Firm unless the change is in writing and signed by both Client and the Law Firm.

IV. DURATION

This Agreement shall commence on January 1, 2025. The attorney-client relationship between the Firm and Client will cease at the conclusion of the matter(s) specified above. If the Firm is not asked by Client to provide advice for a period of one (1) year from the last date the Firm provided such advice, both Client and the Firm agree that the attorney-client relationship

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terminated on the last date the Firm provided advice without further action or notice by either party.

“Law Firm”

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Dated: _____

By: _____
Kevin R. Dale

“Client”

CITY OF LOMA LINDA

Dated: _____

By: _____
T. Jarb Thaipejr
City Manager



G. Agreement with MetTel for replacement of City's Plain Old Telephone Service (POTS) lines [Information Systems]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3G.
To	From
City Council	Kyle MacGavin, Information Systems Manager
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council approve the agreement with MetTel for the replacement of the City's Plain Old Telephone Service (POTS) lines.

BACKGROUND:

In 2019 the Federal Communications Commission (FCC) passed order 19-72A1 which instructed a migration from POTS to modern alternatives. In the wake of this order, telecom companies have been increasing pricing to encourage customers to move away from POTS. The City's current POTS line provider has recently increased their service price, so this agreement will move the City onto a more cost effective technology and future proof the City's POTS line requirements for years to come.

ANALYSIS:

The City has received three quotes for POTS replacement service. The service offered from MetTel was found to be the most cost effective. Their service package includes devices that are emergency rated which entails battery backup and SIM card fail over in the event of power and/or internet failure. The agreement is on a 36 month term, entails a one time non recurring cost of \$2,000 for implementation, and monthly recurring cost of \$734.84 for all 18 lines. City attorney has reviewed the agreement.

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Funds are currently available in the City Wide 51830 Contracts accounts.

Attachments

[City of Loma Linda - MetTel PIAB proposal 1-3-25.pdf](#)

MetTel Communications Solution



Prepared For
City of Loma Linda

Presented On
January 3, 2025

Presented By
Packet Fusion

Dear City of Loma Linda,

Thank you for the opportunity to propose a MetTel solution for your business communications needs. At MetTel, we strive to achieve the best value for our customers by providing a comprehensive suite of telecommunications solutions. From traditional voice services to software-defined networks and mobility solutions, MetTel is the preferred solution provider of enterprise and government customers.

We are committed to delivering immediate and sustainable cost and operational efficiencies to our customers:

- Significant hard and soft dollar savings
- Cloud-based communications management platform with detailed invoicing, reporting and help desk functionality
- Service availability for all communications solutions across the United States, Canada, and Puerto Rico
- Superior, 24/7/365 U.S.-based customer care

I look forward to reviewing the enclosed proposal with you and addressing any questions you may have.

Thank you.

Packet Fusion

SOLUTION PORTFOLIO

Data & Network Solutions

Ethernet Services
MPLS
Data T1
Cable Internet
SD-WAN
Business Fiber
Managed Router
Managed Firewall
Managed Wi-Fi
IPsec & SSL VPN

Advanced Voice Solutions

Cloud PBX
Unified Communications (UC)
SIP Trunking
SIP PRI
Audio & Web Conferencing
Digital Voice

Cloud Managed Solutions

Hosted Exchange
Online Backup
IP Business
Patching & Antivirus
IT Management Services

Mobility Solutions

Mobile Device Management (MDM)
Nationwide Mobility
Fixed Wireless/Mobility
Push-to-Talk (PTT)
Mobile Help Desk
Internet of Things (IoT)
Mobile POTS

Professional & Consulting Solutions

Communications Management Platform (Bruin)
Professional Services
Managed Services

Traditional Solutions

Business Lines
Local & Long Distance
Toll-Free
High Speed Internet
ISDN PRI
PRI
Point-to-Point Private Lines
Centrex
PBX Trunks

Prepared For City of Loma Linda	Date January 3, 2025	Quote ID SQ-00390542
Expiration Date Feb 02, 2025	Agent Bridgepointe Technologies, LLC	Opportunity ID 006TQ00000GK0FbYAL
Authorized By	Agent ID AGTMASTBT891405	Term 36 Month

Total
Monthly Recurring Cost (MRC)
\$734.84

Total
Non Recurring Cost (NRC)
\$1,000.00

Total
Locations
4

10520 Ohio St, Loma Linda, CA 92354-1812 USA

Product	Term	Qty.	Per Unit	MRC	NRC
Specialty Line User w/Bruin License	36 Month	1	\$44.99	\$44.99	\$0.00
Rented Equipment - Edge 9010 - Installed	36 Month	1	\$15.00	\$15.00	\$0.00
One Time Activation Fee	36 Month	1	\$200.00	\$0.00	\$200.00
Site Total				\$59.99	\$200.00

11325 Loma Linda Dr, Loma Linda, CA 92354-3723 USA

Product	Term	Qty.	Per Unit	MRC	NRC
Specialty Line User w/Bruin License	36 Month	8	\$34.99	\$279.92	\$0.00
Rented Equipment - Edge 9090 - Installed	36 Month	1	\$20.00	\$20.00	\$0.00
One Time Activation Fee	36 Month	1	\$200.00	\$0.00	\$200.00
Site Total				\$299.92	\$200.00

25976 Mission Rd, Loma Linda, CA 92354-6536 USA

Product	Term	Qty.	Per Unit	MRC	NRC
Specialty Line User w/Bruin License	36 Month	3	\$34.99	\$104.97	\$0.00
Rented Equipment - Edge 9090 - Installed	36 Month	1	\$20.00	\$20.00	\$0.00
One Time Activation Fee	36 Month	1	\$200.00	\$0.00	\$200.00
Site Total				\$124.97	\$200.00

26000 Barton Rd, Loma Linda, CA 92354 USA

Product	Term	Qty.	Per Unit	MRC	NRC
Specialty Line User w/Bruin License	36 Month	6	\$34.99	\$209.96	\$0.00
Rented Equipment - Edge 9090 - Installed	36 Month	2	\$20.00	\$40.00	\$0.00
One Time Activation Fee	36 Month	2	\$200.00	\$0.00	\$400.00
Site Total				\$249.96	\$400.00

*Minimum Activation Fee for 36 Month Term is \$1,000.
 Rates above quoted in USD. Wireline Internet access not included in above. MetTel provided wireless service is intended as a back up to wireline Internet Service. The Edge 9010/9090 includes one Technician visit credit of up to 3 hours with up to \$500 applied towards installation charges. If number porting is required, a second, up to 3 hour Technician visit, with a credit of up to \$500 towards installation charges. Regular on-Site installation fees apply at \$250 for the 1st Hour and \$125.00 each additional hour during normal business hours; any amount of MetTel Technician time in addition to the Time Allotment as stated here, and in the Statement of Work, will be charged to the Customer at the rates stated above (during normal business hours of 9am-5pm, Monday through Friday). Wireless pooled plan overage rate is \$11.00 per GB.
 Shipping, taxes, regulatory fees and surcharges are not included above. The foregoing Products are being purchased in accordance with the terms and conditions of the Master Service Agreement entered into by and between Customer and MetTel ("MSA"). The effective date of the Initial Term for any Product will be the date that the applicable Product is installed, delivered and/or available for use, as applicable, or, for existing Products, the date this Schedule becomes effective. This document shall constitute a "Schedule" to the MSA and is subject to the terms and conditions of the MSA. Capitalized terms used but not defined have the meanings given to them in the MSA.

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•Minimum Activation Fee for 36 Month Term is \$1,000.

Rates above quoted in USD. Wireline Internet access not included in above. MetTel provided wireless service is intended as a back up to wireline Internet Service. The Edge 9010/9090 includes one Technician visit credit of up to 3 hours with up to \$500 applied towards installation charges. If number port required, a second, up to 3 hour Technician visit, with a credit of up to \$500 towards installation charges. Regular on-Site installation fees apply at \$200.00 for the 1st Hour and \$125.00 each additional hour during normal business hours; any amount of MetTel Technician time in addition to the Time Allotment stated here, and in the Statement of Work, will be charged to the Customer at the rates stated above (during normal business hours of 9am-5pm, Monday through Friday). Wireless pooled plan overage rate is \$11.00 per GB.

Shipping, taxes, regulatory fees and surcharges are not included above. The foregoing Products are being purchased in accordance with the terms and conditions of the Master Service Agreement entered into by and between Customer and MetTel ("MSA"). The effective date of the Initial Term for any Product will be the date that the applicable Product is installed, delivered and/or available for use, as applicable, or, for existing Products, the date this Schedule becomes effective. This document shall constitute a "Schedule" to the MSA and is subject to the terms and conditions of the MSA. Capitalized terms used but not defined have the meanings given to them in the MSA.



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Alarm Liability Waiver

In connection with the Master Service Agreement ("MSA") between Manhattan Telecommunications Corporation LLC ("MetTel") and Customer identified below and the Products to be provided by MetTel thereunder, Customer agrees as follows (capitalized terms used but not defined in this waiver have the meanings given to them in the MSA):

Customer understands that alarm systems connected to POTS Transformation/PIAB Service ("PIAB Service") using Internet, Voice over IP and other IP technologies will operate differently than traditional TDM voice service.

Customer acknowledges that MetTel is not an alarm service company and is not responsible for the functionality of Customer alarm and other systems connected to the PIAB Service. MetTel will configure and connect Customer's equipment in accordance with Customer's instructions, however, MetTel assumes no responsibility for compatibility or proper operation of Customer's connected devices, which may include fire and burglar alarm systems.

MetTel recommends Customer regularly test the Products for proper operation with its alarm / monitoring provider. Without limiting the warranty disclaimers set forth in the MSA, Customer specifically acknowledges that MetTel does not represent or warrant that the transmission of alarm or other signals will not be interrupted, circumvented or compromised, or that Customer's alarm or other system will be compatible with MetTel Products.

Customer understands that services may be disrupted or degraded by network congestion, atmospheric conditions, power failures or other conditions beyond MetTel's control. Use of wireless interfaces as the sole or primary connection may result in a less reliable connection. The use of these services may prevent signal transmission and can interfere with the line-seizure and other features of customer's alarm system. Customer is responsible for having these services tested by an authorized alarm inspection company or systems expert, as applicable, to ensure signal transmission and features are operating as expected. Customer accepts full responsibility for alarm, safety and monitoring system compliance with the authority having jurisdiction. Without limiting the other limitations of liability herein, IN NO EVENT SHALL METTEL OR ITS VENDORS BE LIABLE FOR ANY LOSSES, DAMAGES, CLAIMS OR EXPENSES OF ANY KIND ARISING OUT OF THE USE, ATTEMPTED USE, OR INABILITY TO ACCESS LIFE SUPPORT, ALARM OR MONITORING SYSTEMS OR DEVICES, 911 OR E911, OR OTHER EMERGENCY CALL OR SERVICE.

Agreed and accepted:

Customer: _____

By: _____

Name: _____

Title: _____

Date: _____



Master Service Agreement Voice, Data & IP Services and Products

This Agreement (as further defined in Section 12) is entered into this date of _____ ("Effective Date"), by and between Manhattan Telecommunications Corporation LLC, having its principal place of business at 55 Water Street, 32nd Floor, New York, NY 10041 (hereinafter referred to as "MetTel"), and _____ having its principal place of business at _____ (hereinafter referred to as "Customer").

1. PRODUCTS AND SERVICES / TERM. Customer agrees to acquire from MetTel the services ("Services"), software ("Software") and equipment ("Equipment") identified on the schedules to this Agreement ("Schedules"), for a 36 month period, unless a different term is specified on the Schedules (as applicable, the "Initial Term"). Services, Software and Equipment are collectively referred to as "Products." The effective date of the Initial Term for any Product will be the date that the applicable Product is installed, delivered and/or available for use, as applicable, or, for existing Products, the date hereof. Customer will take all actions necessary to effectuate the Initial Term in a timely fashion.

2. RENEWAL. The Initial Term will automatically extend for additional one (1) year periods (each, an "Additional Term" and, together with the Initial Term, the "Term") at the same Monthly Equipment Rental Charges for Equipment (as established by Section 18 below), and MetTel's then standard twelve month term rates for other Products, unless either party gives the other party written notice of non-renewal at least ninety (90) days prior to the expiration of the then-current Term.

3. PAYMENT. Customer shall pay the rates and charges for Products provided under this Agreement and all applicable taxes and surcharges that may be authorized or required under laws, regulations, or tariffs in connection therewith. Except for taxes based on MetTel's net income, Customer will be responsible for all taxes, regulatory costs, fees and surcharges arising from or in connection with an order, rule or regulation of any governmental or quasi-governmental authorities imposed on or incident to the provision, sale or use of Products, whether on Customer, MetTel, MetTel Providers or any of their affiliates. MetTel will bill Customer each month and all invoices are due and payable twenty-five (25) days after the invoice date. Customer shall send payments to the address specified on the invoice. In the event that MetTel incurs costs (collection and/or attorney fees) to recover amounts owed under this Agreement, MetTel may add these costs to any amounts outstanding. MetTel, in addition to any other remedies available to it, may impose a late fee of the greater of five (5) dollars or one and one-half percent (1.5%) per month on any charges not paid by the due date or, if less, the maximum amount allowed by law. In addition, MetTel may suspend Products, in whole or in part, if amounts owed hereunder are past due.

4. LOCATION(S) / ADDITIONAL PRODUCTS. The Products shall be provided under the terms of this Agreement to the Customer locations specified on the Schedules. Other Customer locations, renewals or additional Products may become subject to this Agreement by submission of additional Schedules (including orders submitted via email) by or on behalf of Customer and accepted by MetTel. Each Schedule or order accepted by MetTel will commence a new Initial Term for the Products covered by the Schedule or order. Except as expressly set forth therein rate cards (Schedules with indefinite quantities) may be discontinued by MetTel at any time other than for previously-activated Products. Equipment under a Schedule is subject to availability and pricing is subject to periodic change.

5. LIMITS ON LIABILITY. Neither party will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, cable cuts by third parties, flood, weather elements, strike, embargo, labor disputes, civil or military authority, war, acts of God, acts or omissions of carriers or suppliers, software bugs, viruses and the like, acts of regulatory or governmental agencies, or other causes beyond their reasonable control (collectively, "Force Majeure"), except for the obligation to pay amounts due under this Agreement. As used in this Agreement, "service failure" means a failure to comply with a direction or obligation to install, restore or terminate Services, a failure to provide Services and failures, mistakes, omissions, interruptions, degradation, delays, errors, defects or the like occurring in the course of the provision of Services. The total maximum aggregate liability hereunder, if any, of MetTel and its affiliates and suppliers and their officers, directors, agents and employees for damages arising out of this Agreement, the relationship created hereby or out of the furnishing of Products shall be limited to: (i) for service failures: a repair or re-performance of the Service, and a pro-rata refund of any prepaid fees for continuous service failures in excess of 24 hours, (ii) unless directly caused by the willful misconduct of MetTel, no liability for injury to persons or property, losses (including any loss of business), damages, claims or expenses of any kind caused by Equipment or Software, and (iii) in all other cases proven direct damages in an amount limited to the Service charges paid by Customer under this Agreement during the three months preceding the date of accrual of the first claim, even if the other limitations of liability set forth herein fail of their essential purpose. In addition, none of MetTel or its affiliates and suppliers or any of their officers, directors, agents or employees will be liable to the Customer for any consequential, indirect, incidental, reliance, exemplary, special, punitive or other like damages including without limitation loss of use, profits, revenue, business or goodwill with respect to any claims arising under this Agreement or regarding the Products to be provided hereunder, even if MetTel has been advised of the possibility of such damages. Without limiting the foregoing, it is expressly understood and acknowledged that the underlying service provider shall have no liability whatsoever for Customer losses, claims or damages for any cause whatsoever, including but not limited to any service failure, regardless of the form of action, whether in contract or in tort or otherwise.

6. LETTER OF AUTHORIZATION/AGENCY. MetTel will act as Customer's authorized agent for all matters related to obtaining connectivity service records and to the provisioning of local and long distance communications services associated with all Customer's telephone numbers. MetTel has the authority to order local, regional, and long distance changes on all numbers associated with the accounts listed on the attachments to this Agreement. MetTel shall not release any information regarding Customer's telecommunications services without obtaining the Customer's written approval except where required pursuant to subpoena or court order. To the extent possible, MetTel shall freeze Customer's services so that a third party (including another carrier) cannot complete a change without having the Customer contact MetTel and authorize the change.

7. CONFIDENTIAL INFORMATION. Each party shall hold in confidence and not use, except to perform its obligations hereunder, information received from the other party that is designated confidential or proprietary or that a reasonable person would treat as confidential based upon the nature of the information disclosed or the circumstances of the disclosure ("Confidential Information") for the

Term and a period of 2 years thereafter. The parties agree that Confidential Information shall include the pricing and terms and conditions of this Agreement, any proposals or requests for proposals, and information relating to the disclosing party's technology, business affairs, and marketing or sales plans. Neither party shall use Confidential Information for any purpose other than in furtherance of performance under this Agreement or disclose Confidential Information to any third party other than to entities that are bound by non-disclosure obligations that are substantially similar to those set forth in this Agreement. The fact that the parties are engaged in a business relationship is not Confidential Information. Customer must obtain MetTel's written permission prior to disclosing any MetTel Confidential Information to any competitor of MetTel. The foregoing restrictions shall not apply to information that: (a) is or becomes publicly available through no act or omission of the receiving party; (b) was already in the lawful possession of the receiving party without an obligation of confidentiality; (c) is lawfully disclosed to the receiving party by a third party that is not restricted from making such disclosure; (d) is required to be disclosed by subpoena or other legal process, limited to the extent required by the terms of such subpoena or other legal process; (e) is approved in writing by the disclosing party for further disclosure; (f) is independently developed without reference to the Confidential Information and is so documented by the receiving party; or (g) is required to port telephone numbers. Receiving party acknowledges that the unauthorized use or disclosure of any such Confidential Information is likely to cause irreparable injury to disclosing party for which there is no adequate remedy at law. Accordingly, receiving party acknowledges that disclosing party may seek injunctive relief against it to prevent or remedy any breach of the confidentiality obligation described herein without disclosing party being required to post bond.

8. TERMINATION.

8.1. Default. A party shall be deemed in default of this Agreement (a "Default") upon the occurrence of any one or more of the following events:

- (a) except with respect to payment defaults, such party materially fails to perform its material obligations under this Agreement and such nonperformance is not remedied within thirty (30) days after receipt of written notice thereof, provided that if the breach is of such a nature that it cannot be cured within thirty (30) days, then such party shall not be in Default so long as it commences to cure within such period of time and thereafter diligently and continuously pursues such cure to completion; or
- (b) such party fails to make any payment under this Agreement when due and such failure is not remedied within ten (10) days after receipt of written notice thereof.

Upon the occurrence of a Default and subject to the applicable notice and cure periods and Section 8.2 below: (i) the aggrieved party may terminate or suspend the applicable Services affected by such uncured Default, and (ii) with respect to Licensed Software and/or Rented Equipment, MetTel may terminate the applicable Product. Notwithstanding the foregoing, Customer understands and agrees that Customer cannot terminate Customer's payment obligations with respect to Software or Equipment in a Schedule, which obligations are more specifically addressed in Section 17 relating to Software and Section 18 relating to Equipment prior to the end of the applicable Initial Term for any reason. The foregoing shall be in addition to any other rights and remedies that MetTel may have under this Agreement or at law, in equity or otherwise.

8.2. Effect of Termination. If Customer discontinues any Service before the expiration of the applicable Initial Term or applicable Additional Term, or if MetTel terminates this Agreement or any Service for Customer's Default, Customer will be liable to MetTel for termination charges equal to the monthly recurring charges for the applicable discontinued Services, multiplied by the number of months remaining in the Term, plus any charges MetTel incurs from third parties because of Customer's early termination of the applicable Services and for any charges that may have been waived. Customer must give MetTel prior written notice of any Service termination (using MetTel standard forms), and, in addition to the amounts set forth above, will be responsible for all charges for such Service up to the date such Service is disconnected, as well as any charges in connection with the termination. Additionally, if MetTel terminates Service, Licensed Software and/or Rented Equipment for Customer's Default, and/or Customer is in default under any Schedule, and/or any Service is discontinued before the expiration of the applicable Initial Term or applicable Additional Term without contracting for a replacement Service where any Licensed Software and/or Rented Equipment, as applicable, utilized in connection with the discontinued Service will be redeployed, in addition to the amounts set forth above, Customer will pay MetTel an amount equal to (a) any Monthly Licensed Software Charges (as established by Section 17 below), multiplied by the number of months remaining in the applicable Term, discounted at 3% per annum, related to any Licensed Software utilized in connection with the discontinued Service, plus (b) any Monthly Equipment Rental Charges (as established by Section 18 below), multiplied by the number of months remaining in the applicable Term, discounted at 3% per annum, relating to any Rented Equipment utilized in connection with the discontinued Service, plus (c) any applicable taxes; and Customer will be required to return any Rented Equipment and any other equipment supplied by MetTel in connection with the discontinued Service to the location designated by MetTel (at Customer's expense) in good working condition and free from all liens, charges and encumbrances within 10 days after termination of the Service for which it was used or of this Agreement, or Customer will pay MetTel's purchase price for the equipment as invoiced by MetTel. If MetTel assigned the Rented Equipment and right to receive Monthly Equipment Rental Charges and/or Monthly Licensed Software Charges to a third-party for financing purposes, then the assignee may exercise any of MetTel's rights and remedies independently from MetTel.

9. INTERNET & IP VOICE SERVICES DISCLOSURE.

9.1. 911 Disclosure. The Federal Communications Commission ("FCC") requires MetTel to obtain Customer's acknowledgement that it has received the following disclosures regarding possible circumstances that COULD IMPAIR YOUR ABILITY TO ACCESS E911 SERVICE: (1) if you utilize equipment that relies on electricity, you will lose E911 service (and service generally) if such devices lose access to electricity such as in a power failure. To reduce the risk of disruption, Customer should deploy a back-up power supply to operate phones and related equipment; (2) if you move your location you must notify us at least 30 days in advance so that we may program the correct information into the E911 system. Otherwise, the E911 system will not contain your correct information; (3) you may be unable to complete calls to 911 or otherwise in the event of network failures or congestion; (4) if you obtain telephone numbers that are not associated with your calling area, you may not be able to reach E911 services; (5) you must notify MetTel of any change in your designated key personnel for E911 notifications, otherwise notifications that an end-user has placed a 911 call will not be deliverable. By executing this Agreement, Customer acknowledges that it understands and accepts the above limitations, and that it will convey these limitations to all persons who may have occasion to use the Services. *California multiline customers:* please view additional important disclosures and informative brochure at: <https://www.mettel.net/about-mettel/legal/legal-regulatory-notices/>.

9.2. VoIP 911 Service and Acknowledgement. Please read the VoIP Schedule on the MetTel website at <http://www.mettel.net/company/voip-911.html> which is incorporated herein by reference and made a part of this agreement. If you are subscribing to VoIP Service (hosted PBX, VoIP or SIP Trunking), Customer (you) agree to the terms of the VoIP Schedule and further agree that: (1) you have received and have read and understood the terms and conditions relating to VoIP Service, including 9-1-1 service; (2) you and all users of your Service understand the nature and limits of 9-1-1 service associated with VoIP; and (3) if you change the location in which you use Service in any way, including operating Service outside of the address that you have given to MetTel, you must immediately contact MetTel, and that failure to do so may adversely affect your 9-1-1 service.

9.3. Alarm Systems and Internet Voice Application Disclosure. Please view additional important disclosures at our Policies URL concerning interoperability of VoIP and POTS replacement products with alarms systems and other legacy equipment.

10. NOTICES. Notices under this Agreement shall be sent to MetTel, Legal Department, 101 Crawfords Corner Road, Suite 4-311, Holmdel, NJ, 07733, and to Customer at the above address. Either Party may change their mailing and/or billing address by written notice in accordance with this Section. Notices may be sent by first-class U.S. mail, postage prepaid, certified, return receipt requested, or by an overnight carrier, and shall be deemed effective five (5) business days after mailing by first-class U.S. mail, one (1) business day after mailing by an overnight carrier or upon receipt.

11. MISCELLANEOUS. MetTel may perform its obligations under this Agreement through its affiliates, agents, suppliers or subcontractors (the "MetTel Providers"), but MetTel shall not be relieved of its obligations by using the MetTel Providers. MetTel may assign all or part of this Agreement to any of its affiliates or successors. MetTel may assign its rights to payments hereunder, and its rights in the Equipment and Software, to a third party for financing purposes as provided for in the Licensed Software and Equipment Rental Sections below. With reasonable prior notice, Customer may assign this Agreement to any entity that is the successor to substantially all of its assets or business, subject to MetTel's acceptance of the assignee and execution and delivery of MetTel standard assignment forms. All other attempted assignments shall be void without MetTel's prior written consent. This Agreement shall be governed by the laws of New York, without regard to its choice of law principles, and the venue for any legal action or litigation involving this Agreement and all proceedings held in such action or litigation will be exclusively the courts of the State of New York, or the federal courts of the United States of America, in each case located within New York County. Each party agrees that any cause of action or claim will be resolved individually and Customer agrees that it will not consolidate or seek class treatment for any claims in connection with this Agreement, unless previously agreed to in writing by both parties. If any part of this Agreement is rendered invalid or unenforceable, the rest of the Agreement will remain valid and enforceable. Provisions of this Agreement that by their terms or nature must survive expiration or termination of this Agreement, will survive expiration or termination of this Agreement, including, but not limited to Sections 3, 5, 7, 8, 11 – 18 and 20 – 22. Failure to insist on strict performance of any of the terms and conditions of this Agreement will not operate as a waiver thereof or of any subsequent default or failure of performance, and no waiver by either party of any breach shall be construed as a waiver of any subsequent breach or as a waiver of the provision itself or any other provision. Purchase orders or other non-MetTel ordering documents relating to Products issued by Customer containing different or additional terms will be construed solely as evidence of Customer's internal business processes and will have no effect on this Agreement or any Products except to the extent evidencing acceptance of a Schedule. If objection is not received by MetTel within three months after an invoice is rendered, the items and charges appearing thereon shall be determined to be correct and binding upon Customer. Customer authorizes MetTel to monitor and record calls to or from MetTel concerning the Services for MetTel's training and quality control purposes.

12. TARIFFS, SERVICE PUBLICATIONS, ENTIRE AGREEMENT. This Agreement consists of: (i) the terms in the body of this Master Service Agreement ("MSA"), (ii) any attachments incorporated herein by reference (iii) any attachments and Schedules later added to this agreement (ii) and (iii), collectively, "Attachments" (iv) MetTel product guides, price lists and product use terms (collectively, "Service Publications") and (v) any applicable tariffs (i) – (v) collectively, the "Agreement"). This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other representations, understandings or agreements that are not expressed herein, whether oral or written. The rates, terms and conditions that apply pursuant to applicable tariffs are subject to change in accordance with the rules of applicable state regulatory commission and/or Federal Communications Commission. Service Publications are found on the MetTel website (<https://www.mettel.net/about-mettel/legal/tariffs-product-guides/>) as of the date of this Agreement, referred to hereafter as the "Policies URL", are subject to change from time to time when updated on the MetTel website and are incorporated herein by reference to the extent they do not conflict with the terms of the MSA or any Attachment. Except as otherwise set forth herein, no amendment, waiver or modification of this Agreement shall be valid unless in writing and signed by both parties. Handwritten changes to this Agreement (including without limitation any Attachment) are not valid. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement.

13. USE OF PRODUCTS. Products purchased under this contract cannot be resold. Customer agrees that it is responsible and accepts full liability for all use of the Products, with or without its permission, and will not resell the Products purchased under this Agreement or distribute/ transfer the Products purchased under this Agreement to any person or entity other than its employees. The Products may not be used for any unlawful, abusive, or fraudulent purpose, in violation of the then-current acceptable use policy ("AUP") located at the Policies URL or another designated url, to support illegal robocalling activity, or in any way that violates or infringes upon the rights of others. Customer agrees to promptly reply, and assist MetTel to reply, to a request from law enforcement or a traceback administrator authorized by USTelecom's Traceback Group for information about suspicious robocalls that have been sent to a downstream provider. Customer shall defend, indemnify and hold harmless MetTel and its affiliates and suppliers and their respective officers, directors, agents, affiliates, and employees from and against any claims, liabilities, losses, costs, or damages, (including legal fees and costs) arising out of any user's use or attempted use of Products. Broadband speed claim(s) represent maximum downstream and/or upstream speed capabilities which may vary and are not guaranteed. Factors including line quality and Customer's distance from the exchange may limit available bandwidth.

14. WARRANTIES. CUSTOMER AGREES THAT THE PRODUCTS ARE PROVIDED ON AN "AS IS" OR "AS AVAILABLE" BASIS, WITH ALL FAULTS, AND THAT METTEL DOES NOT WARRANT THAT THE PRODUCTS WILL BE WITHOUT FAILURE, DELAY, INTERRUPTION, ERROR, DEGRADATION OF QUALITY OR LOSS OF CONTENT, DATA OR INFORMATION, AND SPECIFICALLY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES AS TO ANY PRODUCTS, INCLUDING WITHOUT LIMITATION

ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE OR NONINFRINGEMENT OF THIRD PARTY RIGHTS. METTEL IS NOT THE MANUFACTURER OF ANY EQUIPMENT. WITH RESPECT TO METTEL, CUSTOMER PURCHASES OR RENTS THE EQUIPMENT, AS APPLICABLE, "AS IS." EQUIPMENT SHALL BE SUBJECT TO THE WARRANTIES, IF ANY, PROVIDED TO CUSTOMER BY THE EQUIPMENT MANUFACTURER. MODIFICATIONS MAY VOID OR OTHERWISE LIMIT ANY WARRANTY APPLICABLE TO THE EQUIPMENT. WITH RESPECT TO SECURITY PRODUCTS INCLUDING WITHOUT LIMITATION CLOUD FIREWALL & SASE, CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT NO VENDOR CAN ASSURE COMPLETE SECURITY AND NOTHING HEREIN OR ELSEWHERE SHALL BE DEEMED TO IMPLY A SECURITY GUARANTEE OR ASSURANCE.

15. UNAUTHORIZED USAGE. It is understood that MetTel is under no obligation to investigate the authenticity of calls charged to Customer's account and shall not be liable for any fraudulent or unauthorized calls processed by MetTel and billed to Customer's account. Notwithstanding, in the event MetTel discovers or reasonably suspects fraudulent calls are being made, or that the Services are being used in connection with (i) illegal, fraudulent or abusive activity, (ii) activity that places MetTel's (or its providers') network at risk or could subject MetTel (or its providers) to liability to a third party or (iii) in a manner that violates this Agreement, the AUP or infringes the rights of a third party (including without limitation, to support illegal robocalling activity), nothing contained herein shall prohibit MetTel from taking immediate action, without notice to Customer, that is reasonably necessary to prevent such calls or transmissions from taking place, but is under no obligation to do so.

16. HOSTED PRODUCTS. This section applies solely to MetTel-hosted Services, including hosted PBX. MetTel will provide Customer with password-protected access to its hosted Service(s). Passwords are selected by Customer or its end-users, and Customer shall be solely and exclusively responsible for protecting all account passwords and the use and control of access to Customer's account.

17. LICENSED SOFTWARE. This section applies to all SD-WAN services and any other Products listed on a Schedule designated as "Licensed Software" on such Schedule. By Customer's acceptance of the terms of such Schedule, Customer thereby agrees to pay MetTel the monthly amounts set forth on the Schedule relating to the Licensed Software, plus applicable taxes (the "Monthly Licensed Software Charges") for the Initial Term of the applicable Licensed Software. The Initial Term for Licensed Software will commence on the earlier of (i) the date of activation of the Licensed Software, or (ii) ninety (90) days after the date of shipment of the Equipment associated with the Licensed Software (if any). Notwithstanding anything to the contrary, Customer understands and agrees that Customer is unconditionally obligated to pay all Monthly Licensed Software Charges for the applicable Initial Term, and is not entitled to withhold any Monthly Licensed Software Charges or reduce or set-off against any amounts owed relating to the Licensed Software for any reason. Licensed Software cannot be discontinued before the expiration of the applicable Initial Term for any reason. At the conclusion of the Term, Licensed Software and Customer's obligation to pay Monthly Licensed Software Charges relating thereto will automatically terminate without further action required by either party, unless MetTel in its sole discretion allows a limited month to month extension, subject to authorization from the underlying provider. Customer understands that MetTel may assign Customer's payment obligations relating to any Licensed Software to a third-party for financing purposes and that, if assigned, the assignee will have all of MetTel's rights to receive the Monthly Licensed Software Charges, but will not be subject to any claim, defense, or set-off assertable against MetTel or anyone else.

18. RENTED EQUIPMENT. This section applies to any Equipment listed on a Schedule designated as "Rented Equipment" on such Schedule and all Equipment provided under a Schedule for a monthly fee. By Customer's acceptance of the terms of the Schedule, Customer thereby agrees to rent the Rented Equipment and pay MetTel the monthly amounts set forth on the Schedule relating to the rental of the Rented Equipment, plus applicable taxes (the "Monthly Equipment Rental Charges") for the Initial Term designated on the Schedule for the applicable Rented Equipment. The Initial Term for any Rented Equipment will commence on the date the applicable Rented Equipment is delivered to Customer or any later date designated by MetTel. Notwithstanding anything to the contrary, Customer understands and agrees that Customer is unconditionally obligated to pay all Monthly Equipment Rental Charges for the Initial Term, and is not entitled to withhold Monthly Equipment Rental Charges or reduce or set-off against any amounts owed relating to the rental of the Rented Equipment for any reason. Customer's obligations with respect to Rented Equipment cannot be discontinued before the expiration of the applicable Initial Term for any reason. Customer agrees to keep the Rented Equipment in good working order, use it for business purposes only, not modify or move it from its initial location without MetTel's consent and to keep the Rented Equipment fully insured against loss at its replacement cost, with MetTel named as loss payee, and to provide proof of such insurance satisfactory to MetTel upon MetTel's request. Customer will be responsible for any damage to or loss of the Rented Equipment, and understands that no such loss or damage to the Rented Equipment will relieve Customer from its obligation to make all Monthly Equipment Rental Charges for the entire Initial Term. MetTel owns the Rented Equipment. Customer agrees to pay when due, either directly or by reimbursing MetTel, for all taxes and fees relating to the Rented Equipment (including, but not limited to, sales or use tax due upfront which will be payable over the Initial Term with a finance charge). Customer's obligations with respect to the Rented Equipment (including, but not limited to, Customer's obligation to pay Monthly Equipment Rental Charges) shall continue on a month to month basis after the end of the Initial Term, or any subsequent Additional Term, unless Customer (A) provides MetTel at least thirty (30) days prior written notice that Customer has determined to return the Rented Equipment at the end of the applicable Initial Term or Additional Term and (B) Customer timely returns the Rented Equipment to the location designated by MetTel, at Customer's expense. If the returned Rented Equipment is not immediately available for use by another customer without need of repair, Customer will reimburse MetTel for all repair costs. Customer understands that MetTel may assign the Rented Equipment and Customer's payment obligations relating to the Rented Equipment to a third-party for financing purposes and that, if assigned, the assignee will have all of MetTel's rights with respect to the Rented Equipment and Customer's payment obligations relating to the Rented Equipment, but will not be subject to any claim, defense, or set-off assertable against MetTel or anyone else. All Schedules, orders or attachments that include equipment are subject to review and approval by MetTel credit, and may require a deposit. Equipment prices do not include shipping charges, which will be the responsibility of Customer. Risk of loss or damage to any Equipment (including portions thereof) and Software purchased outright passes to Customer on delivery to the freight carrier. Notwithstanding the foregoing, if MetTel and Customer enter into a separate rental or finance agreement relating to any equipment provided by MetTel (an "Equipment Use Agreement"), Customer's obligations with respect to such equipment (payment or otherwise) shall be solely governed by the Equipment Use Agreement, and any modification or termination of this Agreement or the Services shall not operate to modify or relieve Customer from any of Customer's obligations under the Equipment Use Agreement. An Equipment Use Agreement may be required for orders with significant Equipment. Amounts owed MetTel under any Equipment Use Agreement are not

included in the charges for the Services, Software or Equipment under this Agreement, though such amounts may be invoiced along with the charges owed by Customer to MetTel under this Agreement for Customers convenience.

19. INSTALLATIONS. Installation means Service delivery to the demarcation point (the MetTel designated physical interface between the MetTel Service and Customer's telecommunications equipment) which is generally at the MPOE (minimum point of entry). Service, wiring (including extensions of the demarcation point) and equipment for use on Customer's side of the demarcation point are the responsibility of Customer and may be provided by MetTel at an additional cost. Installation does not include buildout or the construction of facilities (if applicable). Cloud-based Services like cloud firewall or SIP call paths are installed and active when the service has been enabled for use in the cloud. Software and Equipment (including Equipment provided in connection with a Service like Starlink) does not include installation except as specified in a Schedule.

20. METTEL SOFTWARE.

(A) Use. The following terms apply to any software application embedded in CDS Products and any software application provided to Customer for use with the Service for which there is not a specified monthly payment provided for in a Schedule including, without limitation, the Bruin portal at app.Bruin.com (including any successor, "Portal"), in each case, provided by or on behalf of MetTel ("MetTel Software"). Subject to compliance with this Agreement, and except where a separate license is provided, MetTel hereby grants to Customer a non-exclusive, non-transferable, non-sublicensable, revocable license to use such MetTel Software in object code form only and solely by Customer for Customer's internal business purposes in connection with the Services during the Term. MetTel Software will be deemed a Service under this Agreement but not subject to a Term unless otherwise identified and provided as a separate Service under a Schedule to this Agreement or embedded in another Product. Customer may not and may not permit others to (i) provide, disclose or make MetTel Software available to any third party, or (ii) copy, decompile, reverse engineer, disassemble, modify, rent, lease, loan, distribute, or create derivative works (as defined by the U.S. Copyright Act) or improvements (as defined by U.S. patent law) from, the MetTel Software or any portion thereof, or otherwise attempt to discover the source code or underlying ideas, algorithms, structure or organization of, or reproduce the design of, the MetTel Software or components thereof. Customer agrees that MetTel Software contains proprietary content, design, information and material that is protected by applicable intellectual property and other laws, including but not limited to copyright, and will not use or permit use of such proprietary content, information or materials in any way whatsoever except for permitted use of the MetTel Software provided under this Section. Customer shall be solely and exclusively responsible for protecting all account passwords and the use and control of access to Customer's account. Except for limited rights to use MetTel Software, no license under patents, copyrights, trademarks, service marks, trade names or other indicia of origins or other right is granted to Customer in the MetTel Software or in MetTel's trademark, copyright, patent, trade secret or other proprietary rights nor shall any such rights be implied or arise by estoppel with respect to any transactions contemplated under this Agreement.

(B) Feedback. Customer or its employees may communicate to MetTel suggested modifications, design changes, or improvements to the MetTel Software ("Feedback"). Customer agrees that MetTel will have any and all rights and interests in any Feedback without the payment of any consideration, and that any Feedback will be considered Confidential Information.

21. CUSTOMER PROPRIETARY NETWORK INFORMATION ("CPNI"). Pursuant to federal law, CPNI is (A) information that relates to the quantity, technical configuration, type, destination, location, and amount of use of a telecommunications service subscribed to by Customer, and that is made available to MetTel by Customer solely by virtue of the carrier-customer relationship; and (B) information contained in the bills pertaining to telephone service received by Customer. MetTel will not use, disclose, or permit access to Customer's CPNI except in its provision of services from which such information is derived, or as authorized or required by federal law, or as expressly authorized by Customer. To protect customers' CPNI from inappropriate disclosure to unauthorized third parties, MetTel has implemented strict safeguards that restrict the ability of MetTel representatives to disclose certain information to or permit certain changes to accounts by inbound callers or visitors to MetTel's offices and that regulate MetTel's ability to provide customers with account access over online portals. The FCC permits business customers and their telephone service providers to agree to flexible customer authentication methods that are suited to an efficient business relationship. Customer hereby agrees that its MetTel dedicated account representative and MetTel customer support personnel who are responsible for commercial accounts may disclose Customer CPNI or make changes to Customer's account at the request of persons that they reasonably believe to be Customer's authorized representatives and that MetTel may provide online access to Customer CPNI via the Portal or in any commercially reasonable manner, and that third parties authorized in writing to MetTel may have access to Customer's CPNI. Customer may at any time contact its dedicated account representative to request access to its CPNI. Customer hereby authorizes MetTel to share Customer CPNI with Customer's agents and employees as though such persons were the Customer hereunder; such authorization may be withdrawn as to any person or entity at any time upon written notice to MetTel. Customer agrees that MetTel may share CPNI with its affiliates, agents, and partners relating to business operations, and with businesses acting on MetTel's behalf, to determine if Customer could benefit from the wide variety of MetTel and Affiliate, agent, partner products and services, and in its marketing and sales activities. Customer may withdraw its authorization at any time by informing MetTel in writing. Customer's decision regarding MetTel's use of CPNI will not affect the quality of Service MetTel provides to Customer.

22. FIXED-RATE SERVICES. For purposes of this Agreement, "Fixed-Rate Services" means Services for which MetTel's underlying rates and charges do not change during the applicable Term. Rates, discounts and terms for any Services for which MetTel's underlying costs from the underlying carrier change are subject to change from time to time, subject to any applicable tariffs.

23. PRIVATE LINE / MPLS. Where Customer is ordering private line or MPLS service from MetTel, the end points for which are located in the same state, Customer agrees that MetTel will classify such services as jurisdictionally interstate and pass through applicable taxes and surcharges accordingly, such as the federal Universal Service Fund surcharge, unless by checking this box ☐ [Initials_____] Customer warrants and certifies that ten percent (10%) or less of the traffic across each such service is and will be interstate. Under FCC rules, it is the nature of the traffic itself, and not the physical endpoints of the facility provided by MetTel, that determines jurisdiction. For example, Internet traffic is interstate when used to connect to content delivered from a different state or country. Customer shall notify MetTel within 15 days if the foregoing certification is no longer valid.

24. LEGAL AND REGULATORY CHANGES. If any law, regulation or other action of a government authority (collectively a "Government Action") after the Effective Date affects the charges or allocation or collection of costs under this Agreement, the parties agree that MetTel

may adjust the charges under this Agreement to conform to such Government Action while collecting the same charges that would have been collected absent the Government Action.

25. SUNSET AND TECHNOLOGY TRANSITION. MetTel will not sunset any Services during the Term without providing Customer at least 30 days prior written notice or, if longer, such period required by applicable law, prior to the sunset date and will continue to provide the sunseting Services at the rate provided in this Agreement through the sunset date, after which such Services will be disconnected. No Service disconnected in connection with a sunset by MetTel will incur termination charges. Customer may elect to terminate the sunseting Services at any time during the period preceding the sunset date, at which time MetTel will provide reasonable assistance in coordinating cutover to Services provided by other carriers. In addition, MetTel may transition Products to alternatives providing substantially similar functionality provided the aggregate monthly recurring charges for the new Products are not greater than such charges for the Product being replaced. Such replacements will not be a sunset within the meaning of this Section.

26. CREDIT REVIEW. Service acceptance by MetTel is subject to MetTel's initial and continuing credit approval procedures and policies. MetTel reserves the right to withhold initiation or full implementation of any or all Services or delivery of any equipment under this Agreement pending MetTel's satisfactory review and approval thereof which may be conditioned upon terms specified by MetTel, including but not limited to security for payments due hereunder.

27. TECHNOLOGY MIGRATION. Customer has retained MetTel to assist with technology migration and replacement of its TDM voice Services such as POTS, Centrex, PRI and BRI (collectively, "Legacy Services") with new technology. As such, Customer agrees and hereby requests that wherever reasonably possible MetTel replace any Legacy Services provided under this Agreement with alternate Products (including without limitation, Services using Voice over IP) providing substantially similar functionality, provided in each case that the aggregate monthly recurring charges for the replacement Products (excluding taxes and surcharges) are not greater than such charges for the replaced Legacy Service, and that such charges will not be increased over a new thirty-six month Initial Term that the parties agree will begin upon activation of the replacement Product ("Replacement Product"). Upon either party's request the parties will prepare and execute a Schedule setting forth the Replacement Product and will work in good faith to complete conversion to the Replacement Product, including without limitation, by providing site access to complete the installation.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized officers, each copy of which will for all purposes be deemed to be an original.

AGREED AND ACCEPTED:

Customer: _____

Billing Address: _____

Signature By _____

Print Name and Title _____

Contact Tel: _____ E-mail _____

Fed. Tax ID _____

Manhattan Telecommunications Corporation LLC

Signature By _____

Print Name: _____

Title _____

Date _____



Client Profile

Prepared For
City of Loma Linda
Expiration Date
Feb 02, 2025
Authorized By

Date
January 3, 2025
Agent
Bridgepointe Technologies, LLC
Agent ID
AGTMASTBT891405

Quote ID
SQ-00390542
Opportunity ID
006TQ00000GK0FbYAL
Term
36 Month

Please complete the below form with information needed to create a new MetTel client ID.
If more than one business or technical contact should be created, please list that in the notes section.

Client Name (per MSA) _____

Company URL _____

Business Contact Primary contact for reviewing and approving services to all locations.

First Name	_____	Last Name	_____
Email	_____	Phone	_____

Technical Contact Primary contact for all technical concerns.

First Name	_____	Last Name	_____
Email	_____	Phone	_____

Headquarters Address

Address 1	_____	Address 2	_____
City	_____	State	_____
Country	_____	Zip	_____

Billing Address

Address 1	_____	Address 2	_____
City	_____	State	_____
Country	_____	Zip	_____

Billing Contact

First Name	_____	Last Name	_____
Email	_____	Phone	_____

Billing Email For Invoice(s)

Email	_____	Note	_____
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H. Agreement with Troy and Banks for Cost Recovery and Reduction Services [Information Systems]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3H.
To	From
City Council	Kyle MacGavin, Information Systems Manager
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council approve the agreement with Troy and Banks for Cost Recovery and Reduction Services.

BACKGROUND:

As all brick and mortar entities, the City has to pay for utility and telecommunication services. The resulting bills of these services can occasionally entail overcharges, unused services, and errors that are unapparent to staff. These bills may even be entitled to credits, rebates, and refunds that are not directly advertised or brought to the City's attention.

ANALYSIS:

Troy and Banks offers a service to audit utility and telecommunication bills. With the City's consent, they communicate directly with the City's service providers to review said bills for previously stated discrepancies. After review, they request refunds/credits from said service providers which go directly back to the City. In return, Troy and Banks' business model operates by requiring a percentage of the discovered refunds and a percentage of what was saved on services going ahead for twelve months.

Troy and Banks is currently operating under an agreement with the purchasing cooperative TIPS-USA (The Interlocal Purchasing System) which the City is a member of. Other local entities have vouched for their services as well. This agreement has been reviewed by the City Attorney.

ENVIRONMENTAL IMPACT:

None.

FINANCIAL IMPACT:

This agreement does not entail any upfront cost to the City. Troy and Banks takes 29% of returns on discovered overcharges and 24% of reductions on future utility and telecommunication bills. If no discrepancies are found, no cost is charged to the City. Any revenue collected will be receipted into Refunds and Reimbursements.

Attachments

[TIPS U&T Contract.pdf](#)



AGREEMENT

TIPS Contract Number 230601 **Consulting and Other Related Services**

This Agreement is entered into as of _____ between Troy & Banks, Inc. ("T&B") and _____ with an address at _____ (the "TIPS Member").

In consideration of the mutual agreements hereafter set forth, T&B and the TIPS Member agree as follows:

1. The TIPS Member engages T&B to conduct an audit or survey of the Member's electric, gas, propane, water/sewer, and telecommunications (data, internet, land line, cell phones) account invoices for the purpose of securing refunds, credits and cost reductions resulting from discovery of charges or costs in excess of those permitted or allowed by applicable contracts, tariffs, statutes, rules and regulations and/or from overcharges or billing errors. T&B agrees to conduct such audit.
2. Overcharges – For any refunds, credits or rebates obtained by T&B for prior overcharges, billing errors or costs in excess of those permitted by applicable contracts, tariffs, statutes, rules or regulations, TB shall be paid 29% of all monies refunded or credited to the TIPS Member.
3. Future Cost Reductions - For any reductions in future costs for electric, gas, propane, water/sewer, and telecommunications (data, internet, land line, cell phones) account invoice expenditures resulting from T&B analysis, the fee is 24% of the amount saved each month for 12 months. T&B will document actual monthly savings obtained by analysis of tariff cost applications.
4. T&B has made and makes no guarantee or assurance of any credit, refund amount, or cost saving results.
5. **If the TIPS Member does not receive refunds, credits, or reductions in future billings, there will be no fee for T&B services.**
6. If the TIPS Member pays the T&B invoice in full within 30 days of the date of the invoice, there will be a 1% discount on the amount due to T&B.
7. This Agreement sets forth the entire understanding and agreement between the parties.

[TIPS Member Name] _____

Troy & Banks, Inc.

By: _____

By: _____
Thomas T. Ranallo, President

Name: _____

Title: _____

Telephone: _____

Telefax: _____

Corporate Offices:

BUFFALO - NEW YORK

2216 Kensington Avenue
Kensington Avenue
at Saratoga
Buffalo, NY 14226
(800) 499-8599
(716) 839-4402
Telefax (716) 839-4452

Branch Offices:

CALIFORNIA

398 E. Carob Ave.
Fresno, CA 93654

Post Office Box 550700
So. Lake Tahoe, CA 96155

FLORIDA

1713 Whitehall Drive
Suite 203
Davie, FL 33324
(954) 477-7073

Post Office Box 14192
Ft. Lauderdale, FL 33302

2330 Warbler Circle
Lakeland, FL 33810

HAWAII

Post Office Box 25
Papaikou, HI 96781

NEW YORK

Rockefeller Center
Post Office Box 3968
New York, NY 10185
(212) 699-0621

Post Office Box 147
Williston Park, NY 11596
(516) 746-0992

31 Hidden Valley Road
Rochester, NY 14624

TEXAS

6418 Eckhart Rd. #3101
San Antonio, TX 78240

VIRGINIA

325 East Bayview Blvd.
Suite #201
Norfolk, VA 23503
(757) 932-1414

e-mail:

save@troybanks.com

internet address:

www.troybanks.com



Regular City Council Staff Report

I. Appropriate \$85,700 from Major Street Arterial Subprogram (MSART) Fund Balance and \$54,400 from Traffic Impact Mitigation Fund Balance and Award Contract to Marjani Buildings Inc for \$840,650 for California Street Widening (Phase 3) (CIP 23-118) [Public Works]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3I.
To	From
City Council	Jeff Peterson, Associate Engineer
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that City Council appropriate \$85,700 from Major Street Arterial Subprogram (MSART) Fund Balance and \$54,400 from Traffic Impact Mitigation Fund Balance, then award contracts for the construction of the subject project to Marjani Buildings Inc. of Mission Viejo for an amount of \$840,650; award a contract for survey construction staking to Goodman & Associates, Inc. of Colton, CA in an amount not to exceed \$12,000; award a contract for materials testing to Geocon West, Inc. of Loma Linda, CA in an amount not to exceed \$23,200 and authorize a contingency allocation of \$84,000. City staff will provide inspection and project management.

BACKGROUND:

This project is included in the approved Capital Improvement Program listed in the annual budget. Generally, this is street widening the west side of California Street from Barton Road to 600 feet north of Mission Road.

ANALYSIS:

Six (6) bids were received and publicly opened on January 7, 2025. Bids ranged from a low of \$840,650 to a high of \$1,065,000 (see attached bid summary). The low bidder Marjani Buildings Inc. of Mission Viejo, has been checked for references and found to be satisfactory. It is not unusual for a project to change the quantities of work or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Additionally, this is a very favorable bid, therefore, staff recommends an allocation of $\pm 10\%$ of the construction amount (\$84,000.00) for a contingency allocation.

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Appropriate \$85,700 from MSART Fund Balance into Expenditure Account No. 1275345-58500 and \$54,400 from Traffic Impact Mitigation Fund Balance into Expenditure Account No. 3122340-58500, then funding will be available.

Attachments

[California Street Widening Phase 3.pdf](#)

[Caifornia Widening 2025.pdf](#)

City of Loma Linda

California St. Widening Phase III

Bid Opening on 1/7/25

ITEM	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Marjani Buildings Inc.		Dash Construction Co. Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$200,000.00	\$200,000.00	\$40,000.00	\$40,000.00	\$51,000.00	\$51,000.00
2	Traffic Control	L.S.	1	\$20,000.00	\$20,000.00	\$18,500.00	\$18,500.00	\$42,000.00	\$42,000.00
3	Clearing and Grubbing	L.S.	1	\$50,000.00	\$50,000.00	\$60,000.00	\$60,000.00	\$5,000.00	\$5,000.00
4	Cold milling	S.Y.	6,400	\$3.00	\$19,200.00	\$5.00	\$32,000.00	\$5.15	\$32,960.00
5	A.C. Pavement	TON	1,580	\$130.00	\$205,400.00	\$160.00	\$252,800.00	\$153.00	\$241,740.00
6	Agg. Base	TON	1,100	\$35.00	\$38,500.00	\$60.00	\$66,000.00	\$70.00	\$77,000.00
7	8" PCC Curb and gutter	L.F.	1,260	\$40.00	\$50,400.00	\$60.00	\$75,600.00	\$67.75	\$85,365.00
8	8" PCC Curb only	L.F.	615	\$30.00	\$18,450.00	\$30.00	\$18,450.00	\$59.50	\$36,592.50
9	Limited access curb	L.F.	25	\$30.00	\$750.00	\$100.00	\$2,500.00	\$40.00	\$1,000.00
10	PCC Sidewalk	S.F.	6,425	\$7.00	\$44,975.00	\$12.00	\$77,100.00	\$16.15	\$103,763.75
11	7" PCC over 4" CAB	S.F.	575	\$20.00	\$11,500.00	\$25.00	\$14,375.00	\$24.50	\$14,087.50
12	Curb transition	L.F.	8	\$30.00	\$240.00	\$100.00	\$800.00	\$86.00	\$688.00
13	Install LED street light	EA.	3	\$10,000.00	\$30,000.00	\$12,000.00	\$36,000.00	\$19,500.00	\$58,500.00
14	R&R Traffic signal loop	EA.	14	\$450.00	\$6,300.00	\$3,000.00	\$42,000.00	\$755.00	\$10,570.00
15	Adjust water valve to grade	EA.	10	\$100.00	\$1,000.00	\$250.00	\$2,500.00	\$1,115.00	\$11,150.00
16	Adjust sewer MH to grade	EA.	4	\$1,000.00	\$4,000.00	\$1,000.00	\$4,000.00	\$470.00	\$1,880.00
17	4" Stamped PCC Median	S.F.	870	\$12.00	\$10,440.00	\$22.00	\$19,140.00	\$30.50	\$26,535.00
18	Access gate	EA.	1	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
19	Concrete V ditch	S.F.	2,318	\$25.00	\$57,950.00	\$15.00	\$34,770.00	\$25.00	\$57,950.00
20	12" white cross walk	L.F.	270	\$2.00	\$540.00	\$8.00	\$2,160.00	\$6.80	\$1,836.00
21	6" solid white stripe 45 /	L.F.	570	\$1.00	\$570.00	\$3.00	\$1,710.00	\$3.50	\$1,995.00
22	6" solid white stripe	L.F.	535	\$1.00	\$535.00	\$3.00	\$1,605.00	\$2.50	\$1,337.50
23	Arrow Type IV (LT &RT)	EA.	10	\$100.00	\$1,000.00	\$500.00	\$5,000.00	\$112.00	\$1,120.00
24	"BIKE LANE" Arrow per A24A	EA.	4	\$100.00	\$400.00	\$600.00	\$2,400.00	\$101.00	\$404.00
25	6"solid white stripe, A20A, Detail 12	L.F.	1,440	\$1.00	\$1,440.00	\$3.00	\$4,320.00	\$0.85	\$1,224.00
26	6" solid white stripe, bike land, Detail 39, 39A	L.F.	3,240	\$1.00	\$3,240.00	\$3.00	\$9,720.00	\$1.40	\$4,536.00
27	"45" per A24C	EA.	2	\$150.00	\$300.00	\$500.00	\$1,000.00	\$145.00	\$290.00
28	"BIKE LANE" Arrow per A24D	EA.	4	\$300.00	\$1,200.00	\$500.00	\$2,000.00	\$40.00	\$160.00
29	"SIGNAL AHEAD per A24D	EA.	2	\$400.00	\$800.00	\$1,000.00	\$2,000.00	\$430.00	\$860.00
30	Arrow Type VI (RT)	EA.	2	\$150.00	\$300.00	\$500.00	\$1,000.00	\$271.00	\$542.00
31	Paint yellow reflective marking	EA.	3	\$300.00	\$900.00	\$600.00	\$1,800.00	\$393.00	\$1,179.00
32	Install signs at street light pole	EA.	4	\$200.00	\$800.00	\$1,100.00	\$4,400.00	\$345.00	\$1,380.00
				\$787,130.00		\$840,650.00		\$879,645.25	

City of Loma Linda

California St. Widening Phase III				Match Corp.		All American Asphalt		Onyx Paving Co.	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$135,500.50	\$135,500.50	\$72,500.00	\$72,500.00	\$48,649.05	\$48,649.05
2	Traffic Control	L.S.	1	\$51,000.00	\$51,000.00	\$65,000.00	\$65,000.00	\$123,000.00	\$123,000.00
3	Clearing and Grubbing	L.S.	1	\$149,000.00	\$149,000.00	\$112,000.00	\$112,000.00	\$169,000.00	\$169,000.00
4	Cold milling	S.Y.	6,400	\$4.40	\$28,160.00	\$5.67	\$36,288.00	\$4.44	\$28,416.00
5	A.C. Pavement	TON	1,580	\$132.00	\$208,560.00	\$135.00	\$213,300.00	\$142.00	\$224,360.00
6	Agg. Base	TON	1,100	\$64.00	\$70,400.00	\$64.00	\$70,400.00	\$55.00	\$60,500.00
7	8" PCC Curb and gutter	L.F.	1,260	\$45.00	\$56,700.00	\$80.00	\$100,800.00	\$55.00	\$69,300.00
8	8" PCC Curb only	L.F.	615	\$39.00	\$23,985.00	\$56.00	\$34,440.00	\$44.00	\$27,060.00
9	Limited access curb	L.F.	25	\$70.00	\$1,750.00	\$137.00	\$3,425.00	\$44.00	\$1,100.00
10	PCC Sidewalk	S.F.	6,425	\$8.60	\$55,255.00	\$11.52	\$74,016.00	\$9.00	\$57,825.00
11	7" PCC over 4" CAB	S.F.	575	\$16.20	\$9,315.00	\$23.00	\$13,225.00	\$24.00	\$13,800.00
12	Curb transition	L.F.	8	\$82.00	\$656.00	\$310.00	\$2,480.00	\$44.00	\$352.00
13	Install LED street light	EA.	3	\$19,000.00	\$57,000.00	\$20,000.00	\$60,000.00	\$20,000.00	\$60,000.00
14	R&R Traffic signal loop	EA.	14	\$650.00	\$9,100.00	\$764.00	\$10,696.00	\$750.00	\$10,500.00
15	Adjust water valve to grade	EA.	10	\$163.00	\$1,630.00	\$585.00	\$5,850.00	\$1,100.00	\$11,000.00
16	Adjust sewer MH to grade	EA.	4	\$4,600.00	\$18,400.00	\$1,450.00	\$5,800.00	\$2,800.00	\$11,200.00
17	4" Stamped PCC Median	S.F.	870	\$15.00	\$13,050.00	\$12.00	\$10,440.00	\$24.00	\$20,880.00
18	Access gate	EA.	1	\$27,000.00	\$27,000.00	\$17,000.00	\$17,000.00	\$11,000.00	\$11,000.00
19	Concrete V ditch	S.F.	2,318	\$13.00	\$30,134.00	\$22.00	\$50,996.00	\$24.00	\$55,632.00
20	12" white cross walk	L.F.	270	\$2.60	\$702.00	\$2.70	\$729.00	\$3.33	\$899.10
21	6" solid white stripe 45 /	L.F.	570	\$1.30	\$741.00	\$1.80	\$1,026.00	\$1.69	\$963.30
22	6" solid white stripe	L.F.	535	\$1.30	\$695.50	\$1.40	\$749.00	\$1.69	\$904.15
23	Arrow Type IV (LT &RT)	EA.	10	\$78.00	\$780.00	\$80.00	\$800.00	\$111.00	\$1,110.00
24	"BIKE LANE" Arrow per A24A	EA.	4	\$155.00	\$620.00	\$161.00	\$644.00	\$222.00	\$888.00
25	6"solid white stripe, A20A, Detail 12	L.F.	1,440	\$1.30	\$1,872.00	\$1.35	\$1,944.00	\$1.33	\$1,915.20
26	6" solid white stripe, bike land, Detail 39, 39A	L.F.	3,240	\$1.30	\$4,212.00	\$1.35	\$4,374.00	\$1.33	\$4,309.20
27	"45" per A24C	EA.	2	\$104.00	\$208.00	\$107.00	\$214.00	\$111.00	\$222.00
28	"BIKE LANE" Arrow per A24D	EA.	4	\$47.00	\$188.00	\$48.00	\$192.00	\$55.00	\$220.00
29	"SIGNAL AHEAD per A24D	EA.	2	\$570.00	\$1,140.00	\$590.00	\$1,180.00	\$777.00	\$1,554.00
30	Arrow Type VI (RT)	EA.	2	\$180.00	\$360.00	\$187.00	\$374.00	\$222.00	\$444.00
31	Paint yellow reflective marking	EA.	3	\$470.00	\$1,410.00	\$483.00	\$1,449.00	\$555.00	\$1,665.00
32	Install signs at street light pole	EA.	4	\$340.00	\$1,360.00	\$350.00	\$1,400.00	\$333.00	\$1,332.00
				\$960,884.00		\$973,731.00		\$1,020,000.00	

City of Loma Linda

California St. Widening Phase III				Hardy and Harper	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Mobilization	L.S.	1	\$85,923.00	\$85,923.00
2	Traffic Control	L.S.	1	\$50,000.00	\$50,000.00
3	Clearing and Grubbing	L.S.	1	\$150,000.00	\$150,000.00
4	Cold milling	S.Y.	6,400	\$5.00	\$32,000.00
5	A.C. Pavement	TON	1,580	\$165.00	\$260,700.00
6	Agg. Base	TON	1,100	\$50.00	\$55,000.00
7	8" PCC Curb and gutter	L.F.	1,260	\$90.00	\$113,400.00
8	8" PCC Curb only	L.F.	615	\$35.00	\$21,525.00
9	Limited access curb	L.F.	25	\$100.00	\$2,500.00
10	PCC Sidewalk	S.F.	6,425	\$13.00	\$83,525.00
11	7" PCC over 4" CAB	S.F.	575	\$32.00	\$18,400.00
12	Curb transition	L.F.	8	\$100.00	\$800.00
13	Install LED street light	EA.	3	\$22,000.00	\$66,000.00
14	R&R Traffic signal loop	EA.	14	\$700.00	\$9,800.00
15	Adjust water valve to grade	EA.	10	\$150.00	\$1,500.00
16	Adjust sewer MH to grade	EA.	4	\$2,800.00	\$11,200.00
17	4" Stamped PCC Median	S.F.	870	\$25.00	\$21,750.00
18	Access gate	EA.	1	\$5,000.00	\$5,000.00
19	Concrete V ditch	S.F.	2,318	\$26.00	\$60,268.00
20	12" white cross walk	L.F.	270	\$3.00	\$810.00
21	6" solid white stripe 45 /	L.F.	570	\$1.40	\$798.00
22	6" solid white stripe	L.F.	535	\$1.40	\$749.00
23	Arrow Type IV (LT &RT)	EA.	10	\$100.00	\$1,000.00
24	"BIKE LANE" Arrow per A24A	EA.	4	\$200.00	\$800.00
25	6"solid white stripe, A20A, Detail 12	L.F.	1,440	\$1.40	\$2,016.00
26	6" solid white stripe, bike land, Detail 39, 39A	L.F.	3,240	\$1.40	\$4,536.00
27	"45" per A24C	EA.	2	\$150.00	\$300.00
28	"BIKE LANE" Arrow per A24D	EA.	4	\$50.00	\$200.00
29	"SIGNAL AHEAD per A24D	EA.	2	\$600.00	\$1,200.00
30	Arrow Type VI (RT)	EA.	2	\$200.00	\$400.00
31	Paint yellow reflective marking	EA.	3	\$500.00	\$1,500.00
32	Install signs at street light pole	EA.	4	\$350.00	\$1,400.00

\$1,065,000.00

AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 2025, by and between THE CITY OF LOMA LINDA, A MUNICIPAL CORPORATION, hereinafter called City, and _____, hereinafter called CONTRACTOR.

WITNESSETH, that the parties hereto do mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said City, said Contractor agrees with said City to perform and complete in a workmanlike manner all work required under the Project Specifications entitled:

CALIFORNIA STREET WIDENING (PHASE 3) CIP 23-118

In accordance with the Specifications and Drawings therefor, to furnish at his own expense all labor, materials, equipment, tools, and services necessary therefor, except such materials, equipment, and services as may be stipulated in said Specifications to be furnished by said City, and to do everything required by this Agreement and the said Specifications and Drawings.

ARTICLE II: For furnishing all said labor, materials, equipment, tools, and services, furnishing and removing all plant, temporary structures, tools, and equipment, and doing everything required by this Agreement and the said Specifications and Drawings; also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise during the prosecution of the work until its acceptance by said City, and for all risks of every description connected with the work; also for all expenses resulting from the suspension or discontinuance of work, except as in the said Specifications are expressly stipulated to be borne by said City; and for completing the work in accordance with the requirements of said Specifications and Drawings, said City will pay and said Contractor shall receive, in full compensation therefor, the price(s) named in the Bidding Schedule.

ARTICLE III: The City hereby employs said Contractor to perform the work according to the terms of this Agreement for the above mentioned price(s), and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the said Specifications; and the said parties for themselves, their heirs, executors, administrators, successors, and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV: The Notice Inviting Bids, Instructions to Bidders, proposal, Certificate of Non Discrimination by Contractors, Noncollusion Affidavits, Specifications, Drawings, and all addenda issued by the City with respect to the foregoing prior to the opening of bids, are hereby incorporated in and made part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

THE CITY OF LOMA LINDA, CALIFORNIA
(CITY)

BY: _____

ATTEST:

BY: _____ SEAL
City Clerk

Contractor

BY: _____
(Signature)

(Title)

ATTEST:

BY: _____
(Signature)

(Title)

FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS,

THAT _____ as Contractor, and _____ as Surety, are held and firmly bound unto the CITY OF LOMA LINDA, A MUNICIPAL CORPORATION, hereinafter called City, in the sum of _____ dollars, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Contractor has been awarded and is about to enter into the annexed contract with said City to perform all work required under the Project Specifications titled:

CALIFORNIA STREET WIDENING (PHASE 3) CIP 23-118

NOW THEREFORE, if said Contractor shall perform all the requirements of said contract required to be performed on his part, at the times and in the manner specified therein, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

PROVIDED, that any alterations in the work to be done or the materials to be furnished, which may be made pursuant to the terms of said contract, shall not in any way release said Contractor or said Surety thereunder, nor shall any extensions of time granted under the provisions of said contract release either said Contractor or said surety, and notice of such alterations or extensions of the contract is hereby waived by said Surety.

SIGNED AND SEALED, this _____ day of _____, 2025.

(Contractor) (SEAL) _____ (SEAL)
(Surety)

By: _____ By: _____
(Signature) (Signature)

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENTS,

THAT _____ as Contractor, and _____
_____ as Surety, are held firmly bound unto THE CITY OF LOMA
LINDA, a MUNICIPAL CORPORATION, hereinafter called City, in the sum of _____
_____ dollars, for the payment of which sum well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, said Contractor has been awarded and is about to enter into the annexed contract
with said City to perform all work required under the Project Specifications titled:

CALIFORNIA STREET WIDENING (PHASE 3) CIP 23-118

NOW THEREFORE, if said Contractor, or Subcontractor, fails to pay for any materials,
equipment, or other supplies, or for rental of same, used in connection with the performance of
work contracted to be done, or for amounts due under applicable State law for any work or labor
thereon, said Surety will pay for the same in an amount not exceeding the sum specified above,
and, in the event suit is brought upon this bond, a reasonable attorney's fee to be fixed by the
court. Surety shall indemnify the City of Loma Linda against non-payment to subcontractors
resulting in litigation. This bond shall insure to the benefit of any persons, companies, or
corporations entitle to file claims under applicable State law.

PROVIDED, that any alterations in the work to be done or the materials to be furnished, which
may be made pursuant to the terms of said Contract, shall not in any way release either said
Contractor or said Surety thereunder, nor shall any extensions of time granted under the
provisions of said contract release either said Contractor or said Surety, and notice of such
alterations or extensions of the contract is hereby waived by said Surety.

SIGNED AND SEALED, this _____ day of _____, 2025.

(Contractor) (SEAL) _____ (SEALS)
(Surety)

By: _____ By: _____
(Signature) (Signature)

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

WORKER'S COMPENSATION INSURANCE CERTIFICATE

The Contractor shall execute the following as required by the California Labor Code, Sections 1860 and 1861:

I am aware of the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the code, and I will comply with such provisions before commencing the performance of the work of this contract.

Date: _____

Contractor

By: _____
Signature

Title

Attest:

By: _____
Signature

Title



Regular City Council Staff Report

J. Appropriate \$30,000 from Water Enterprise Fund Balance and Award Contract to Sulzer Electro-Mechanical (US) Inc. to Purchase a 250hp Motor for Mt. View Well #5 [Public Works]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3J.
To	From
City Council	Jeff Peterson, Associate Engineer
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council appropriate \$30,000.00 from Water Enterprise Fund then award a contract for \$27,159.00 to Sulzer Electro-Mechanical Inc. of Colton, CA to purchase a 250 Hp motor for Mountain View Well No. 5 and authorize a contingency allocation of \$2,521.00.

BACKGROUND:

City staff continually monitors infrastructure for signs of wear and tear. This resulted in the City Manager authorizing an in-depth inspection of Mountain View Well No. 5 pump and motor. Based on the findings, this well motor requires replacement.

ANALYSIS:

Staff requested costs for replacing the well motor. Staff was then directed to obtain quotes for the purchase. The lowest quote is \$27,159.00 from Sulzer Electro-Mechanical Inc. of Colton, CA, see attached quote results. It is not unusual for a project to change quantities or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Therefore, staff recommends an allocation of $\pm 10\%$ of the construction amount (\$2,521.00) for a contingency allocation.

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Appropriate \$30,000.00 from Water Enterprise Fund then funding is available in account no. 4657010-58500.

Attachments

[Mt View Well 5 Motor 2025.pdf](#)

City of Loma Linda

Mountain View Well No. 5 Motor				Engineering Estimate		Sulzer Electro-Mechanical		Delta Motor Co. Inc.		Best Drilling & Pump Inc.	
ITEM				UNIT		UNIT		UNIT		UNIT	
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL
1	250 Hp well motor	LS	1	28,000.00	28,000.00	27,159.00	27,159.00	27,608.78	27,608.78	30,327.00	30,327.00
		TOTAL			\$28,000.00		\$27,159.00		\$27,608.78		\$30,327.00



Regular City Council Staff Report

K. Notice of Completion of Pavement Rehabilitation by Slurry Seal Method at Various Locations (CIP 24-121) - Contractor: Doug Martin Contracting Co. [Public Works]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3K.
To	From
City Council	Julia Loeffert, Executive Assistant
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council accept this project as substantially complete and authorize the City Clerk to file the Notice of Completion.

BACKGROUND:

On September 24, 2024, City Council awarded the contract to Doug Martin Contracting Company, Inc., of La Habra, CA for an amount of \$130,873.02 with an approved contingency of \$13,000.00. The final project cost was \$125,719.17. The contractor performed professionally and completed the work satisfactory.

Attached is the Notice of Completion for the subject project. Upon City Council authorization, the City Clerk will submit the Notice of Completion for recordation. The one (1) year warranty provided by the contractor will commence from the date of recordation.

ANALYSIS:

N/A

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Funding for this project was budgeted in Account No. 1265340-58500, Measure I.

Attachments

[NOC Pavement Rehab by slurry seal 12-12-24.pdf](#)

LYNETTE ARREOLA
RECORDING REQUESTED BY:

AND

WHEN RECORDED MAIL TO:

LYNETTE ARREOLA
CITY CLERK
CITY OF LOMA LINDA
25541 BARTON ROAD
LOMA LINDA CA 92354

APN# n/a

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM FILING FEES, GOVERNMENT CODE SECTION 6103

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described:
2. The FULL NAME of the OWNER is City of Loma Linda
3. The FULL ADDRESS of the OWNER is 25541 Barton Road, Loma Linda, CA 92354
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.

(If other than fee, strike "in fee" and insert, for example "purchaser under contract of purchase" or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:
Names Addresses

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:
Names Addresses

7. A work of improvement on the property hereinafter described was COMPLETED December 12, 2024
8. The work of improvement completed is described as follows: Pavement Rehabilitation by slurry seal method at various locations (CIP 24-121)

9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is Doug Martin Contracting Co., Inc. 220 E Foundation Avenue, La Habra, CA 90631

10. The street address of said property is Various City Streets

11. The property on which said work of improvement was completed is in the City of Loma Linda
County of San Bernardino, State of California, and is described as follows:
Pavement Rehabilitation by slurry seal method at various locations

Signature of Owner or Agent Owner _____ Date: _____
Lynette Arreola, City Clerk

Verification of INDIVIDUAL owner _____: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the _____ City Clerk of the aforesaid interest or "PRESIDENT, PARTNER, MANAGER, AGENT, ETC."

in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of person signing on behalf of owner)
Lynette Arreola, City Clerk



Regular City Council Staff Report

L. Notice of Completion of Pavement Rehabilitation by Overlay Method at Various Locations (CIP 23-117) -

Contractor: All American Asphalt [Public Works]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3L.
To	From
City Council	Julia Loeffert, Executive Assistant
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council accept this project as substantially complete and authorize the City Clerk to file the Notice of Completion.

BACKGROUND:

On August 13, 2024, City Council awarded the contract to American Asphalt South, Inc of Corona, CA for an amount of \$892,108.00, with an approved contingency of \$89,000.00. The final project cost was \$827,295.65. The contractor performed professionally and completed the work satisfactory.

Attached is the Notice of Completion for the subject project. Upon City Council authorization, the City Clerk will submit the Notice of Completion for recordation. The one (1) year warranty provided by the contractor will commence from the date of recordation.

ANALYSIS:

N/A

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Funding for this project was budgeted in Account Nos. 1265340-58500 (Measure I) and 1077300-58500 (RMRA Funding).

Attachments

[NOC Pavement Rehab by Overlay CIP 23-117.pdf](#)

LYNETTE ARREOLA
RECORDING REQUESTED BY:

AND

WHEN RECORDED MAIL TO:

LYNETTE ARREOLA
CITY CLERK
CITY OF LOMA LINDA
25541 BARTON ROAD
LOMA LINDA CA 92354

APN# n/a

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM FILING FEES, GOVERNMENT CODE SECTION 6103

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described:
2. The FULL NAME of the OWNER is City of Loma Linda
3. The FULL ADDRESS of the OWNER is 25541 Barton Road, Loma Linda, CA 92354
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.

(If other than fee, strike "in fee" and insert, for example "purchaser under contract of purchase" or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

Names

Addresses

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Names

Addresses

7. A work of improvement on the property hereinafter described was COMPLETED December 16, 2024

8. The work of improvement completed is described as follows: Pavement Rehabilitation at various locations by overlay method (CIP 23-117)

9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is All American Asphalt 400 E Sixth St, Corona, CA 92878

10. The street address of said property is Various City Streets

11. The property on which said work of improvement was completed is in the City of Loma Linda
County of San Bernardino, State of California, and is described as follows:
Pavement Rehabilitation at various locations by overlay method (CIP 23-117)

Signature of Owner or Agent Owner _____ Date: _____
Lynette Arreola, City Clerk

Verification of INDIVIDUAL owner _____: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the _____ City Clerk of the aforesaid interest or "PRESIDENT, PARTNER, MANAGER, AGENT, ETC."

in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of person signing on behalf of owner)
Lynette Arreola, City Clerk



Regular City Council Staff Report

M. Notice of Completion of the Installation of the Sewer Lift Station Package at 25876 Juanita Street (CIP 21-511) - Contractor: GCI Construction, Inc. [Public Works]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	Consent Calendar Item: 3M.
To	From
City Council	Julia Loeffert, Executive Assistant
Via	
T Jarb Thaipejr, City Manager	

RECOMMENDATION:

It is recommended that the City Council accept this project as substantially complete and authorize the City Clerk to file the Notice of Completion.

BACKGROUND:

On July 9, 2024, City Council awarded the contract to GCI Construction, Inc. of San Clemente, CA for an amount of \$235,600.00 with an approved contingency of \$23,600. The final project cost was \$230,175.66. The contractor performed professionally and completed the work satisfactorily.

Attached is the Notice of Completion for the subject project. Upon City Council authorization, the City Clerk will submit the Notice of Completion for recordation. The one (1) year warranty provided by the contractor will commence from the date of recordation.

ANALYSIS:

N/A

ENVIRONMENTAL IMPACT:

N/A

FINANCIAL IMPACT:

Funding for this project was budgeted in Account No. 4173510-58250, Sewer Capital and Account No. 4053500-58250, Sewer Fund.

Attachments

[NOC Sewer Lift Station 2024.pdf](#)

LYNETTE ARREOLA
RECORDING REQUESTED BY:

AND

WHEN RECORDED MAIL TO:

LYNETTE ARREOLA
CITY CLERK
CITY OF LOMA LINDA
25541 BARTON ROAD
LOMA LINDA CA 92354

APN# 0292-121-81

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM FILING FEES, GOVERNMENT CODE SECTION 6103

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described:
2. The FULL NAME of the OWNER is City of Loma Linda
3. The FULL ADDRESS of the OWNER is 25541 Barton Road, Loma Linda, CA 92354
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.

(If other than fee, strike "in fee" and insert, for example "purchaser under contract of purchase" or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

Names

Addresses

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Names

Addresses

7. A work of improvement on the property hereinafter described was COMPLETED November 28, 2024

8. The work of improvement completed is described as follows: Installation of Pre-Packaged Sewer Lift Station (CIP 21-511).

9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is GCI Construction, Inc., 1031 Calle Recodo, Ste #D, San Clemente, CA 92673

10. The street address of said property is: 25876 Juanita Street, Loma Linda, CA 92354

11. The property on which said work of improvement was completed is in the City of Loma Linda County of San Bernardino, State of California, and is described as follows: Installation of Pre-Packaged Sewer Lift Station (CIP 21-511).

Signature of Owner or Agent Owner _____ Date: _____
Lynette Arreola, City Clerk

Verification of INDIVIDUAL owner _____: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the _____ City Clerk of the aforesaid interest or "PRESIDENT, PARTNER, MANAGER, AGENT, ETC."

in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place (Signature of person signing on behalf of owner)
Lynette Arreola, City Clerk



Regular City Council Staff Report

A. Council Bill #R-2025-01 - Consideration to Adopt Resolution in Opposition of SCAQMD Rule 1111, Regulate Air Emission from Gas-Powered Central Furnaces; and Rule 1121, Regulate Air Emissions from Residential-type, Natural Gas-Powered Water Heaters [Mayor Dupper]

Meeting	Agenda Group
Tuesday, January 14, 2025, 7:00 PM	New Business Item: 5A.
To	From
City Council	T Jarb Thaipejr, City Manager

RECOMMENDATION:

It is recommended that the City Council adopt Council Bill #R-2025-01, opposing the South Coast Air Quality District (SCAQMD) Rules 1111 AND 1121.

Rule 1111 would regulate air emissions from gas-powered central furnaces; and

Rule 1121 would regulate air emissions from residential-type, natural gas-powered water heaters.

Attachments

[SCAQMD Letter.pdf](#)

[Resolution - SCAQMD Rules 1111 and 1121.pdf](#)



City of Loma Linda

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January 14, 2025

Hon. Vanessa Delgado, Chair
South Coast Air Quality Management District Governing Board
21865 Copley Dr.
Diamond Bar, CA 91765

Dear Chair Delgado and Governing Board members,

The City of Loma Linda has just recently been made aware of two proposed rules being advanced by SCAQMD staff for consideration by your Governing Board. On behalf of our city's residents, business owners, organizations and city employees, we are conveying our opposition to Proposed Amended Rules 1111 and 1121 and urge you to defer consideration of these rules to allow SCAQMD Governing Board members and staff to receive additional information, data, input and dialogue from the numerous stakeholders potentially impacted by this proposed rule.

We have significant concerns regarding the scale of the mechanical, electrical, plumbing and other requirements necessary to comply with retrofits of existing commercial buildings, single family homes and multifamily residential properties, as well as the dramatic cost implications to thousands of families who call Loma Linda home.

We believe it is highly likely that if Rules 1111 and 1121 are adopted by the Governing Board, the high costs of compliance will force the owners of older multifamily properties to sell or redevelop their properties, subsequently resulting in a dramatic reduction in the availability of affordable housing in our city and across the region.

Our City Council shares your commitment clean air and water and other quality of life benefits that draw and retain the residents and business owners who live here. However, the current versions of PAR 1111 and 1121 will deliver consequences that will lead to a variety of negative impacts, impacting jobs and increasing the cost of living in our region.

We urge the SCAQMD Governing Board to delay consideration/adoption of PAR 1111/1121 to allow District staff to better inform the millions of Southern California residents of these proposed rules and to address the many unanswered questions regarding cost, technology, and the availability of potential incentives.

Sincerely,

Phillip Dupper
Mayor

RESOLUTION NO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, OPPOSING THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULES 1111 AND 1121

WHEREAS, The South Coast Air Quality District (SCAQMD) is a regional air pollution control agency representing Los Angeles, Orange, Riverside and San Bernardino counties with responsibility for regulating stationary sources of air pollution; and

WHEREAS, The SCAQMD is considering two rules that would have a significant impact on up to 17 million South Coast homeowners, renters and businesses: Rule 1111 would regulate air emissions from gas-powered central furnaces; and Rule 1121 would regulate air emissions from residential-type, natural gas-powered water heaters; and

WHEREAS, Rules 1111 and 1121 would impose \$20-plus billion in costs to consumers while providing minimal measurable air quality benefits for the four-county SCAQMD service area; and

WHEREAS, These two rules would ban the use of natural gas-powered furnaces and water heaters in new construction, taking effect in 2026, further elevating construction costs and housing prices, thereby putting homeownership even further out of reach for many Southern Californians. These rules would phase out existing natural gas furnaces and water heaters in existing single-family homes, multi-family housing, and businesses in 2027; and

WHEREAS, Housing affordability throughout California is and will remain a top public policy priority for (CITY) for the foreseeable future. Local governments are being pressured to build more housing – specifically, housing that people can afford. Any regulations that increase these costs deserve careful scrutiny to ensure that the increased costs are met with an equal or greater amount of benefit to the consumer; and

WHEREAS, Unlike most SCAQMD rules that regulate large stationary sources of air pollution like oil refineries and warehouses, Rules 1111 and 1121 specifically target individual homeowners, apartment buildings, and businesses large and small – meaning that the costs of these two rules will be directly borne by hard-working families and business owners; and

WHEREAS, Rules 1111 and 1121 would require apartment owners, homeowners and businesses to invest not only in expensive all-electric furnaces and water heaters but would also necessitate that they retrofit homes and businesses with expensive electrical panel upgrades, extensive new plumbing, and physical renovations to accommodate compliant units – further raising the cost of new housing and likely pricing many potential homeowners and renters out of an already expensive market; and

WHEREAS, For apartment owners, the mandate to replace natural gas water heaters and furnaces with all-electric units is incredibly expensive. These significant costs will be passed down to tenants – leading to rent increases and placing additional financial pressure on renters in a region already struggling with housing affordability; and

WHEREAS, The SCAQMD’s water heater and furnace mandates will impose a significant increase in electricity demand on California’s electric grid. Transitioning to all-electric water heaters and furnaces means increased demand on an electric grid that has not proven capable of consistently meeting existing demand. Water heaters and furnaces are essential elements in any house, apartment or business. Millions of new electric water heaters and furnaces would draw power from the grid and raise the risk of power brownouts or outages.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Rules 1111 and 1121 will have a profound impact and impose significant costs on millions of Southern California homeowners, renters and businesses who are already struggling to make ends meet while providing minimal air quality benefit;
2. The City of (NAME) opposes Proposed Amended Rules 1111 and 1121 and urges the SCAQMD to indefinitely delay or cease consideration of these two anti-consumer regulations immediately.

PASSED, APPROVED AND ADOPTED this 4th day of January 2025 by the attached certified vote:

Phillip Dupper, Mayor

ATTEST:

Lynette Arreola, City Clerk

CERTIFICATION

I, Lynette Arreola, City Clerk of the City of Loma Linda, State of California, do hereby certify that the foregoing Resolution No. XX was duly adopted by the City Council at a meeting thereof held on the 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF I have hereto set my hand or affixed the Seal of the City of Loma Linda this 14th day of January 2025.

Lynette Arreola, City Clerk
City of Loma Linda