



CITY OF LOMA LINDA CITY COUNCIL AGENDA REGULAR MEETING

Tuesday, January 23, 2024, 7:00 PM
Council Chambers
25541 Barton Road
Loma Linda, CA 92354

Est. Duration: 1 hr

A regular meeting of the City Council of the City of Loma Linda 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 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.***

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at www.lomalinda-ca.gov subject to staff's ability to post the documents before the meeting.

Persons wishing to speak on an agenda item, including any closed session items, are asked to complete an information card and present it to the City Clerk before consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The City Council meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address before testifying.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes are allotted for each speaker. Under the Brown Act, no action may be taken by the City Council at this time; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

A recess may be called at the discretion of the City Council.

Meetings are accessible to people with disabilities. Every attempt will be made to swiftly address each request. Requests in advance of the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting materials, should contact the City Clerk at larreola@lomalinda-ca.gov or (909) 799-2819.

1: Call to Order

- 1A. Call to Order
- 1B. Roll Call
- 1C. Closed Session/Workshop

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. Public Hearing: An Urgency Ordinance adding Chapter 17.130 (Inclusionary Housing Requirements) to Title 17 (Zoning) of the Loma Linda Municipal Code [City Attorney]

— 1. Introduce and Adopt Council Bill O-2024-02, an Urgency Ordinance adding Chapter 17.130 (Inclusionary Housing Requirements) to Title 17 (Zoning) of the Loma Linda Municipal Code (Development Code Amendment No. DCA-2024-0001); and

— 2. Determine additional environmental review is not necessary under 14 CCR 15183 because the City Council previously contemplated the development of residential units at all income levels in its General Plan and the associated environmental impact report (“EIR”) certified by the City Council in 2006, along with the subsequent three addendums. Based on staff’s analysis, that there are no environmental effects that are peculiar to the ordinance contemplated, were not analyzed as part of the prior EIR, pose potentially significant off-site or cumulative impacts, or made more severe with the introduction of new information. Further, determine that this ordinance is exempt from the California Environmental Quality Act under 14 CCR 15061(b)(3) because the ordinance does not approve a specific development project, change development or use standards, or increase any impact on the environment. It merely requires setting aside a certain number of units for affordable development at the proposed density. The physical environment will be changed by new development just as it would without this ordinance; who qualifies to live in the resulting ordinance is a social impact, not a physical impact on the environment.

3: Consent Calendar

3A. Demands Register - January 23, 2024 [Finance]

4: Old Business

5: New Business

6: Reports

6A. Reports of Council Members

6B. Reports Of Officers

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:

Loma Linda Branch Library, 25581 Barton Road, Loma Linda, California

City Council Chambers, 25541 Barton Road, Loma Linda, California

U. S. Post Office Annex, Newport Avenue, Loma Linda, California

A handwritten signature in black ink, reading "Lynette Arreola". The script is fluid and cursive, with the first name "Lynette" and last name "Arreola" clearly distinguishable.

Lynette Arreola, City Clerk
City of Loma Linda, California

Date Posted: January 18, 2024



City of Loma Linda

Regular City Council Staff Report

Prepared By: Lynette Arreola

Public Hearing: An Urgency Ordinance adding Chapter 17.130 (Inclusionary Housing Requirements) to Title 17 (Zoning) of the Loma Linda Municipal Code [City Attorney]

Meeting	Agenda Group	
Tuesday, January 23, 2024, 7:00 PM	Scheduled and Related Items	Item: 2A
To	From	
City Council	Lorena Matarrita, Community Development Director	
Via		
T Jarb Thaipejr, City Manager		

Approved/Continued/Denied by City Council

Date: _____

REPORT PREPARED BY

Aleks R. Giragosian, Special Counsel

REVIEWED BY

Diane E. Robbins, City Attorney; Lorena Matarrita, Community Development Director

RECOMMENDATION

Staff recommends the City Council approve the proposed urgency ordinance by taking the following action:

- 1. Introduce and Adopt** Council Bill O-2024-02, an Urgency Ordinance adding Chapter 17.130 (Inclusionary Housing Requirements) to Title 17 (Zoning) of the Loma Linda Municipal Code (Development Code Amendment No. DCA-2024-0001); and
- 2. Determine** additional environmental review is not necessary under 14 CCR 15183, because the City Council previously contemplated the development of residential units at all income levels in its General Plan and the associated Environmental Impact Report ("EIR") certified by the City Council in 2006, along with the subsequent three addendums. Based on the staff's analysis that there are no environmental effects that are peculiar to the ordinance contemplated, were not analyzed as part of the prior EIR, pose potentially significant off-site or cumulative impacts, or made more severe with the introduction of new information. Further, determine that this ordinance is exempt from the California Environmental Quality Act under 14 CCR 15061(b)(3) because the ordinance does not approve a specific development project, change development or use standards, or increase any impact on the environment. It merely requires setting aside a certain number of units for affordable development at the proposed density. The physical environment will be changed by new development just as it would without this ordinance; who qualifies to live in the resulting ordinance has a social impact, not a physical impact on the environment.

BACKGROUND

According to the State Legislature, "California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita."¹ The Legislature further finds, "California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years."² According to the California Department of Housing and Community Development ("HCD"), "During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually."³

The Legislature notes, "California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities

in California.”⁴ “The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.”⁵ HCD estimates, ““The majority of Californian renters — more than 3 million households — pay more than 30 percent of their income toward rent, and nearly one-third — more than 1.5 million households — pay more than 50 percent of their income toward rent.”⁶

While the Riverside-San Bernardino metro area has the least expensive rental housing relative to other Southern California areas, it too is experiencing the effects of the state housing crisis.⁷ The County of San Bernardino found, “median rents are not affordable to low-wage workers.”⁸ According to the United States Census Bureau’s American Community Survey for 2019, in San Bernardino County, 46 percent of renting households pay 35 percent or more of their income on rent.⁹

The Housing Element update process attempts to address the housing crisis regionally. Every eight years, the Southern California Association of Governments (“SCAG”) assigns member agencies a regional housing needs allocation (“RHNA”). As part of the sixth cycle RHNA, SCAG assigned the City of Loma Linda an allocation of 2,051 units to be accommodated within its jurisdictional boundary. As part of the sixth cycle RHNA, Loma Linda is required per the SCAG allocation to accommodate 523 units affordable to very low-income households, 311 units affordable to low-income households, and 352 units affordable to moderate-income households (collectively referred to as “Affordable Units”).

Loma Linda’s Housing Element designated sites throughout the City that can accommodate the development of Affordable Units. Loma Linda’s The Groves Specific Plan also established density standards to accommodate the development of affordable units. However, without mandating the development of Affordable Units through the adoption of a local ordinance, there is no assurance that a developer will develop the designated sites with Affordable Units — thereby undermining the City’s housing production goals of developing 1,186 Affordable Units within eight years and exacerbating the housing supply crisis locally and regionally.

In 2017, the California Legislature adopted the Senate Housing Package, which consisted of 15 bills designed to create and preserve affordable housing. The 2017 Senate Housing Package included Assembly Bill No. 1505 (“AB 1505”). AB 1505 states that a city may adopt an ordinance to “Require, as a condition of the development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low-income households”¹⁰

Given the urgency of the state housing crisis and its impacts regionally in San Bernardino County, staff recommends the City Council exercise its authority under AB 1505 to adopt an inclusionary housing ordinance. AB 1505 notes, “Inclusionary housing ordinances have provided quality affordable housing to over 80,000 Californians, including the production of an estimated 30,000 units of affordable housing in the last decade alone”.¹¹ State law allows for this particular ordinance to be adopted by a single reading with a four-fifths vote.¹² The adoption of an urgency ordinance is necessary to preserve the public peace, health, and safety of residents by immediately ensuring each qualifying housing development project helps address the Affordable Unit development goals and the local and regional housing supply crisis.

ANALYSIS

The urgency ordinance adds Chapter 17.130, titled “Inclusionary Housing Requirements”, to the Zoning Code under Title 17. It applies to for-rent and for-sale housing development projects proposing ten or more dwelling units. A “housing development project” is defined to mean “the construction of all residential units, a common interest development created through the conversion of existing residential units ..., and mixed-use development including a residential component.”

If a project qualifies, the applicant can choose to either: (a) make a minimum of 10 percent of the total number of units affordable to very low-income households or (b) make a minimum of 5 percent of the total number of units affordable to very low-income households and 10 percent of the total number of units affordable to low-income households. The ordinance provides alternative methods of compliance, including (a) payment of an in-lieu fee of \$243,750 per required affordable unit, (b) off-site construction of inclusionary units, and (c) rehabilitation of market-rate units and their conversion to affordable units.

The inclusionary housing ordinance will require every applicant of a qualifying project to submit an inclusionary housing plan as part of its application. Once approved, the applicant must execute an inclusionary housing agreement that will be recorded on the title upon approval of a project. No certificate of occupancy will be issued until the applicant performs its obligations under the inclusionary housing agreement.

The inclusionary housing ordinance includes a number of safeguards to guarantee an applicant's rights, including (a) a method to appeal in-lieu fees if the applicant believes the fees are not justified, (b) a method to request a takings determination if the applicant believes the inclusionary unit requirement is a regulatory taking, and (c) a process to appeal decisions regarding either the inclusionary housing agreement or takings determination.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The ordinance is not subject to additional environmental review under 14 CCR 15183 because the City Council previously contemplated the development of residential units at all income levels in its General Plan and the associated Environmental Impact Report ("EIR") certified by the City Council in 2006, along with the subsequent three addendums. Based on staff's analysis, that there are no environmental effects that are peculiar to the ordinance contemplated were not analyzed as part of prior EIR, pose potentially significant off-site or cumulative impacts, or made more severe with the introduction of new information. Further, determine that this ordinance is exempt from the California Environmental Quality Act under 14 CCR 15061(b)(3) because the ordinance does not approve a specific development project, change development or use standards, or increase any impact on the environment. It merely requires setting aside a certain number of units for affordable development at the proposed density. The physical environment will be changed by new development just as it would without this ordinance; who qualifies to live in the resulting ordinance has a social impact, not a physical impact on the environment.

FISCAL IMPACT

There is no fiscal impact related to this text amendment.

PUBLIC NOTICING

The agenda for the City Council meeting to consider the described Urgency Ordinance and associated exhibit was posted in three public places (City Hall, library, post office) on January 18, 2024. Additionally, the agenda and complete packet were made available on the City's website on the same day.

REFERENCES

¹ Senate Bill No. 330 ("SB 330"), § 2(a)(1).

² SB 330, § 2(a)(4).

³ Department of Housing & Community Development, *Addressing a Variety of Housing Challenges*, (Jan. 16, 2024)

<https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges>

⁴ SB 330, § 2(a)(3).

⁵ SB 330, § 2(a)(5).

⁶ Department of Housing & Community Development, *Addressing a Variety of Housing Challenges* (Jan. 16, 2024)

<https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges>.

⁷ San Bernardino County, *Community Indicators: Rent Affordability* (Jan. 16, 2024) <https://indicators.sbcounty.gov/housing/rental-affordability/>.

⁸ San Bernardino County, *Community Indicators: Rent Affordability* (Jan. 16, 2024) <https://indicators.sbcounty.gov/housing/rental-affordability/>.

⁹ San Bernardino County, *Community Indicators: Rent Affordability* (Jan. 16, 2024) <https://indicators.sbcounty.gov/housing/rental-affordability/>.

¹⁰ Gov. Code, § 65850, subd. (g).

¹¹ AB 1505, § 3(a).

¹² Gov. Code, § 36937, subd. (b).

Attachments

Attachment A - Urgency Ordinance Inclusionary Housing.pdf

URGENCY ORDINANCE NO. XXXX

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF LOMA LINDA, CALIFORNIA, ADDING
CHAPTER 17.130 (INCLUSIONARY HOUSING
REQUIREMENTS) TO TITLE 17 (ZONING) OF THE LOMA
LINDA MUNICIPAL CODE**

WHEREAS, in 2019, the California Legislature adopted Senate Bill No. 330 (“SB 330”), titled the “Housing Crisis Act of 2019”;

WHEREAS, Section 2(a)(1) of SB 330 declares, “California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita”;

WHEREAS, Section 2(a)(4) of SB 330 finds, “California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years”;

WHEREAS, according to the California Department of Housing and Community Development (“HCD”), “During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually”;

WHEREAS, Section 2(a)(3) of SB 330 further finds, “California is also experiencing rapid year-over-year rent growth”;

WHEREAS, Section 2(a)(5) of SB 330 further finds, “The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates”;

WHEREAS, according to HCD, “The majority of Californian renters — more than 3 million households — pay more than 30 percent of their income toward rent, and nearly one-third — more than 1.5 million households — pay more than 50 percent of their income toward rent”;

WHEREAS, although the Riverside-San Bernardino-Ontario Metropolitan area has the least expensive rental housing relative to other Southern California areas; it, too, is experiencing the effects of the State housing crisis;

WHEREAS, the County of San Bernardino found, “median rents are not affordable to low wage workers”;

WHEREAS, according to the United States Census Bureau’s 2019 American Community Survey, 46 percent of renting households in San Bernardino County pay 35 percent or more of their income on rent;

WHEREAS, the housing element update process attempts to address the housing crisis regionally;

WHEREAS, every eight years, the Southern California Association of Governments (“SCAG”) assigns its city and county member agencies a regional housing needs allocation (“RHNA”);

WHEREAS, as part of the sixth-cycle RHNA, SCAG allocated the City of Loma Linda 2,051 units;

WHEREAS, as part of the sixth-cycle RHNA, Loma Linda is required to identify adequate sites for 523 units affordable to very-low-income households, 311 units affordable to low-income-households, and 352 units affordable to moderate-income households (collectively, “Affordable Units”);

WHEREAS, Loma Linda’s Housing Element designated sites throughout the City that can accommodate development of the Affordable Units;

WHEREAS, without mandating the development of Affordable Units through the adoption of this ordinance, there is no assurance, nor are there apparent incentives, that a developer will develop the designated sites with Affordable Units — thereby undermining the City’s housing production goals of developing 1,186 Affordable Units within eight years and exacerbating the housing supply crisis locally and regionally;

WHEREAS, in 2017, the California Legislature adopted the Senate Housing Package, which included 15 bills intended to encourage creation and preservation of affordable housing;

WHEREAS, the 2017 Senate Housing Package included Assembly Bill No. 1505 (“AB 1505”);

WHEREAS, AB 1505 added subdivision (g) of Government Code section 65850, which states that a city may adopt an ordinance to “[r]equire, as a condition of the development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households”;

WHEREAS, Section 3(a) of AB 1505 notes, “Inclusionary housing ordinances have provided quality affordable housing to over 80,000 Californians, including the production of an estimated 30,000 units of affordable housing in the last decade alone”;

WHEREAS, under Government Code section 36937, subdivision (b), an ordinance may take effect immediately if it is an ordinance “[f]or the immediate preservation of the public peace, health or safety, containing a declaration of the facts constituting the urgency, and is passed by a four-fifths vote of the city council”; and

WHEREAS, failure to adopt these requirements on an urgency basis will encourage developers to seek to evade the ordinance’s requirements to gain an advantage over competitors, defeating the State’s and City’s objective to address the housing affordability crisis;

WHEREAS, the City Council desires to adopt an inclusionary housing ordinance on an urgency basis to preserve the public peace, health, and safety by immediately ensuring each qualifying housing development project helps address the Affordable Unit development goals and the local and regional housing supply crisis as described by SB 330.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Addition. Chapter 17.130 (Inclusionary Housing Requirements), attached hereto as Exhibit A, is added to Title 17 (Zoning) of the Loma Linda Municipal Code.

SECTION 3. CEQA. The City Council determines this ordinance is not subject to additional environmental review under 14 CCR 15183 because the City Council previously contemplated the development of residential units at all income levels in its General Plan and the associated environmental impact report (“EIR”) certified by the City Council in 2006, along with the subsequent three addendums. Based on staff’s analysis, that there are no environmental effects peculiar to this ordinance that were not analyzed as part of the prior EIR, pose potentially significant off-site or cumulative impacts, or made more severe by the adoption of this measure. Further, the City Council determines that this ordinance is exempt from further review under the California Environmental Quality Act by 14 CCR 15061(b)(3) because the ordinance does not approve a specific development project, change development or use standards, or increase any impact on the environment. It merely requires setting aside a certain number of units for affordable development at the proposed density. The physical environment will be changed by new development just as it would without this ordinance; who qualifies to live in the resulting ordinance is a social impact, not a physical impact on the environment.

SECTION 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance or Exhibit A to this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance or Exhibit A to this ordinance.

SECTION 5. Effective Date. This urgency ordinance was adopted by the necessary four-fifths (4/5) vote of the City Council pursuant to Government Code Section 36937, subdivision (b), and shall become effective immediately upon its adoption.

SECTION 6. Certification. The City Clerk shall certify as to the passage and adoption of this ordinance and shall cause the same to be posted at the designated locations in the City.

PASSED, APPROVED, AND ADOPTED this 23rd day of January 2024 by the following vote:

Ayes:

Noes:

Absent:

Phill Dupper, Mayor

ATTEST:

Lynette Arreola, City Clerk

ENCLOSURE:

Exhibit A: Chapter 17.130 Inclusionary Housing Requirements

Exhibit A

Chapter 17.130 INCLUSIONARY HOUSING REQUIREMENTS

17.130.010 **Purpose.**

Pursuant to Government Code section 65850 et seq., this chapter establishes an inclusionary housing requirement to encourage the development of residential units that are affordable to a range of households with varying income levels.

17.130.020 **Definitions.**

“Affordable Housing Cost” as to rental units means rent determined under the applicable subsection of Health and Safety Code Section 50053, and as to ownership units means the housing cost determined under the applicable subsection of Health and Safety Code Section 50052.5.

“Affordable housing development agreement” means an agreement to develop affordable units, that is approved by the appropriate reviewing authority, fully executed, and recorded on title with San Bernardino County.

“Affordable unit” means a dwelling unit which is affordable to a very low income household, a low income household, or a moderate income household.

“Density bonus” means a density increase over the otherwise maximum allowable gross residential density as of the date of application per Government Code Section 65915 et. seq.

“Housing development project” means the construction of all residential units, a common interest development created through the conversion of existing residential units that were not subject to this chapter at the time of construction, and mixed use development including a residential component.

“Inclusionary housing agreement” means an agreement based on the inclusionary housing plan that is approved by the appropriate reviewing authority, fully executed, and recorded on title with San Bernardino County.

“Inclusionary housing plan” means a proposal identifying the number and type of affordable units and detailing how the requirements of this chapter will be satisfied.

“Inclusionary Housing Trust Fund” means a separate fund of the city in which is deposited all monies collected under this chapter, which shall be used to promote the construction, rehabilitation, and maintenance of affordable units, including administrative costs related to monitoring inclusionary housing agreements and deed restrictions on affordable units.

“Low income household” means households whose income does not exceed 80 percent of the area median income for San Bernardino County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

Exhibit A

“Moderate income household” means households whose income does not exceed 120 percent of the area median income for San Bernardino County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

“Very low income household” means households whose income does not exceed 50 percent of the area median income for San Bernardino County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

17.130.030 **Applicability.**

- A. All housing development projects proposing ten or more dwelling units shall include units that are affordable to very low and/or low income households, in compliance with this chapter.
- B. Housing development projects for parcels with existing dwelling units shall be subject to this chapter if the sum of the existing dwelling units and the proposed dwelling units, net of any demolition, equal ten or more dwelling units.
- C. Subdivision maps dividing a parcel with existing dwelling units shall require, as a condition of approval, that if a housing development project is proposed on any newly created parcel, the proposed project shall be subject to this chapter if the sum of the existing dwelling units and any proposed dwelling units, net of any demolition, equal ten or more dwelling units.

17.130.040 **Exemptions.**

This chapter shall not apply to the following:

- A. A housing development project application determined to be complete by staff or deemed complete by law as of the effective date of the ordinance codifying this chapter.
- B. The portion of a housing development project located within a designated landmark building or contributing structure to a designated historic district that is retained and preserved on site as part of a housing development project in compliance with the Secretary of the Interior’s standards.
- C. A housing development project that proposes at least 50 percent of all units, excluding density bonus units, available at an Affordable Housing Cost.
- D. A housing development project that is exempt from this chapter by state law, including a housing development project for which the city enters into a statutory development agreement.

17.130.050 **Affordable unit requirement.**

- A. An applicant may comply with this chapter by satisfying either of the options below:

Exhibit A

1. A minimum of 10 percent of all dwelling units in a housing development project shall be developed, offered to, and sold or rented to very low income households, at an Affordable Housing Cost.
 2. A minimum of 5 percent of all dwelling units in a housing development project shall be developed, offered to, and sold or rented to very low income households at Affordable Housing Cost for Very low income households and 10 percent of all dwelling units in a housing development project shall be developed, offered to, and sold or rented to low income households at Affordable Housing Cost for Low income households.
- B. Rounding calculations. In calculating the required number of inclusionary units, any fractional units will be rounded-up to the nearest whole number.

17.130.060 Alternative methods of compliance.

As an alternative to developing inclusionary units within an affected housing development project, the applicant may satisfy the requirements of this chapter by applying for one or more of the following:

- A. In lieu fee. The applicant may choose to pay a fee, as established from time to time by the city council, in lieu of providing all or some of the inclusionary units.
- B. Off-site construction. At the discretion of the reviewing authority and upon application by the developer, the applicant may satisfy the inclusionary unit requirement, in whole or in part, by constructing the required number of units on a site other than that of the affected housing project pursuant to an affordable housing development agreement.
- C. Rehabilitation. At the discretion of the reviewing authority and upon application by the developer, the applicant may acquire and rehabilitate market rate units within the city and convert those units to affordable units. The rehabilitation of the market rate units shall improve the units' structural integrity and livability to include improvements to the roofing, flooring, plumbing, heating, and air conditioning, as applicable. Any such rehabilitation shall be pursuant to an affordable housing development agreement.

17.130.070 Inclusionary housing plan and agreement.

- A. Application. The applicant shall submit an inclusionary housing plan as part of the housing development project application which must be approved by the city manager or his or her designee.
- B. Consideration. An inclusionary housing agreement shall be prepared by the city and reviewed concurrently with the underlying land use permit and entitlement applications for a housing development project.
- C. Prohibitions.

Exhibit A

1. No application shall be deemed complete until the applicant has submitted an inclusionary housing plan as part of the housing development project application and received approval from the city manager or his or her designee.
2. No discretionary approval shall be issued for all or any portion of a housing development project until the inclusionary housing agreement has been approved by the appropriate reviewing authority.
3. No building permit shall be issued for all or any portion of a housing development project unless the inclusionary housing agreement has been executed and recorded.
4. No certificate of occupancy shall be issued for all or any portion of a housing development project unless the applicant performs its obligations under the inclusionary housing agreement.

17.130.080 **Implementation standards.**

- A. Access. Residents of inclusionary units shall have equal access to use of all on-site amenities.
- B. Construction. All inclusionary units shall be:
 1. reasonably dispersed throughout the housing development project;
 2. proportional in number, bedroom size, and location, to the market rate units; and
 3. comparable with the market rate units in terms of the appearance, base design, materials, amenities, and finished quality.
- C. Duration of Affordability. All required inclusionary units shall be reserved for the following minimum time periods.
 1. Units for sale. A unit for sale shall be reserved at the applicable Affordable Housing Cost for a minimum of 45 years.
 2. Units for rent. A unit for rent shall be reserved at the applicable Affordable Housing Cost for a minimum of 55 years.
- D. Tenant Preference Policy. Any tenant preference and priority system set forth in this code shall be used to determine eligibility among prospective beneficiaries for inclusionary units created through this chapter.
- E. Timing of construction. All inclusionary units shall be constructed concurrent with, or before the construction of the market rate units. If the city approves a phased project, the required inclusionary units shall be provided within each phase of the housing development project and per the inclusionary housing agreement.

Exhibit A

- F. Subleases, assignments, and purchases. If the housing development project consists of units for rent, the inclusionary housing agreement shall prohibit tenants from subleasing affordable units or assigning rights with respect to affordable units. If the housing development project consists of units for sale, the inclusionary housing agreement shall require homeowners to occupy the unit.

17.130.090 **In-lieu fee payment and administration.**

Payment of an in-lieu fee as an alternative to on-site provision of inclusionary units shall comply with this section.

- A. Establishment. The city council shall establish the amount of the in-lieu fee by resolution, which shall be reviewed and adjusted annually prior to the succeeding fiscal year.
- B. Amount of fee. The amount of the fee shall be based on a per unit price that is equivalent to the cost of providing a comparable unit that would have been provided in the housing development project based on the requirements in this chapter.
- C. Estimate. Until such time as the city council establishes a fee, the amount of the in-lieu fee shall be equal to \$243,750 per unit, which represents the investment required by the city or the Loma Linda Housing Authority to create an affordable housing unit in its most recent transaction concerning the creation of affordable housing units.
- D. Timing of payment. The in-lieu fee shall be paid before issuance of a building permit for any part of the housing development project.
- E. Deposits. In lieu-fees collected shall be deposited in the Inclusionary Housing Trust Fund.
- F. State density bonus. Payment of an affordable housing in-lieu fee shall not be considered a provision of affordable housing units for purposes of determining whether the housing development project qualifies for a state density bonus.
- G. Appeals. An applicant may appeal the in-lieu fees under the protest provisions of the Mitigation Fee Act pursuant to Government Code Section 66020.

17.130.100 **Enforcement.**

- A. Forfeiture of funds. Any individual who sells or rents an inclusionary unit in violation of this chapter shall be required to forfeit all money so obtained. Recovered funds shall be deposited into the Inclusionary Housing Trust Fund.
- B. Enforcement. The city may institute any appropriate administrative or legal actions or proceedings necessary to ensure compliance with this chapter, including actions:
 - 1. to disapprove, revoke, or suspend any permit, including a building permit, certificate of occupancy, or ministerial or discretionary approval; and
 - 2. for injunctive relief and/or damages.

Exhibit A

- C. Recovery of replacement Affordable Housing Cost. In the event one or more units becomes noncompliant, the City will likely experience substantial costs to replace that unit. Historically, land costs, interest costs, and construction costs, among other factors, have increased significantly over time and it is reasonably foreseeable that these will continue to increase in the future. In addition, the City would incur costs associated with negotiation and preparation of documents, and would likely incur recording costs and development fees. As part of the damages the City would be entitled to recover would be the costs to replace a noncompliant unit; these costs could exceed the initial cost of development of the unit that has become noncompliant. Notwithstanding the recovery of damages and replacement costs, the original covenanted unit which has become noncompliant would remain subject to the recorded restrictions.
- D. Recovery of fees and costs. In any action to enforce this chapter or an inclusionary housing agreement, the city shall be entitled to recover its reasonable attorneys' fees and costs.

17.130.110 Takings determination.

- A. Application. Within 15 days of the approval or disapproval of the inclusionary housing plan by the city manager or his or her designee, an applicant may request a determination that the requirements of this chapter, taken together with the benefits under state density bonus law as applied to the housing development project, would legally constitute a taking of property of the housing development project without just compensation under the California or United States Constitutions.
- B. Burden on applicant. The applicant has the burden of providing economic information and other evidence necessary to establish that application of the provisions of this chapter to the housing development project would constitute a taking of property without just compensation.
- C. Reviewing Authority. The determination shall be made by the planning commission.
- D. Presumption of facts. In making the taking determination, the review authority shall presume each of the following facts:
 - 1. The application of the inclusionary housing requirements of this chapter to the housing development project;
 - 2. The application of the maximum benefits the housing development project qualifies for under the density bonus law;
 - 3. The utilization of the most cost-efficient product type for the inclusionary units, where the option is available to the applicant; and
 - 4. The utilization of external funding where reasonably likely to occur.
- E. Modifications to reduce obligations. If it is determined that the application of the provisions of this chapter would be a taking, the inclusionary housing plan shall be modified to reduce the obligations in the inclusionary housing component to the extent, and

Exhibit A

only to the extent necessary, to avoid a taking. If it is determined no taking would occur through application of this chapter, the requirements of this chapter remain applicable.

17.130.120 Appeals.

- A. Application timeline. The applicant may appeal any inclusionary housing agreement or takings determination within 10 days after notice of the decision to the applicant.
- B. Appeal application. The appeal application must include:
 - 1. a copy of the decision being appealed and the basis for the appeal;
 - 2. the appeal application fee, as determined by the city council.
- C. Reviewing authority. The reviewing authority shall be the city council or its designee.
- D. Appeal timeline. An appeal shall be scheduled within sixty days of receipt by the city of an appeal application. Notice of the appellate decision shall be provided within sixty days of the close of the appeal hearing.
- E. Notice. The city shall give notice of the appeal in the same manner as the notice required for hearings before the planning commission.
- F. Standard of review. The planning commission's determination shall not be given deference. The appeal review body shall review the decision, hear new evidence and testimony, if offered, and, in deciding the appeal, may affirm, reverse, or modify the decision.
- G. Final decision. The decision of the reviewing authority shall be final.



City of Loma Linda

Regular City Council Staff Report

Prepared By: Lynette Arreola

Demands Register - January 23, 2024 [Finance]

Meeting	Agenda Group
Tuesday, January 23, 2024, 7:00 PM	Consent Calendar Item: 3A
To	From
City Council	Sonia Fabela, Finance Director

Approved/Continued/Denied by City Council

Date: _____

RECOMMENDATION:

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

Attachments

CC Demands Registers - January 23, 2024.pdf



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706536	1/4/2024	4197	C.A.P.F.	Jan 2024		Long Term Disability January 2024	\$826.00
						706536 Total	\$826.00
706537	1/4/2024	570	LOMA LINDA FIREFIGHTERS ASSN	LLFA Dec 2023		Dues & T Donations Dec 2023	\$1,184.00
						706537 Total	\$1,184.00
706538	1/4/2024	4826	RAMON SAMILEY	01062024		Donation for DJ for January Dance	\$100.00
						706538 Total	\$100.00
706539	1/4/2024	3881	SB CO PROFESSIONAL FIREFIGHTER	SBFF Dec 2023		SB County Firefighters Dues Dec 2023	\$3,680.60
						706539 Total	\$3,680.60
706540	1/4/2024	7393	TEAMSTERS LOCAL 1932	Dec 2023		Teamsters Dues Dec 2023	\$683.58
						706540 Total	\$683.58
706541	1/4/2024	7393	TEAMSTERS LOCAL 1932	PW Dec 2023		PW Teamsters Dues Dec 2023	\$1,617.82
						706541 Total	\$1,617.82
706542	1/4/2024	7366	DENNIS GRUBB & ASSOCIATES	002-30080	1240287	Fire Prevention Plan Check Srvs Oct 2023	\$2,235.00
						706542 Total	\$2,235.00
706543	1/9/2024	1730	AFLAC	262297		Affac Insurance Premium Dec 2023	\$1,548.39
						706543 Total	\$1,548.39
706544	1/9/2024	5502	FRONTIER COMMUNICATIONS	9097963838 Jan 9097998149 Jan		Phone costs 12/22-1/21/2024 Phone costs Fire Station#1 12/25-1/24/24	\$143.67 \$261.13
						706544 Total	\$404.80
706545	1/9/2024	5375	LEVEL 3 COMMUNICATIONS, LLC	668753887	1240197	Bandwidth 260960 12/17-01/16/24	\$4,793.37
						706545 Total	\$4,793.37
706546	1/9/2024	7053	MARLIN BUSINESS BANK	20970056	1240336	Printer lease agreement FY 23/24 December	\$3,245.85
						706546 Total	\$3,245.85



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706547	1/9/2024	7083	SELF INSURED SERVICES COMPANY	13887 Life 13887		Life Insurance Premium Jan 2024 Life & Disability Jan 2024 Coverage	\$627.54 \$3,950.03 706547 Total \$4,577.57
706548	1/9/2024	1245	SO CALIF EDISON	700011104827 Dec 700546567358 Dec 700548764612 Dec 700458638878 Dec 700452547783 Dec 700142439793 Dec 700570670141 Dec 700142412616 Dec 700394531780 Dec 700075919924 Dec 700228294695 Dec		Electricity costs 11/29-12/28/2023 Electricity costs 11/27-12/26/2023 Electricity costs 11/29-12/28/2023 Electricity costs 11/27-12/26/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/28-12/27/2023 Electricity costs 11/27-12/26/2023	\$159.32 \$28.54 \$267.64 \$1,753.65 \$74.66 \$186.15 \$189.90 \$14.89 \$155.78 \$68.60 \$17,271.13 706548 Total \$20,170.26
706549	1/9/2024	7413	SYNOPTTEK, LLC	1240015	1240567	Security Operations Center 12/01-12/31/2023	\$9,486.82 706549 Total \$9,486.82
706550	1/9/2024	3294	US POSTAL SERVICE	Request 1/3/2024		Postage for Mtr Acct#47718562	\$1,000.00 706550 Total \$1,000.00
706551	1/11/2024	3881	SB CO PROFESSIONAL FIREFIGHTER	November 2022		SB Co Prof Firefighters Dues for Nov 2022	\$3,513.30 706551 Total \$3,513.30
706552	1/11/2024	1245	SO CALIF EDISON	700796906978 Dec 700010613157 Dec 700030769656 Dec 700402406564 Dec 700280676618 Dec		Electricity costs 11/29-12/28/2023 Electricity costs 12/01-1/02/2024 Electricity costs 12/01-1/02/2024 Electricity costs 12/4-1/3/2024 Electricity costs 12/4-1/3/2024	\$160.79 \$47.32 \$273.45 \$112.42 \$126.08



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700441458865 Dec		Electricity costs 12/4-1/3/2024	\$156.46
				600000500568 Dec		Electricity costs 11/30-1/1/2024	\$4,762.80
				700228421001 Dec		Electricity costs 11/9-12/11/2023	\$1,759.44
				700162747250 Dec		Electricity costs 12/5-1/4/2024	\$583.80
				700546694670 Dec		Electricity costs 12/1-1/2/2024	\$351.82
				700004740213 Dec		Electricity costs 12/4-1/3/2024	\$718.22
				700620519956 Dec		Electricity costs 12/1-1/2/2024	\$1,415.55
				700350988278 Dec		Electricity costs 12/1-12/31/2023	\$6,955.61
				700411454240 Dec		Electricity costs 12/1-1/2/2024	\$1,130.89
				700371011405 Dec		Electricity costs 12/1-1/2/2024	\$2,254.71
						706552 Total	\$20,809.36
706553	1/11/2024	26	VERIZON WIRELESS	9952934575 Dec		SCADA PW Modem 11/29-12/28/2023	\$38.01
						706553 Total	\$38.01
706554	1/11/2024	26	VERIZON WIRELESS	9952934574 Dec		City wide cell phone service 11/29-12/28/23	\$2,788.13
						706554 Total	\$2,788.13
706555	1/17/2024	5174	BRENT BILLINGSLEY	1306	1240101	Accu-tab tablets	\$4,959.10
						706555 Total	\$4,959.10
706556	1/17/2024	4935	DIVISION OF THE STATE ARCHITEC	DSA 786 Oct-Dec 2023		Disability Access & Education Fee-Oct-Dec 2023	\$236.90
						706556 Total	\$236.90
706557	1/17/2024	5502	FRONTIER COMMUNICATIONS	9097991480 Jan		Phone costs Senior Center Fire Alarm 12/28-1/27/24	\$121.46
				9097997651 Jan		Phone costs 1/1-1/31/2024	\$37.77
				9097990759 Jan		Phone costs Fire Station#252 1/1-1/31/24	\$43.24
						706557 Total	\$202.47
706558	1/17/2024	1245	SO CALIF EDISON	700630870058 Dec		Electricity costs 12/1-1/2/2024	\$403.61
				700491050723 Dec		Electricity costs 12/1-1/2/2024	\$461.72
				700337902271 Dec		Electricity costs 12/1-1/2/2024	\$279.19
				700619667467 Dec		Electricity costs 12/1-1/2/2024	\$209.32
				700123802154 Dec		Electricity costs 12/1-1/2/2024	\$242.85
				700620742955 Dec		Electricity costs 12/5-1/4/2024	\$267.95



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700072821984 Dec		Electricity costs 11/30-1/1/2024	\$255.72
				700848022443 Dec		Electricity costs 11/30-1/1/2024	\$33.51
				700242318673 Dec		Electricity costs 11/30-1/1/2024	\$60.24
				700125316869 Dec		Electricity costs 12/5-1/4/2024	\$97.41
				700123951189 Dec		Electricity costs 12/5-1/4/2024	\$57.82
				700124018786 Dec		Electricity costs 12/5-1/4/2024	\$79.55
				700327588141 Dec		Electricity costs 12/5-1/4/2024	\$113.55
				700237491915 Dec		Electricity costs 12/5-1/4/2024	\$119.48
				700377436138 Dec		Electricity costs 12/7-1/4/2024	\$185.88
				700547438439 Dec		Electricity costs 11/30-1/1/2024	\$94.34
				700556225427 Dec		Electricity costs 11/30-1/1/2024	\$69.90
				700605303585 Dec		Electricity costs 11/30-1/1/2024	\$17.24
				700125145505 Dec		Electricity costs 12/5-1/4/2024	\$132.13
				700533422444 Dec		Electricity costs 12/5-1/4/2024	\$130.07
				700077110701 Dec		Electricity costs 12/5-1/4/2024	\$101.27
				700012556793 Dec		Electricity costs	\$29.53
				700010396020 Dec		Electricity costs 12/1-1/2/2024	\$197.81
				700475961967 Dec		Electricity costs 12/1-1/2/2024	\$151.73
				700252505390 Dec		Electricity costs 12/1-1/2/2024	\$157.22
				700281250130 Dec		Electricity costs 12/1-1/2/2024	\$112.28
				700448473884 Dec		Electricity costs 12/1-1/2/2024	\$22.55
				700357831327 Dec		Electricity costs 12/1-1/2/2024	\$97.96
				700180303341 Dec		Electricity costs 12/1-1/2/2024	\$134.57
				700237930435 Dec		Electricity costs 11/30-1/1/2024	\$106.24
				700075862128 Dec		Electricity costs 12/6-1/5/2024	\$581.94
				700577818031 Dec		Electricity costs 12/6-1/5/2024	\$16,251.62
				700165738789 Dec		Electricity costs 12/6-1/5/2024	\$1,274.97
				700491039205 Dec		Electricity costs 12/6-1/5/2024	\$5,831.26
				700044797169 Dec		Electricity costs 12/6-1/5/2024	\$20,712.08
				700396836845 Dec		Electricity costs 12/6-1/5/2024	\$13,761.67
				700023837085 Dec		Electricity costs 12/6-1/5/2024	\$18,564.97
				700303221438 Dec		Electricity costs 12/6-1/5/2024	\$150.14
				700063569396 Dec		Electricity costs 12/6-1/5/2024	\$715.31



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				700125053252 Dec		Electricity costs 12/5-1/4/24	\$63.22
				700625935485 Dec		Electricity costs 12/5-1/4/2024	\$104.07
						706558 Total	\$82,433.89
706559	1/17/2024	1261	THE GAS COMPANY	14642464003 Dec		Gas costs 12/1-1/3/2024	\$124.01
				10022459001 Dec		Gas costs 12/4-1/4/2024	\$733.54
				06872460008 Dec		Gas costs 12/4-1/4/2024	\$151.30
				10232459007 Dec		Gas costs 12/4-1/4/2024	\$742.64
						706559 Total	\$1,751.49
706560	1/17/2024	3628	U.S. BANK CORPORATE PYMNT SYS	1222223 KMacGavin		Small tools, Computer parts, Software, VMCluster	\$1,157.40
				12222023 EAguiar		Online training, online class, cabinets, & mats	\$891.63
				12222023 JLoeffert		Conf call bridge, greenbook, & adopt a family meal	\$382.31
				12222023 WScheffler		15 Park bathroom signs	\$160.65
				12222023 SCampbell		3 File cabinets	\$393.26
				12222023 BBolger		Ceiling tiles & XMas decorations Civic Center	\$758.91
				12222023 VGomez		Wire, pesticide, cert, stakes/staples. & screw/bit	\$337.23
				12222023 MMosqueda		Training & valve repair	\$1,068.61
				12222023 MDingman		Various Fire Prev. text books	\$684.86
				12222023 BCorreia		Bi-weekly car wash & AC small animals workshop	\$50.90
				12222023 BNIelsen		Chain saw oil and boxlight batteries	\$66.75
				12222023 FPerez		Identifire safety SCBA mask stickers	\$389.74
				12222023 TIngalls		Digicode subsc. Car washes, Event refreshments, la	\$978.91
				12222023 NAlvizar		Coffee	\$28.99
				12222023 MCross		Household sta supplies- personal purcha correction	\$843.05
				12222023 NBoucher		Mattress protector, station repair supplies	\$93.09
				12222023 MAtchison		Sm eng. fuel, chainsaw repairs, turnout boots	\$1,094.32
				12222023 GGarza		Water, dog tags & cleaning supplies	\$413.71
				12222023 VPuentes		Fuel cap for fuel tank	\$33.95
				122223Larreola		Supplies City and Events & Conf expenses	\$975.78
						706560 Total	\$10,804.05
706561	1/23/2024	29	AGUA MANSA PROPERTIES, INC.	50552	1240022	Concrete 12/19/2023	\$300.00
						706561 Total	\$300.00



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706562	1/23/2024	5758	ALETHEA, INC.	LL122023	1240185	Onsite or remote desk support specialist 12/2023	\$13,805.00
						706562 Total	\$13,805.00
706563	1/23/2024	4554	ALTERNATIVE HOSE, INC.	6070725	1240532	Hose for Vaccon Truck (DI995)	\$1,882.69
						706563 Total	\$1,882.69
706564	1/23/2024	1400	BOOT BARN 4 SAN BERNARDINO	INV00326789	1240568	Uniform purchases Dec 2023	\$1,307.18
						706564 Total	\$1,307.18
706565	1/23/2024	161	CA TOOL & WELDING SUPPLY	842819	1240036	Lens for welding helmet	\$38.94
						706565 Total	\$38.94
706566	1/23/2024	4071	CALIFORNIA BUILDING STANDARDS	bldgstand_4thqt2024		bldgstand_4thqt2024	\$423.00
						706566 Total	\$423.00
706567	1/23/2024	5390	CALIFORNIA HIGHWAY ADOPTION CO	1223141 1223142	1240169	Maint of southside I-10 Fwy @ Mt View Ave Dec 2023 Maint of southside I-10 Fwy@ MtView ramps Dec 2023	\$350.00 \$750.00
						706567 Total	\$1,100.00
706568	1/23/2024	25	CINTAS CORPORATION NO 2	5190622285	1240042	First aid supplies 12/28/23	\$358.94
						706568 Total	\$358.94
706569	1/23/2024	840	CITY OF SAN BERNARDINO	92661-90878 Dec 2023	1240043	1516 Gould St 12/1/23 - 1/3/24	\$52.15
						706569 Total	\$52.15
706570	1/23/2024	4060	CLEAN SPORT	53171	1240067	Antibacterial Foam Soap (2)	\$256.70
						706570 Total	\$256.70
706571	1/23/2024	203	CLINICAL LABORATORY OF	2301881-LOM01 2400026-LOM01	1240068	Test water at Well sites 12/5 Test water at Well sites 1/5/24	\$6,486.25 \$6,075.25
						706571 Total	\$12,561.50



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706572	1/23/2024	4188	CUEVAS COM. APPLIANCE SRV	13980	1240573	Senior Center oven inspection	\$240.00
						706572 Total	\$240.00
706573	1/23/2024	954	CWEA-TCP	35079 2024	1240581	CWEA Assoc. Membership Daniel Drummond	\$221.00
						706573 Total	\$221.00
706574	1/23/2024	7290	DANNY ELLIS	0000248135 0000248211	1240089	Display Cabinet at Civic Center Corp Yard Exit Sign	\$92.18
						706574 Total	\$499.79
706575	1/23/2024	7399	DCS TESTING & EQUIPMENT INC	20175	1240462	421 Ft. Ground ladder testing	\$736.75
						706575 Total	\$736.75
706576	1/23/2024	7366	DENNIS GRUBB & ASSOCIATES	002-30142	1240287	Fire Prevention Plan Check Srvs Dec 2023	\$440.00
						706576 Total	\$440.00
706577	1/23/2024	270	DEPT OF CONSERVATION	4thqt2023 Seismic		Seismic Hazard Mapping Fee 4th qt 2023	\$2,284.27
						706577 Total	\$2,284.27
706578	1/23/2024	2179	ENGINEERING RESOURCES OF	59781	1230692	Contract for Inspections & Project Mgt CIP20-656	\$30,838.00
						706578 Total	\$30,838.00
706579	1/23/2024	325	EWING IRRIGATION PRODUCTS	21290642	1240003	Misc parts for repairs at R#3 wellsite CL2 Room	\$105.07
						706579 Total	\$105.07
706580	1/23/2024	3197	KALMIKOV ENTERPRISES, INC	28301	1240007	Various repairs 2021 Spartan Tiller MT251	\$7,824.12
						706580 Total	\$7,824.12
706581	1/23/2024	5256	FLYERS ENERGY, LLC	23-995803 24-999879	1240008	Fire Dept. Fuel delivery 12/27/23 Fuel delivery for PW 1/3/24	\$1,501.24
						706581 Total	\$4,907.53
706582	1/23/2024	5458	HIRSCH PIPE & SUPPLY	9299929 9311732	1240000	Library repairs Drain cleaner & gloves	\$94.50
						706582 Total	\$165.19



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706583	1/23/2024	6255	JENNINGS, MATTHEW	2024 2nd installment	1240496	Property Taxes for Southhills area 2nd Installment	\$2,526.49
						706583 Total	\$2,526.49
706584	1/23/2024	503	JON'S FLAGS & POLES	F89114	1240576	3 Polyester flags with embroidered stars and sewn	\$245.78
						706584 Total	\$245.78
706585	1/23/2024	783	LAURA RAMIREZ	872	1240559	Tractor work- Disk fire breaks in vacant field	\$250.00
						706585 Total	\$250.00
706586	1/23/2024	552	LEAGUE OF CA CITIES	INV-11901-C2W8T7	1240578	Membership dues for calendar year 2024	\$11,672.00
						706586 Total	\$11,672.00
706587	1/23/2024	557	LIFE ASSIST, INC.	1393454	1240021	Emergency Medical Supplies and Equipment	\$212.55
						706587 Total	\$212.55
706588	1/23/2024	1733	LOWE'S COMPANIES, INC.	70154 71279 977175 72729	1240038	PVC Conduit & fittings Chlorine sprayer, rags, & chlorine Wire & foam insulation Crack fillers for asphalt	\$175.21 \$42.27 \$531.53 \$39.19
						706588 Total	\$788.20
706589	1/23/2024	4919	MELANIE DORAN TRAXLER	3	1230417	Planning services for Density Swap 8/1-10/31/23	\$1,500.00
						706589 Total	\$1,500.00
706590	1/23/2024	2476	MIGUEL BUELNA	ICEMAMBuelna1-2024	1240574	ICEMA EMT Recertification reimbursement	\$107.00
						706590 Total	\$107.00
706591	1/23/2024	4703	MUNICIPAL EMERGENCY SVCS, INC.	IN1988583	1240416	PPE Equipment(10) Coats	\$3,066.78
						706591 Total	\$3,066.78
706592	1/23/2024	1935	NARCISCO VALDOVINOS	001149 001148 001147 001146	1240245 1240244 1240243 1240246	Maint Contract-Mission, Heritage Pk Medi Dec 2023 Landscape Maint Contract - Barton Rd Med Dec 2023 Landscape Maintenance in the LMD Area Dec 2023 Landscape Maint Contract - So Barton Pkwy Dec 2023	\$1,037.37 \$4,464.87 \$15,106.67 \$692.56
						706592 Total	\$21,301.47



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706593	1/23/2024	7193	O'REILLY AUTO ENTERPRISES, LLC	6160-185333	1240049	Spot mirror	\$8.61
706593 Total							\$8.61
706594	1/23/2024	7088	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA,	81560837 81673616	1240047	Employee Physical for D. Myers Employee Physicals for E Aguilar	\$498.00 \$76.00
706594 Total							\$574.00
706595	1/23/2024	7282	ORKIN SERVICES OF CALIFORNIA, INC.	252074907 253601296 253601810 253601524 253601291	1240204 1240186 1240181 1240180 1240179	Pest control Svc Sta 251 completed 12/28/2023 Pest control services Civic Center & Library Jan24 Pest control services for 10466 Richardson Jan 24 Pest control services for the Senior Center Jan 24 Pest control services for the Corp Yard Jan 2024	\$149.00 \$146.99 \$57.99 \$64.99 \$81.99
706595 Total							\$500.96
706596	1/23/2024	5340	P N P OFFICE FURNITURE	9661	1240541	30 66 desk with box/file drawers	\$1,017.83
706596 Total							\$1,017.83
706597	1/23/2024	726	PARKHOUSE TIRE, INC.	2010881536	1240050	(4)Tires for ME252 lic plt 1516543	\$2,592.61
706597 Total							\$2,592.61
706598	1/23/2024	1592	PHOENIX GROUP INFORMATION SYST	112023143 112023903 1120231143	1240329 1240330 1240331	Delinquent parking ticket program 11-2023 Parking Permit Management 11/2023 Code & Animal Admin Citation collection 11/2023	\$566.92 \$1,210.92 \$109.24
706598 Total							\$1,887.08
706599	1/23/2024	7269	QUADIENT FINANCE USA, INC.	INV17208415	1240569	Ink for postage machine	\$171.97
706599 Total							\$171.97
706600	1/23/2024	266	ROBBINS & HOLDAWAY	00-7200-45590 00-1006-45580 00-1006-12-45587 00-1006-11-45586 00-1006-06-45585 00-1006-05-45584 00-1006-01-45581	1240059	Nov 2023 Legal Srvs - Special Counsel Srvs Nov 2023 Legal Srvs - LL General City Matters Nov 2023 Legal Srvs - Misc Nov 2023 Legal Srvs - Claims Nov 2023 Legal Srvs - Finance Nov 2023 Legal Srvs - Code Enforcement Nov 2023 Legal Srvs - CC Mtg/Gen Matters	\$2,460.00 \$175.00 \$122.50 \$315.00 \$87.50 \$157.50 \$577.50



CITY OF LOMA LINDA

VOUCHER LIST

1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
				00-1006-02-45582		Nov 2023 Legal Srvs - Community Dev	\$945.00
				00-1006-45726		Dec 2023 Legal Srvs - LL General City Matters	\$402.50
				00-7200-45807		Dec 2023 Legal Srvs - Special Counsel Srvs	\$3,600.00
				00-1006-12-45733		Dec 2023 Legal Srvs - Misc	\$245.00
				00-1006-11-45732		Dec 2023 Legal Srvs - Claims	\$305.00
				00-1006-06-45731		Dec 2023 Legal Srvs - Finance	\$630.00
				00-1006-05-45730		Dec 2023 Legal Srvs - Code Enf	\$490.00
				00-1006-03-45729		Dec 2023 Legal Srvs - Personnel	\$717.50
				00-1006-02-45728		Dec Legal Srvs -Community Dev	\$1,470.00
				00-1006-01-45727		Dec 2023 Legal Srvs - City Council Matters	\$455.00
						706600 Total	\$13,155.00
706601	1/23/2024	4999	ROGERS, ANDERSON, MALODY & SCOTT, LLP	74252	1240448	YEAR-END AUDIT FY 2023 - CITY	\$4,000.00
						706601 Total	\$4,000.00
706602	1/23/2024	5163	SAFETY-KLEEN	93488497	1240582	Disposal of hazardous waste paint & old fuel	\$1,800.00
						706602 Total	\$1,800.00
706603	1/23/2024	2324	SAN BERNARDINO CO FIRE DEPT	LL324CC	1240319	Annual Household Hazardous Waste Fees1/2024-3/2024	\$9,119.46
						706603 Total	\$9,119.46
706604	1/23/2024	5391	SBSD-CENTRAL EXPLORERS POST508	EXPLORER2023		Annual Explorer Competition Reg. Fee 2023	\$1,000.00
						706604 Total	\$1,000.00
706605	1/23/2024	7127	SCA OF CA, LLC	157661PS	1240501	Street Sweeping Srvs FY 2023-24 Dec 2023	\$6,094.08
						706605 Total	\$6,094.08
706606	1/23/2024	7047	SHI INTERNATIONAL CORP	B17525597	1240385	SYNOLOGY 10GB ETHERNET ADAPTER 2 SFP+ PORTS	\$302.66
				B17446998		HAT5310-8T 3.5 IN SATA HDD 8TB Hardware	\$3,150.05
				B17443613		Synology SAT5210 - solid state drive - 1.92 TB	\$1,257.58
				B17439465		Synology RackStation RS2423RP+ - NAS server	\$2,616.10
				B17431030		Synology - rack rail kit	\$111.79
				B17493836	1240340	VMWare annual support 09/23-09/24	\$6,376.39
						706606 Total	\$13,814.57



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706607	1/23/2024	865	SN BERNARDINO CO SHERIFF DEPT	23976	1240147	Sheriff Services-Jan. 2024	\$574,284.00
						706607 Total	\$574,284.00
706608	1/23/2024	1024	SNAP ON TOOLS CORP	12212357658	1240106	Torque recalibration	\$125.00
						706608 Total	\$125.00
706609	1/23/2024	1356	STAPLES BUSINESS ADVANTAGE	3554946985 3555784896	1240064	Card stock for utility billing door hangers Office Supplies-CDD and HR Calendar	\$124.42 \$127.23
						706609 Total	\$251.65
706610	1/23/2024	5207	SWRCB ACCOUNTING OFFICE	LW-1044781	1240575	WATER SYSTEM ANNUAL FEES/SYS#3610013	\$36,268.82
						706610 Total	\$36,268.82
706611	1/23/2024	7124	TETRA TECH INC.	52181318	1230522	Contract for Project Mgt/Inspections CIP-22-665	\$2,131.80
						706611 Total	\$2,131.80
706612	1/23/2024	7010	THE CONVERSE PROFESSIONAL GROUP, INC.	21-81122-30-07	1230691	Geotechnical & Material Testing Contract CIP20-656	\$307.00
						706612 Total	\$307.00
706613	1/23/2024	237	THE COUNSELING TEAM, INC.	89663	1240310	Behavioral health & wellness Srvcs January 2024	\$600.00
						706613 Total	\$600.00
706614	1/23/2024	7199	THE LLOYD PEST CONTROL CO, INC.	8300539 8302913 8303036 8296802 8299508 8303006	1240254 1240253	Gopher control services Civic Center Dec 2023 Gopher control svcs Bailey Pk Dec 2023 Gopher control svcs Bryn Mawr Dec 2023 Gopher control svcs for BB Fields Dec 2023 Gopher control svcs for Hulda Crooks Dec 2023 Gopher control svcs for Elmer Digneo Dec 2023	\$300.00 \$200.00 \$200.00 \$300.00 \$300.00 \$200.00
						706614 Total	\$1,500.00
706615	1/23/2024	5516	TRI-STATE MATERIALS, INC.	109917	1240572	Decomposed granite - Palm Springs Gold & Brimstone	\$3,158.27
						706615 Total	\$3,158.27



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
706616	1/23/2024	5019	TUCKFIELD & ASSOCIATES	718	1240175	Prepare a Water & Sanitary Sewer Rate Study	\$11,608.29
						706616 Total	\$11,608.29
706617	1/23/2024	1854	UNDERGROUND SERVICE ALERT OF	1220230145 23-242094	1240149 1240150	Dig Alert Tickets for Dec 2023 Dig Alert State Regulatory Fee Dec 2023	\$94.00 \$38.63
						706617 Total	\$132.63
706618	1/23/2024	1885	VISTA PAINT CORPORATION	2024-301566-00	1240080	Brush	\$14.72
						706618 Total	\$14.72
706619	1/23/2024	1977	VULCAN MATERIALS	73887048	1240082	Asphalt & aggregate	\$147.08
						706619 Total	\$147.08
706620	1/23/2024	5500	WEST COAST ARBORISTS, INC.	209292 209319	1240192	Tree trimming/tree removal for the Streets Dept Tree trimming&removal for the Streets Dept12/12/23	\$5,450.50 \$640.20
						706620 Total	\$6,090.70
706621	1/23/2024	1919	WILLDAN	002-30429 002-30430 002-30580	1240092	Building Inspection/Plan Check Services Nov. 2023 EngineeringServicesCivil/ParcelMapReview11/23 Building Inspection/Plan Check Services Dec 2023	\$22,972.85 \$210.00 \$13,496.77
						706621 Total	\$36,679.62
706622	1/23/2024	4538	WORK BOOT WAREHOUSE	5-1-1042270	1240096	Work boots for M Mosqueda	\$114.19
						706622 Total	\$114.19
						Grand Total	\$1,034,258.79



CITY OF LOMA LINDA
VOUCHER LIST
1/23/2024

VOUCHER	DATE	VENDOR	VENDOR NAME	INVOICE	P.O.	INVOICE DESCRIPTION	AMOUNT
403145	1/8/2024	454	Missionsquare	2024010900403145		457 Plan Contributions-12/17 through 12/30/2023	\$30,055.69

Total Wires:	\$30,055.69
Total Checks (Total from previous page):	\$1,034,258.79
Grand Total =	<u>\$1,064,314.48</u>

PAYROLL: 01/18/2024 \$370,685.06

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 706536 through 706622 and wire nos. 403145 for a total disbursement of \$1,064,314.48 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

Anna Brionne, Sr. Acct./ Fin. Analyst
For: 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 February 13, 2024 and the City Treasurer is hereby to pay except as noted.

Phillip Dupper, Mayor