



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: May 3, 2018

AGENDA ITEM # 2

Project Description

Vicinity Map - 

APN: 0293-111-15 and 0293-151-15

Applicant: Islamic Community Center Redlands
Community: Loma Linda

Location: Northwest corner of Beaumont Avenue and Nevada Street

Project No: P201600355

Staff: Aron Liang

Rep: Shakil Patel

Proposal: Conditional Use Permit to construct and operate a 29,860-square foot place of worship with related on-site facilities, on approximately 5.53 acres, located at the northwest corner of Beaumont Avenue and Nevada Avenue, in the Residential Living (RL-5) zoning district, in Loma Linda.



18 Hearing Notices Sent on : April 20, 2018

Report Prepared By: Aron Liang, Senior Planner

SITE INFORMATION:

Parcel Size: 5.3 acres
Terrain: Relatively flat vacant site
Vegetation: Non-native grasses

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant Land	Rural Living (RL-5)
North	Vacant Land	Rural Living (RL-5)
South	Single-family Structures & Vacant Properties	Rural Living (RL-5)
East	City of Redlands	City of Redlands
West	Flood Channel and City of Loma Linda	City of Loma Linda

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Loma Linda	Right of way Dedication
Water Service:	City of Loma Linda	Will Serve Letter
Sewer Service:	City of Loma Linda	Will Serve Letter

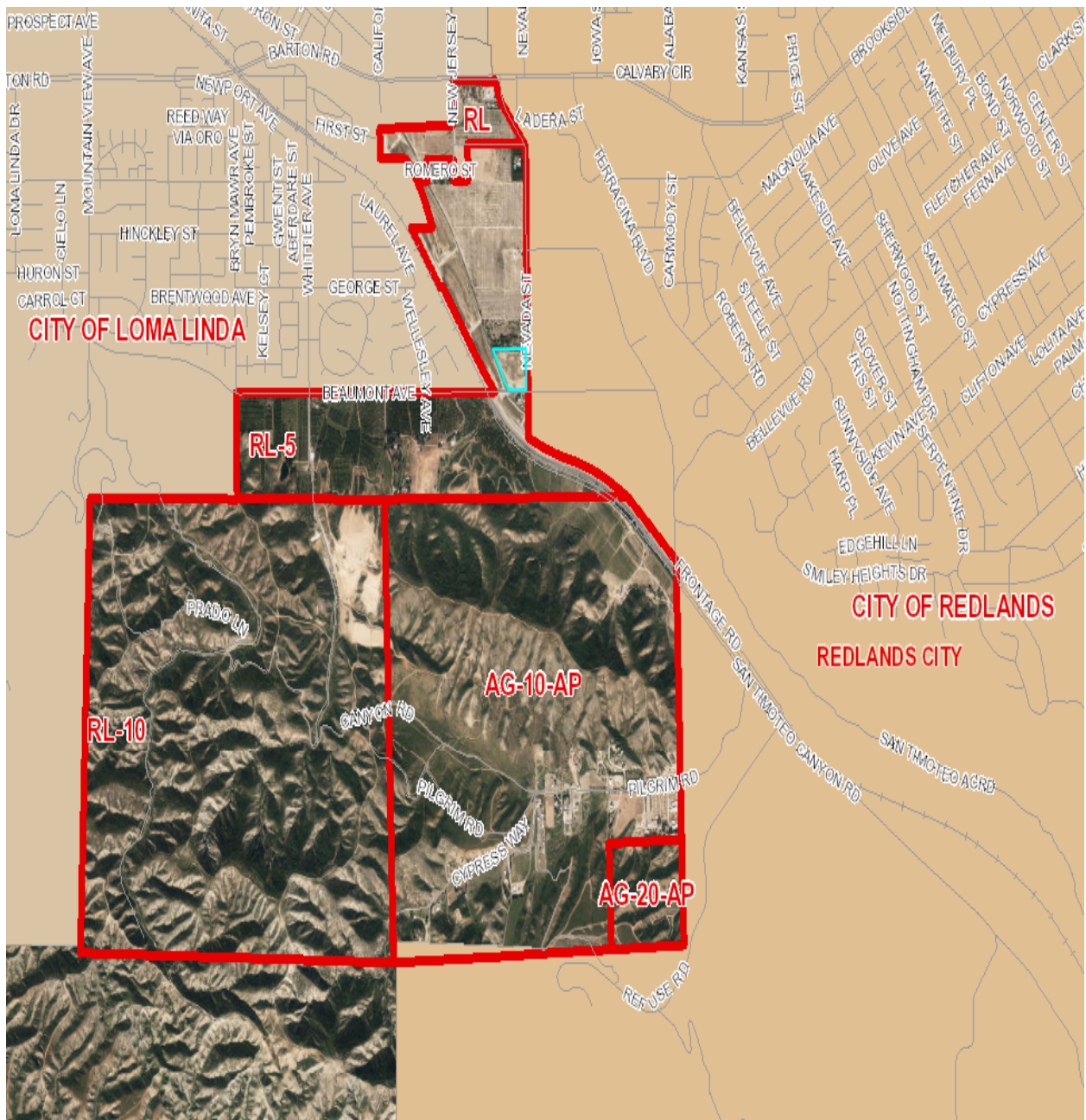
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the proposed MND and **APPROVE** the Conditional Use Permit based on the recommended findings and subject to the Conditions of Approval, and **FILE** a Notice of Determination.¹

¹. In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

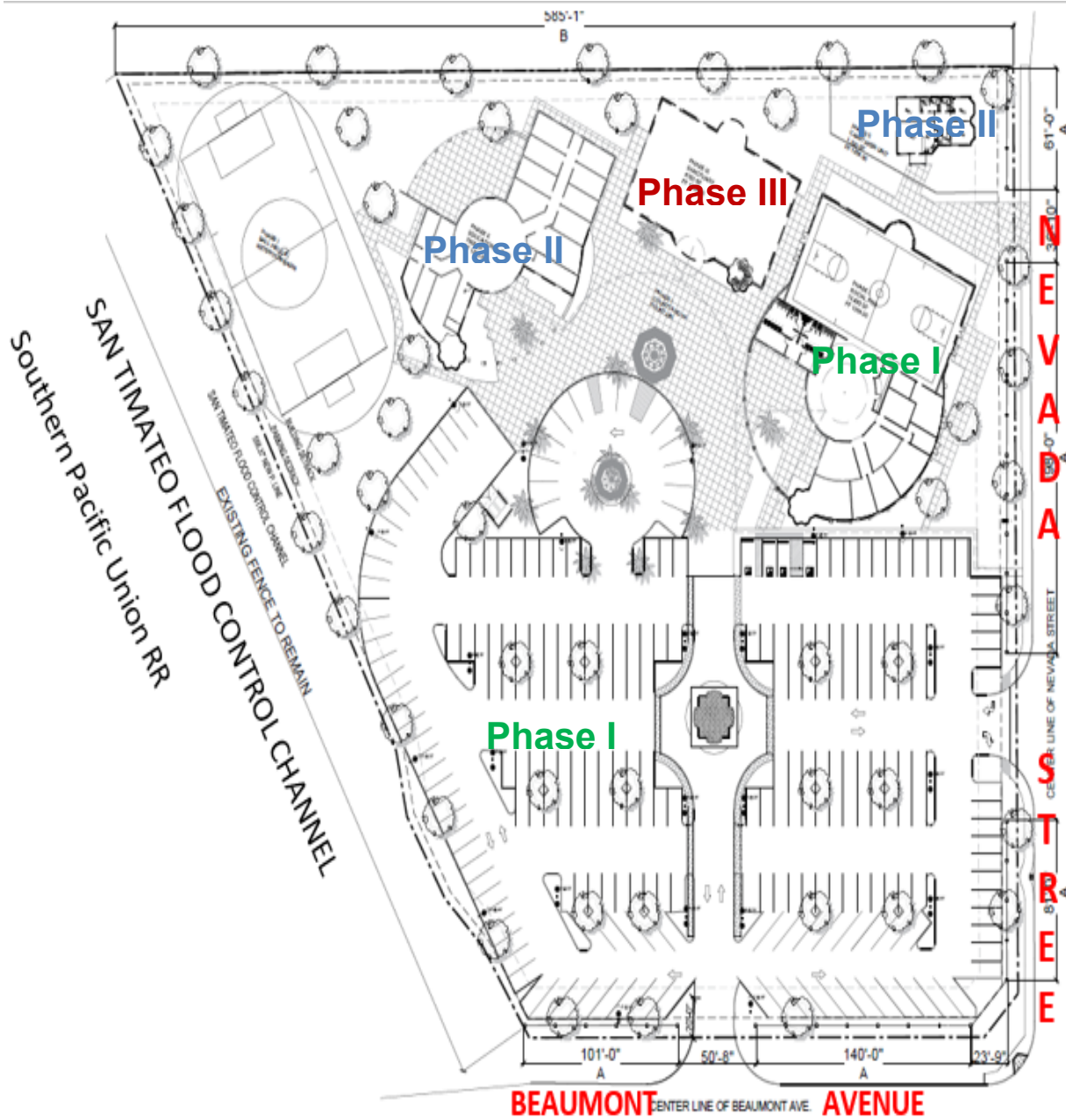
VICINITY MAP:
Aerial view of the Project Site



LAND USE DISTRICT MAP:



SITE PLAN:

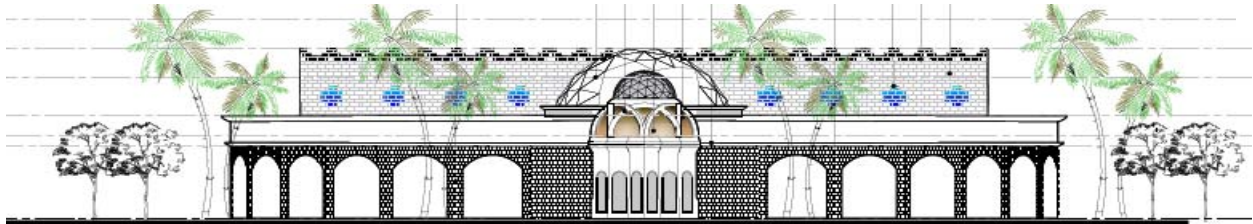


CONCEPTUAL LANDSCAPE PLAN:

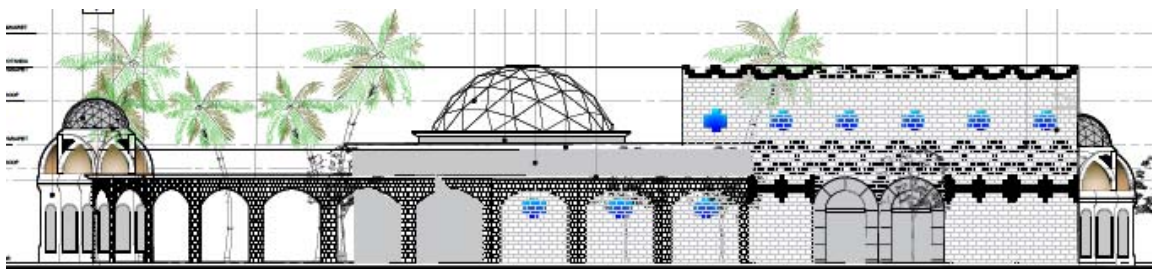


BUILDING ELEVATIONS:

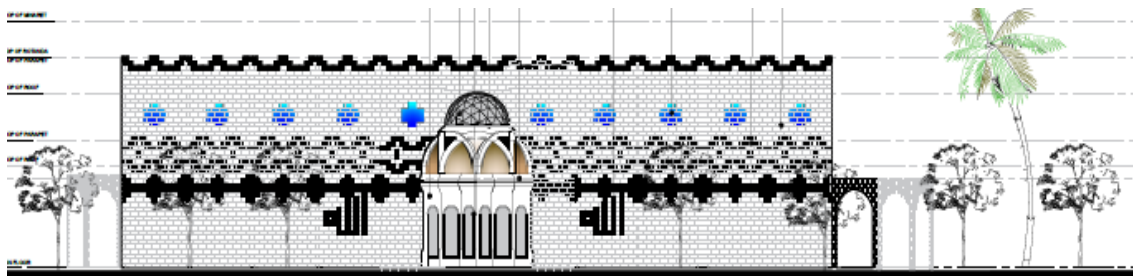
PHASE I: SOUTH ELEVATION – BEAUMONT AVENUE



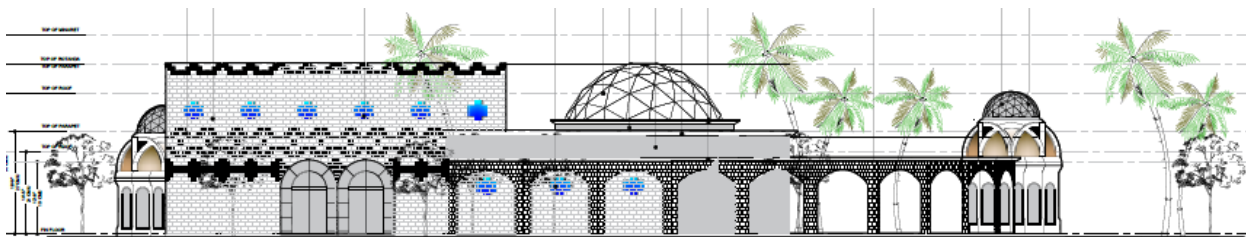
PHASE I: EAST ELEVATION – NEVADA STREET



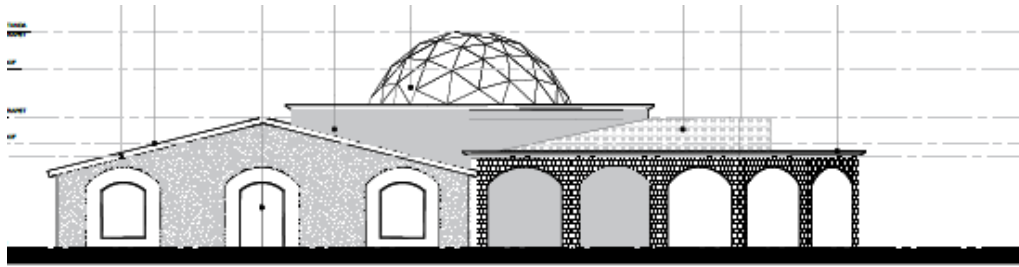
PHASE I: NORTH ELEVATION



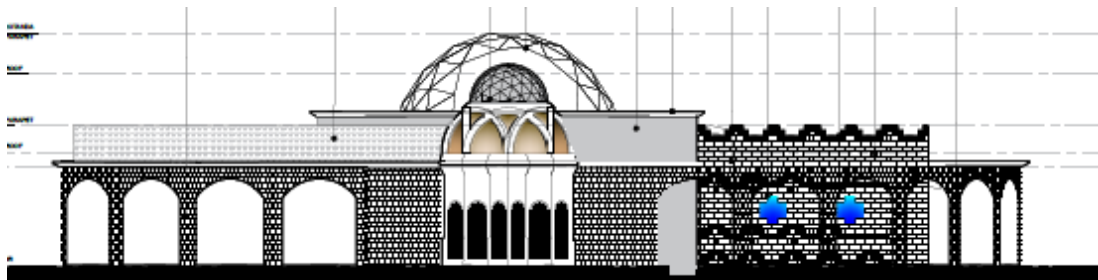
PHASE I: NORTH ELEVATION



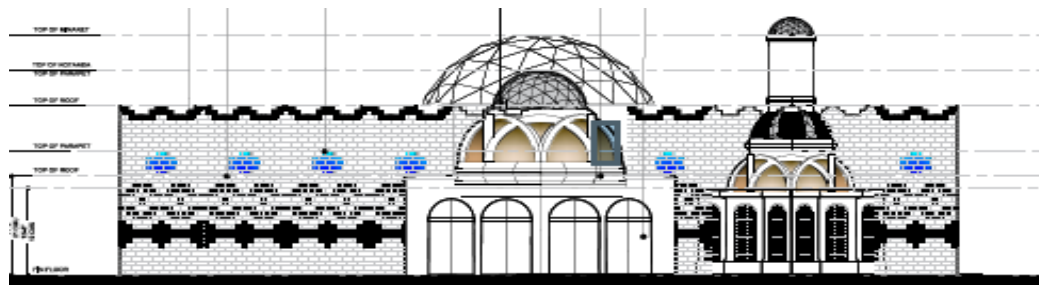
PHASE II: NORTH ELEVATION



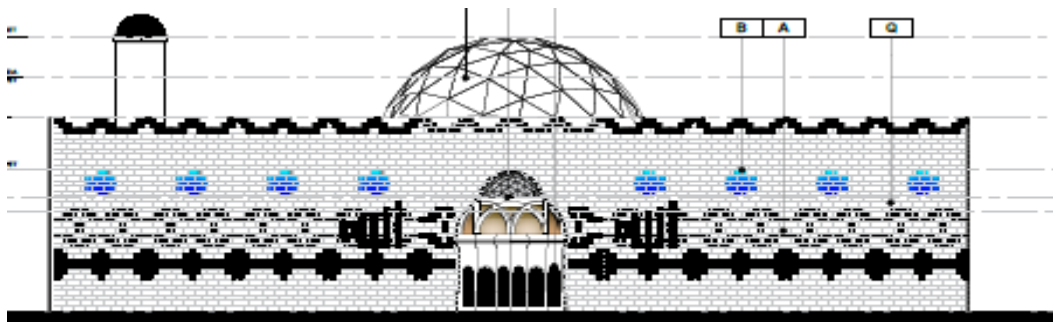
PHASE II: SOUTH ELEVATION – BEAUMONT AVENUE



PHASE III: SOUTH ELEVATION – BEAUMONT AVENUE



PHASE III: NORTH ELEVATION



SITE PHOTOS

North view from Beaumont Avenue



West view from Nevada Street



SITE PHOTOS

Northeast view from Beaumont Avenue



Northwest view from Beaumont Avenue



SITE PHOTOS

North view from Beaumont Avenue and Nevada Street



South view from Nevada Street



PROJECT DESCRIPTION:

The applicant requests approval of a Conditional Use Permit to construct a 29,860-square foot place of worship with related on-site facilities (Project). The Project site is approximately 5.53 acres, located at the northwest corner of Beaumont Avenue and Nevada Street, in the Rural Living (RL-5) Land Use Zoning District, within the sphere of influence of the City of Loma Linda. The applicant, Islamic Community Center of Redlands (ICCR) has presented a detailed Project description and operational management plan in a letter of intent (Exhibit D).

The Project site is vacant and relatively flat, with slopes of less than two percent. The surrounding area is with rural characteristics and zoned for single family residential uses. The scope of the proposed development will consist of three phases: Phase I includes a 13,850-square foot social building, a 30,860-square foot retention basin that will serve as a recreational sports field, a courtyard with fountain, related on-site parking, landscaping, water quality management improvements, and off-site street and drainage improvements; Phase II includes a 7,805-square foot educational building, and a 1,565-square foot caretaker residence; and Phase III includes the main sanctuary building of approximately 6,640 square feet and a 35-foot minaret tower.

PROJECT ANALYSIS:

Site Planning: The Project site has been designed as a place of worship that provides a weekend school, and a place for social gatherings for the members within the surrounding area. Construction of the proposed project will use conventional construction methods consisting of a concrete masonry unit (CMU), wood and stucco building with heights not to exceed 35 feet. The proposed use will have parking on the south side of the site and the project perimeter will be landscaped, with access to the site being provided by two commercial driveways: the main driveway on Nevada Street and the other on Beaumont Avenue with emergency access gate. The Project site plan provides adequate area to accommodate all parking, access requirements, and landscaping required to comply with development standards of the County Development Code (Development Code).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the RL Land Use District, as illustrated in the following Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard		Project Plans
Religious Facility	CUP		CUP
Parking	250 (See Parking Analysis in Letter of Intent (Attachment D))		258
Landscaping	Trees Minimum Landscaping	25 in parking lot 15%	107 30%
Building Setbacks	Front Street Side Rear	25' 25' 15'	260' 25' and 150' 25'
Building Height	35 feet maximum		35 feet
Drive Aisles	26'		26'

Landscaping: The conceptual landscape plan provides 30% (67,118 square feet) of the site with drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with Development Code Section 83.10.060, Landscape Area Requirements. The Development Code only specifies a minimum number of trees in the parking area (one tree per 10 spaces). The project exceeds that requirement and has ample tree planting in the perimeter landscaping, with a total of 107 trees.

Fencing/Screening: The Project includes construction of a 6-foot high wrought iron fence with pilasters along the southern and eastern property boundaries, and a 6-foot high solid masonry block wall along the northern property line. The existing 5-foot fence along the western property line, adjacent to San Timoteo Creek, will remain, consistent and compliance with Development Code Section 83.02.060 – Screening and Buffering requirements.

Parking: Chapter 83.11, Section 83.11.040 of the Development Code requires a minimum of 253 parking spaces for this Project, and the proposed site plan exceeds that standard with 258 stalls (See Parking Analysis in Letter of Intent in Attachment D). Based on the parking analysis, there are no simultaneous uses proposed between Phase I and Phase III.

Hours of Operation: The hours of operation are from 7:00 a.m. – 10:00 p.m., seven days per week. Administrative staff would be at the facility Monday through Friday from 10:00 a.m. to 4:00 p.m. The facility would be open daily to worshippers from sunrise to sunset, approximately from 7:00 a.m. to 10:00 p.m. Main service hours would occur each Friday from 12:00 noon to 2:00 p.m. The facility would also hold special events, including Ramadan activities (30 days). The technical traffic study performed and conducted for the environmental analysis considered these functions and same hours of operation, seven days per week. Additionally, the traffic study was reviewed and accepted by the City of Redlands and City of Loma Linda.

Attendance / Use of Premises / Number of Users:

1. Five Daily Prayers: Approximately 40 people would attend the center for regular prayers:
a) Dawn, b) Midday, c) Late Afternoon, d) Sunset, and e) Night prayer, Monday through Sunday, 7:00 a.m. to 10:00 p.m.
2. Friday Prayers: Approximately 200 - 275 people would attend Friday prayers, 12:00 p.m. to 2:00 p.m.
3. Weekend School: Saturday: 10:00 a.m. to 1.30 p.m. and Sunday: 10:00 a.m. to 1:30 p.m.
4. Ramadan Prayers (30 days): Ramadan prayer occurs in the evenings, and a maximum number of 300 people would attend the prayers, up to 2 hours, from 8:00 p.m. to 10:00 p.m. (varies based on daylight savings).
5. Major Special Events (Annual Feast) / Prayers and Sermon: Annually, two major events: Eid ul Fitar and Eid ul Adha are celebrated by Muslim community, and approximately 250 – 300 people would attend these events, from 7:00 a.m. to 11:00 a.m.

Project Phasing: The Applicant is currently working with the San Bernardino County Division of Environmental Health Services (DEHS) and the Santa Ana Regional Water Quality Control Board (RWQCB) to consider an on-site wastewater treatment system for Phase I. The Project at buildout (with Phases II and III) will require water service and sewer service from the City of Loma Linda. Below, see Table 3, Project Phasing Schedule.

TABLE 3: PROJECT PHASING SCHEDULE

Phase	Proposed Building	Other Improvements	Anticipated Completion
Phase I	13,850-sq. ft. Social Building	Grading, infrastructure, utilities, lighting, paving, interior roadways, parking, landscaping, and retention basin	Spring 2019
Phase II	7,805-sq. ft. Education Building		Anticipated by 2025
	1,565-sq. ft. Caretaker residence		
Phase III	6,664-sq. ft. Sanctuary	35-ft. minaret tower	Anticipated by 2030

Water Main Extension: There are two connections to the Loma Linda water system: 1) a connection point approximately 1,000 feet to the west on Beaumont Avenue, and 2) a connection point approximately 3,000 feet to the north on Bermudez Street. Both locations are hydraulically feasible. The connection to Beaumont Avenue would be the shortest distance to construct; however, special methods of construction would be required in that the pipeline would cross the Union Pacific Railroad (UPRR), and San Timoteo Creek. The pipeline would be bore and jacked under UPRR and supported across the existing bridge that crosses the creek, either by construction of new pipe support hangers or coordinating with the Bear Valley Mutual Water Company to utilize their existing utility crossing on the bridge. Special permits and approvals from the UPRR, U.S. Army Corp of Engineers, San Bernardino County Flood Control District, and Bear Valley Mutual Water Company would be required.

Sewer Main Connection: The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher in elevation than the Project site and would require a lift station, and also would cross San Timoteo Creek and the UPRR. Special permits and approvals from the UPRR, U.S. Army Corp of Engineers, San Bernardino County Flood Control District, and Bear Valley Mutual Water Company would be required.

California Environmental Quality Act (CEQA) Compliance

An Initial Study (IS) has been completed in compliance with CEQA (Exhibit E). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended Conditions of Approval and mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval (Exhibit C). A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on March 1, 2018. Following are summaries of topics addressed in the IS/MND.

Aesthetics: The Project has been designed to use building materials and colors with Islamic architectural theme. This includes pure neutral earth tone shades, with blue glazing on the windows, geodesic domes, pilasters, elaborate and intricate tile-work designs, foam cornices and trims facing Beaumont Avenue that will be complementary to the existing single family structures to the south. The Project design, single-story, with a 35-foot minaret tower, landscape buffer along the Project perimeters, and a 6-foot screen wall with a pilaster at every 25 feet along the north property boundary will further enhance the overall aesthetic quality of the development.

Water Quality: A Preliminary Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System (NPDES) Area-wide Stormwater Program. Development of the site includes construction of a detention basin that would function as a recreational sports field. Proposed bio-retention and catch basins would provide water quality treatment of storm flows

from Project streets and parkways to avoid the nuisance of standing water and prior to any overflows reaching San Timoteo Creek. Requirements for approval of the final WQMP have been incorporated in the conditions of approval.

Noise: A noise study was prepared to determine the potential impacts of Project-related noise on surrounding properties. The study found that Project construction associated with the transport of workers and movement of construction materials to and from the area, from ground clearing, grading, and building activities would result in a temporary increase in noise levels in the Project vicinity. County noise regulations limit construction activities to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday, excluding federal holidays. To minimize nuisance noise from construction activities, a mitigation measure has been incorporated in the conditions of approval to enforce best management practices during construction.

Traffic: A Traffic Impact Study has been prepared to evaluate potential Project-related traffic impacts. The Project is estimated to generate 88 Passenger Car Equivalent (PCE) trips during the Friday mid-day peak hour and 79 PCE trips in the P.M. peak hour. The effect of these trips on the surrounding roadway network was analyzed for both near-term Opening Year 2018 conditions, and long-term Horizon Year 2040 conditions. The forecast year 2018 and forecast year 2040 analysis included traffic associated with ambient growth and traffic generated by the proposed Project, in addition to a range of cumulative projects anticipated in the study area. A fee program is in place to fund improvements to the regional transportation system. The Project's obligation under this fee program, based on floor area, is estimated to be \$128,696.60.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. A notice of availability of the Draft IS/MND was sent to the State Clearinghouse as part of the CEQA process. Three comment letters (Exhibit F) were received related to the proposed Project, which addressed tribal cultural resources, habitat surveys, and general concerns on noise, traffic and drainage. Responses are provided in Exhibit G. In addition, the applicant has submitted 22 signatures and 6 letters from neighboring citizens and community members surrounding the Project site in support of the proposed Project (Exhibit H).

RECOMMENDATION:

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the recommended Findings for approval of the Project;
3. **APPROVE** the Conditional Use Permit to construct and operate a 29,860-square foot place of worship with related on-site facilities, on approximately 5.53 acres, subject to the Conditions of Approval; and
4. **FILE** the Notice of Determination.

ATTACHMENTS:

EXHIBIT A: Site Plan
EXHIBIT B: Findings
EXHIBIT C: Conditions of Approval
EXHIBIT D: Letter of Intent
EXHIBIT E: Initial Study/Mitigated Negative Declaration
EXHIBIT F: Comment Letters from NAHC, County Public Works, and Union Pacific Railroad
EXHIBIT G: Responses to Comments
EXHIBIT H: Support Signatures and Letters

EXHIBIT A

Site Plan

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ISLAMIC COMMUNITY CENTER OF REDLANDS
REDLANDS BLVD LOMA LINDA CA

APPLICANT

SHAKIL PATEL AND ASSOCIATES AIA
25982 HINCKLEY STREET, LOMA LINDA CA92354
TELEPHONE: 909-913-3175
patelshakil@gmail.com

ASSESSOR PARCEL NUMBER

LOT AREA 5.50 AC gross (5.127) net
APN 0293-111-15-0000 & 0293-151-15-0000

ZONING

ZONING RL
FRONT/ SETBACK 25'-0"
STREET SIDE 10'-0"
REAR SETBACK 15'-0"

BUILDING DATA

BUILDING OCCUPANCY: A-3/B/E3
TYPE OF CONSTRUCTION: VN FULLY SPRINKLERED
LANDSCAPE AREA 67,118 sf 30%
HARDSCAPE AREA 28,517 sf 14%
PAVING AREA: 97,843 SF 44%
LOT COVERAGE: 29,860 SF 12%

PHASE I 13,850 sf
PHASE II (NEXT 5 YEARS) 9,370 sf
PHASE III (NEXT 10 YEARS) 6,640 sf
MAXIMUM HEIGHT 35 FEET.

PARKING CALCULATION

REGULAR STALLS 9'-0"x19'-0" - 248 STALLS
HANDICAPPED STALLS: 14'-0"x19'-0" - 10 STALLS

PHASE I - Multi-purpose/Sanctuary Building (*)					
ACTIVITY/EVENT	DAYS	TIME OF USE	USE/SIZE	REQUIRE	PROVIDED
Regular Five Daily Prayers: Dawn, Midday, Late noon, Sunset, and Night	Monday - Sunday	7:00 a.m. - 7:00 p.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls	196 stalls
Friday Congregation/Prayers	Friday	12 noon - 2:00 p.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls	196 stalls
Ramadan - Breaking of fast is the Islamic month	One month	Sunset up to 2 hours (8:00 p.m. - 10:00 p.m.) (Varies based on daylight savings)	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls	196 stalls
Special Events - prayers and sermon	2 days	7:00 a.m. - 11:00 p.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls	196 stalls
Administrative/Office	Monday - Friday	7:00 a.m. - 4:00 p.m.	Offices: 7173 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	19 stalls	30 stalls
Weekend School/Class Rooms	Saturday & Sunday	10:00 a.m. - 1:30 p.m.	1,770 sq. ft. (1 for each staff member, faculty member, and employee)	10 stalls	10 stalls
TOTAL	Monday - Sunday	7:00 a.m. - 10:00 p.m.	13850 sq. ft.	226 stalls	258 stalls

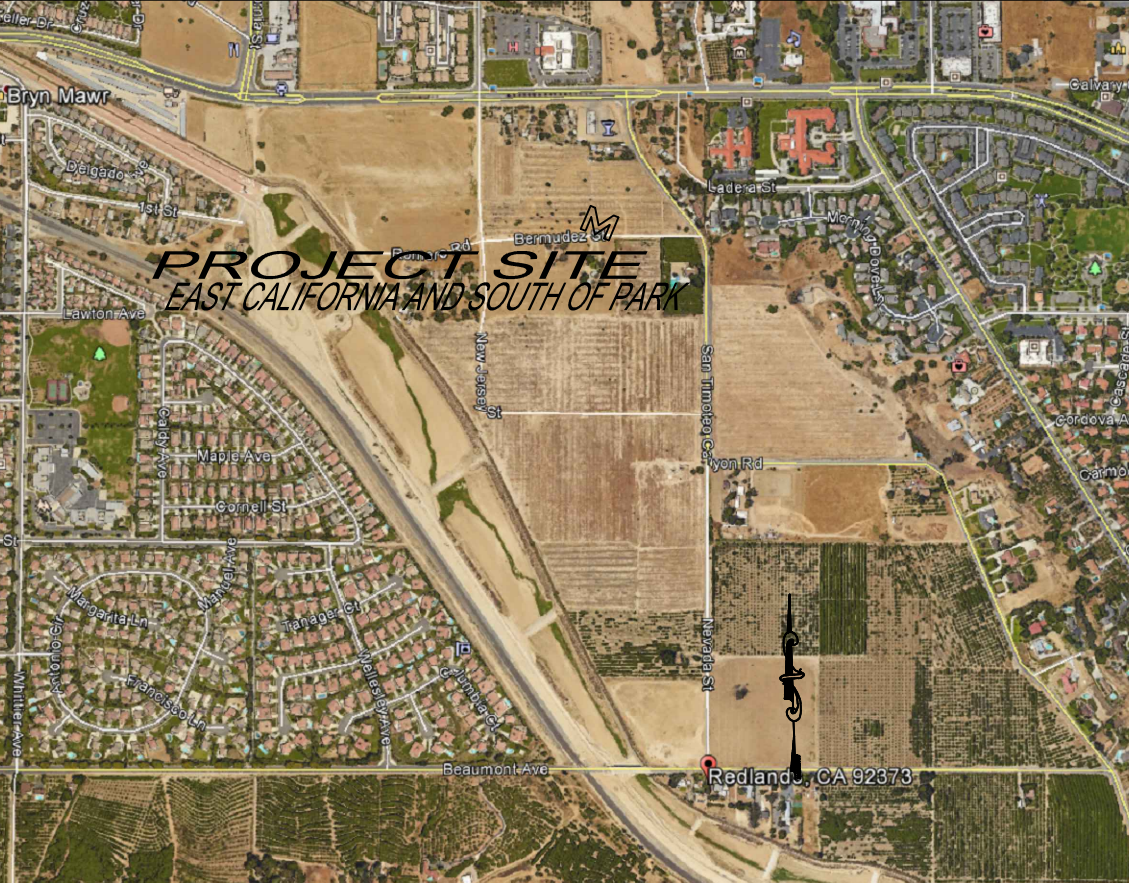
PHASE II - Education & Administration Building					
ACTIVITY/EVENT	DAYS	TIME OF USE	USE/SIZE	REQUIRE	PROVIDED
Offices	Sunday - Saturday	7:00 a.m. - 4:00 p.m.	970 sq. ft. (1 per 250 sq. ft.)	4 stalls	4 stalls
Weekend School/Class Rooms	Friday	12 noon - 2:00 p.m.	3,010 sq. ft. (1 for each staff member, faculty member, and employee)	8 stalls	8 stalls
Lobby Area/Support Area	Friday	12 noon - 2:00 p.m.	3525 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	10 stalls	13 stalls
Caretaker Residence	Monday - Sunday	7:00 a.m. - 11:00 p.m.	1565 sq. ft.	2 stalls	2 stalls
TOTAL:	Monday - Sunday	7:00 a.m. - 11:00 p.m.	9,370 sq. ft.	24 stalls	258 stalls

PHASE III - Sanctuary Building (*)					
ACTIVITY/EVENT	DAYS	TIME OF USE	USE/SIZE	REQUIRE	PROVIDED
Sanctuary	Sunday - Saturday	7:00 a.m. - 4:00 p.m.	Sanctuary (*) 4,760 sq. ft. (1 for every 25 sq. ft.)	190 stalls	190 stalls
Support Area	Friday	12 noon - 2:00 p.m.	1,880 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	5 stalls	5 stalls
TOTAL:	Monday - Sunday	7:00 a.m. - 11:00 p.m.	6,640 sq. ft.	254 stalls	258 stalls

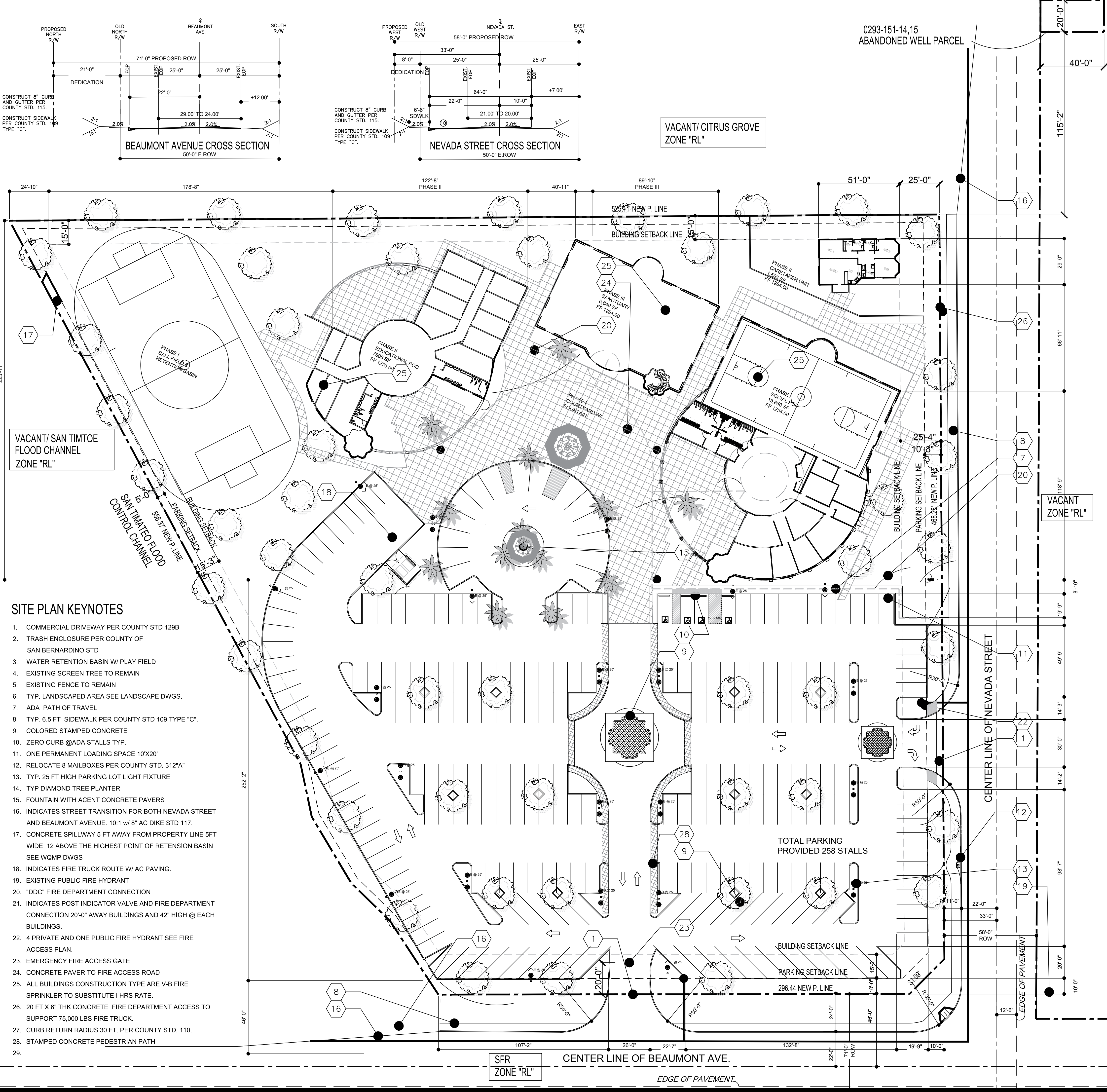
UTILITIES:

SEWER & WATER : CITY OF LOMA LINDA
ELECTRICAL : SCE
GAS : SO. CAL. GAS
SCHOOL DISTRICT: REDLANDS UNIFIED SCHOOL DISTRICT
ACCORDING TO THE HAZARD OVERLAY MAP, THE PROJECT SITE IS WITHIN A FEMA FLOOD ZONE X

PROJECT DATA



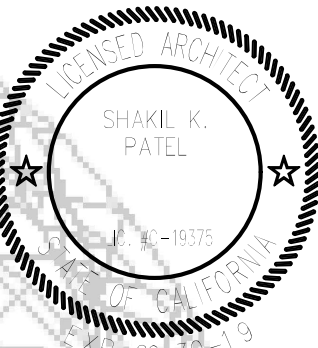
VICINITY MAP



SITE PLAN KEYNOTES

1. COMMERCIAL DRIVEWAY PER COUNTY STD 129B
2. TRASH ENCLOSURE PER COUNTY OF SAN BERNARDINO STD
3. WATER RETENTION BASIN W/ PLAY FIELD
4. EXISTING SCREEN TREE TO REMAIN
5. EXISTING FENCE TO REMAIN
6. TYP. LANDSCAPED AREA SEE LANDSCAPE DWGS.
7. ADA PATH OF TRAVEL
8. TYP. 6.5 FT SIDEWALK PER COUNTY STD 109 TYPE "C".
9. COLORED STAMPED CONCRETE
10. ZERO CURB @ADA STALLS TYP.
11. ONE PERMANENT LOADING SPACE 10'X20'
12. RELOCATE 8 MAILBOXES PER COUNTY STD. 312"A"
13. TYP. 25 FT HIGH PARKING LOT LIGHT FIXTURE
14. TYP DIAMOND TREE PLANTER
15. FOUNTAIN WITH ACENT CONCRETE PAVERS
16. INDICATES STREET TRANSITION FOR BOTH NEVADA STREET AND BEAUMONT AVENUE. 10:1 w/ 8" AC DIKE STD 117.
17. CONCRETE SPILLWAY 5 FT AWAY FROM PROPERTY LINE 5FT WIDE 12 ABOVE THE HIGHEST POINT OF RETENSION BASIN SEE WOMP DWGS
18. INDICATES FIRE TRUCK ROUTE W/ AC PAVING.
19. EXISTING PUBLIC FIRE HYDRANT
20. "DDC" FIRE DEPARTMENT CONNECTION
21. INDICATES POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION 20'-0" AWAY BUILDINGS AND 42" HIGH @ EACH BUILDINGS.
22. 4 PRIVATE AND ONE PUBLIC FIRE HYDRANT SEE FIRE ACCESS PLAN.
23. EMERGENCY FIRE ACCESS GATE
24. CONCRETE PAVET TO FIRE ACCESS ROAD
25. ALL BUILDINGS CONSTRUCTION TYPE ARE V-B FIRE SPRINKLER TO SUBSTITUTE I HRS RATE.
26. 20 FT X 6" THK CONCRETE FIRE DEPARTMENT ACCESS TO SUPPORT 75,000 LBS FIRE TRUCK.
27. CURB RETURN RADIUS 30 FT. PER COUNTY STD. 110.
28. STAMPED CONCRETE PEDESTRIAN PATH
- 29.

SHAKIL PATEL & ASSOCIATES AIA, LEED-AP
25982 HINCKLEY STREET, LOMA LINDA CA 92354
Telephone: 909.796.0300 Fax: 909.796.4437
Architecture, Interiors, Construction Management



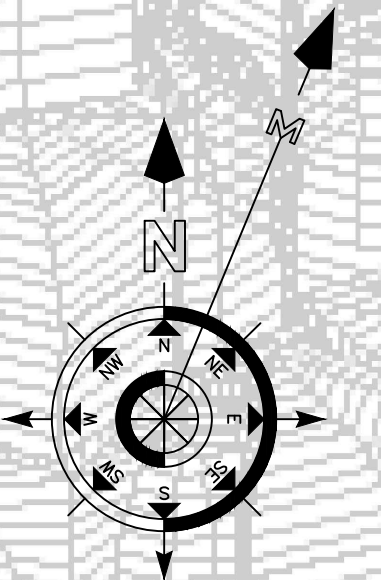
CONSULTANTS

OWNER

ISLAMIC
COMMUNITY
CENTER OF
REDLANDS

26830 BEAUMONT AVE.
REDLANDS CA 92373
APN 0293-111-15 and 0293-151-15

COUNTY APPROVALS



0 1 2 3
1"=30'-0"

PLANNING APPROVAL
P201600355

JULY 10, 2017 FIRE DEPT. CORR

MARK	DATE	DESCRIPTION
PROJECT NO:	122015	
DRAWN BY:	SP	
CHK'D BY:	SP	
SHEET TITLE		

SITE PLAN
PHASE III

SHEET

OF

A102

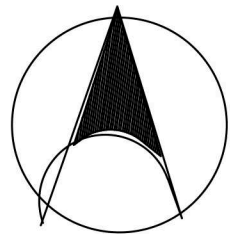


AB 1881 WATER USE CALCULATIONS	
• TOTAL LANDSCAPE SQUARE FOOTAGE : APPROX. 72,815 SQ.FT.	
• APPROX. 72,185 SQ. FT. OF LOW WATER USE	
• ETO FOR THE RIVERSIDE AREA: 55.6 INCHES/YEAR	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) =	1,129,535 GAL/YEAR
(55.6) X (.62) X (72,815) = 1,129,535	

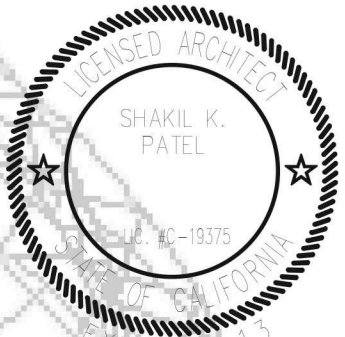
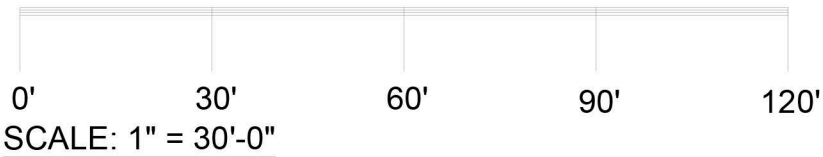
PLANTING LEGEND			
TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	22	L
	ACCENT PALMS PHOENIX DACTYLIFERA, PHOENIX DATE PALM 18" B.T.H. SKINNED	30	M
	GEUERA PARVIFOLRA, AUSTRALIAN WILLOW 24" BOX	16	L
	VERTICAL GROWING TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	22	L
	PROPOSED NEW STREET TREE LAGERSTROEMIA INDICA, CRAPE MYRTLE 24" BOX	17	L
SHRUB & ACCENT PLANTS			
ALL PROPOSED SHRUB & ACCENT PLANTS WILL CONSIST OF THE FOLLOWING:			WUCOLS
DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE			L
LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE			L
ROSMARINUS 'TUSCAN BLUE', ROSEMARY 5 GAL. SIZE			L
CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE			L
HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE			L
GROUND COVER AND SHRUB MASSES			
ALL PROPOSED GROUND COVER AND SHRUB MASSES WILL CONSIST OF THE FOLLOWING:			WUCOLS
SENECIO MANDRALISCAE, BLUE SENECIO 1 GAL. SIZE @ 24" O.C.			L
ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 30" O.C.			L
SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 30" O.C.			L
MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.			L
MYOPORUM PARVIFLORA, MYOPORUM 1 GAL. SIZE @ 24" O.C.			L
SALVIA 'BEES BLISS', BEES BLISS SAGE 1 GAL. SIZE @ 42" O.C.			L
TYPICAL SPORTS FIELD TURF (RECREATIONAL USE)			L



VICINITY MAP
NTS



NORTH



CONSULTANTS

OWNER

ISLAMIC COMMUNITY CENTER OF REDLANDS

26630 BEAUMONT AVE.
REDLANDS CA 92373
APN 0293-111-15 and 0293-151-15

PLANNING APPROVAL
P201600355

MARK	DATE	DESCRIPTION
PROJECT NO.	122015	
DRAWN BY:	SP	
CHK'D BY:	SP	
SHEET TITLE		

SHEET

OF

EXHIBIT B

Findings

PROJECT FINDINGS: Conditional Use Permit to construct and operate a 29,860-square foot place of worship with related on-site facilities (Project), located on the northwest corner of Beaumont Avenue and Nevada Street, in the Rural Living (RL-5) Land Use Zoning District, in the City of Loma Linda Sphere of Influence. The scope of the proposed development will consist of three phases: Phase I includes a 13,850-square foot social building, a 30,860-square foot retention basin that will serve as a recreational sports field, a courtyard with fountain, related on-site parking, landscaping, water quality management improvements, and off-site street and drainage improvements; Phase II includes a 7,805-square foot educational building, and a 1,565-square foot caretaker residence; and Phase III includes the main sanctuary building of approximately 6,664-square foot and a 35-foot minaret tower. The Project will include landscape improvements around the Project perimeter and 258 parking stalls. Access to the site will be provided by two standard commercial driveways, one on Nevada Street and the other on Beaumont Avenue with a fire access gate.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application. All setbacks meet the requirements of the Development Code for the proposed land use and the existing zoning. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks and is compatible with the existing development in the area.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use. Access to the Project site will be provided by standard commercial driveways located on Nevada Street and Beaumont Avenue, which will provide legal and physical access to the site and appropriate regional circulation mitigation has been required. On-site circulation drive aisles meet County Fire Department Standards.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The Project has been designed to use building materials, colors and landscaping including earth tone shades, with blue glazing on the windows, geodesic domes, pilasters, elaborate and intricate tile-work designs and horseshoe arches facing Beaumont Avenue that are complementary to the existing single family structures to the south. The Project design includes a 35-foot minaret tower, landscape buffer and a 6-foot screen wall with pilasters at every 25 feet along the north property boundary that further enhance the overall aesthetic quality of the development.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable Community or Specific Plan. The proposed Conditional Use Permit site plan, together with the provisions for its design and improvement are consistent with the County General Plan. The Project specifically implements the following goals and policies:

General Plan Goal LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

- Goal Implementation: The proposed Project provides an additional mix of functionally well-integrated development opportunities in the community of Loma Linda.

General Plan Goal LU 8: Beneficial facilities, such as schools, parks, medical facilities, sheriff and fire stations, libraries, and other public uses, as well as potentially hazardous sites, will be equitably distributed throughout the County.

General Plan Policy LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels. The developer will be required to construct road improvements, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area. The use will not substantially interfere with the present or future ability to use solar energy systems.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the conditions of approval include measures to reduce air quality and traffic impacts and enforce performance standards of the County Development Code.
7. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design with adequate building setbacks and the future ability to construct rooftop solar facilities.
8. There is no substantial evidence that the Project will have a significant effect on the environment because an Initial Study has been completed for the proposed Project and it is determined, on the basis of staff's independent evaluation, that the Project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures. The Mitigated Negative Declaration for this Project reflects the County's independent judgment in making this decision. Therefore, adoption of a Mitigated Negative Declaration is recommended.

EXHIBIT C

Conditions of Approval

CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

[Ongoing and Operation Conditions]

LAND USE SERVICES DEPARTMENT – Planning Division (760) 995-8140/(909) 387-8311

1. Project Description. This Conditional Use Permit approval is for the construction and operation of a 29,860-square foot place of worship with related on-site facilities, on an approximately 5.53-acre parcel. The scope of the proposed development will consist of three phases: Phase I would include a 13,850-square foot social building, a 30,860-square foot retention basin that would serve as a recreational sports field, a courtyard with fountain, related on-site parking, landscaping, water quality management improvements, and off-site street and drainage improvements; Phase II would include a 7,805-square foot educational building, and a 1,565-square foot caretaker residence; and Phase III would include the main sanctuary building of approximately 6,664-square foot and a 35-foot minaret tower.
2. Project Location. The Project site is located at the northwest corner of Beaumont Avenue and Nevada Street, in the Rural Living (RL-5) zoning district.
3. Code Compliance. The Project approval is subject to compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, and the approved site plan.
4. Conditions of Approval. The developer shall provide a copy of the Conditions of Approval and the site plan to every current and future commercial tenant or lessee, and any future property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the project site: Assessor Parcel Numbers: 0293-111-15 and 0293-151-15.
5. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070).
6. Continuous Effect/Revocation. All Conditions of Approval applied to this Project shall be effective continuously throughout the operative life of the Project for the approved use. Failure of the property owner, tenant, applicant, developer, or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
7. Project Account. The Job Costing System (JCS) account number is P201600335. This is an actual cost Project with a deposit account to which hourly charges is assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1,000 must be in the Project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
8. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
 - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - c. Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.

- The land use is determined by the County to be abandoned or non-conforming.
- The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application.

9. Extension of Time. County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with appropriate fees no less than 30 days before the expiration date. County staff may grant extensions of time based on a review of the Extension application, which must include a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised Conditions of Approval or site plan modifications. (SBCC §86.06.060).
10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials, including Planning Commissioners, Zoning Administrators, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action or proceeding against the County or its indemnitees to attack, set aside, void or annul an approval of the County by an indemnitee concerning the map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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

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

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

12. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations, and any other requirements of Federal, State, County, and Local agencies as are applicable to the development and operation of the approved land use and Project site. These may include:
 - a) STATE: Santa Ana Regional Water Quality Control Board
 - b) COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, Fire Department, Environmental Health Services, and Public Works.
 - c) LOCAL: City of Loma Linda Pre-Annexation Agreement (Water Service and Sewer Service).
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety, and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained include but are not limited to:

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- a. Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to ensure proper structural, electrical, and mechanical safety.
 - b. Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c. Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable.
 - d. Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e. Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f. External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g. Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h. Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i. Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequent County-approved sign plan.
 - j. Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - k. Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires review and approval by the Planning Division. The markings include parking spaces, disabled parking and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
 - l. Fire lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.
14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste.
 15. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
 16. Signs. This conditional approval does not include signs. The developer shall apply for any free-standing or attached sign, in accordance with SBCC Chapter 83.13, Sign Regulations and in compliance with the Conditions of Approval.
 17. Underground Utilities. No new above ground power or communication lines shall be extended to the site. All new utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and that avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground in coordination with the utility provider.
 18. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
 19. Exterior wall-mounted floodlights are expressly prohibited.
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20. Security lighting fixtures are not to project above the fences or roof line of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security light fixtures are not to be substituted for parking lot or walkway light fixtures, and are restricted to lighting only loading and storage locations or other similar areas.
 21. All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.
 22. All parking lot and driveway light shall be provided uniform illumination at a minimum level of 0.5 foot candle.
 23. All ground-mounted utility appurtenance, including but not limited to telephone pedestals, utility meters, irrigation system back-flow preventers, and transformers, shall be located behind the building setback line where possible, and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.
 24. Noise: the use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels from 7:00 a.m. to 10:00 p.m. Measurement of maximum sound or noise volume can be taken at any point on the lot line of the lot on which the use is located.
 25. Odor: the use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
 26. Local Labor. The Developer and future operators of the Project shall make a good faith effort to employ residents of San Bernardino County for the construction and operation of the Project. Good faith efforts shall include but not be limited to utilizing local advertising and outreach for employee recruitment.
 27. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a) Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b) Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - c) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans route information.
 - d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

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

28. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
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29. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC §23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

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

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

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

35. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
36. The Onsite Wastewater Treatment System (OWTS) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper or qualified service provider. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
37. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

38. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area. (Burrtec)

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39. Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
 40. Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
 41. Mandatory Trash Service – This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
 42. Mandatory Organics Recycling – As of January 1, 2017, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate four (4) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

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

43. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
 44. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
 45. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
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PRIOR TO LAND DISTURBANCE ACTIVITIES OR ISSUANCE OF GRADING PERMITS

The Following Shall Be Completed

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

46. *The Project Proponent shall conduct a preconstruction clearance survey (valid for 30 days) prior to any ground or vegetation clearing activities on site.*
47. *In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.*
[Mitigation Measure IV - Prior to Grading Permits/Planning]
48. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
- The Applicant/Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.
49. The Applicant/Project Proponent shall implement the following conditions as required by SCAQMD:
- 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.
 - The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
 - The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
 - All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
 - The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
 - The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
50. Due to the project location and the high sensitivity of the area location, the applicant/developer shall coordinate with the Gabrieleno Band of Mission Indians – Kizh Nation and retained one of their certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development.
51. *Tribal Cultural Resources-1. Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).*
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If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

[Mitigation Measure XVII - Prior to Grading Permits/Planning]

52. Construction Noise. *During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.*
53. *The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*
54. *Equipment shall be shut off and not left to idle when not in use.*
55. *The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.*
56. *The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.*
57. *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.*
[Mitigation Measure XII - Prior to Grading Permits/Planning]
58. GHG – Construction Standards. *The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*
 - a) *Implement the approved Coating Restriction Plans.*
 - b) *Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
 - c) *Grading plans shall include the following statements:*
 - *“All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”*
 - *“All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”*
 - d) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*

- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

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

- 59. Retaining Wall Plans: Submit plans and obtain separate building permits for any required walls or retaining walls.
- 60. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to final project approval.
- 61. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
- 62. Grading Plans: Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
- 63. Erosion & Sediment Control Plan: An erosion and sediment control plan shall be submitted to and approved by the Building Official.
- 64. Erosion Control Installation: An erosion control permit shall be obtained and devices installed prior to any land disturbance. No sediment is to leave the job site.
- 65. NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.
www.swrcb.ca.gov
- 66. Regional Board Permit: CONSTRUCTION projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
- 67. *All recommendations contained within the Geotechnical/Geologic Study prepared by GeoMat Testing Laboratories, Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.*
[Mitigation Measure VI - Prior to Grading Permits/Planning]

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

- 68. Drainage Improvements: A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
 - 69. Topo Map: A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
 - 70. Grading Plans: Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
 - 71. Encroachment Permits: An encroachment permit is required from County Public Works, Flood Control District, Permit Section, (909) 387-8046, as well as other agencies prior to working within their jurisdiction. Any proposed side drain connection or discharge from the proposed retention basin to the existing SBCFCD facility would require a permit from Flood Control District.
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72. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
 73. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>).
 74. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
 75. Hydrology & Water Quality Practical education materials shall be provided to property owners and church staff cover various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to building opening to the public, the Property owner shall distribute the materials to the occupants and key church staff.
 76. *Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.*
 77. *Property owner/church staff shall be responsible for litter control on-site.*
 78. *The property owner shall stencil signs stating, "drains to the ocean" above the storm drain inlets to warn the public of prohibitions against waste disposal.*
 79. *All trash container areas shall meet be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoin areas, 3) designed to divert drainage from adjoining roofs and pavements diverted area the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.*
 80. *The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.
[Mitigation Measure IX - Prior to Occupancy/Traffic]*

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

81. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (800) 442-2283.

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

82. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the California Fire Code. **Project may be subject to Loma Linda underground requirements.**
 83. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. 1500 GPMs @ 20 PSI 2hrs
 84. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other City or County offices. **4**
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Permits for each building \$ 492.00 each for plan Review; \$ 368.00 for 3 permits less than 10,000 Sq. ft.; \$ 628.00 for building exceeding 10,000 Sq. ft.

DEPARTMENT OF PUBLIC WORKS – Surveyor (909) 387-8149

85. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
86. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- a. Monuments set to mark property lines or corners;
 - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

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

87. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit two copies of a landscape and irrigation plan to County Planning.
88. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
89. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
90. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The developer shall submit sign plans to County Planning for all existing and proposed signs on this site. The developer shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter §83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter §82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b. All sign lighting shall not exceed 0.5 foot-candle.
 - c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
91. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

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- a) Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended):
- Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b) Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c) Lighting. design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d) Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
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- g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

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

92. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

93. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Nevada Street (Collector – 66')

- Road Dedication. An 8 foot grant of easement is required to provide a half-width right-of-way of 33 feet.
- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 with Caltrans A88A ramp at the intersection of Nevada Street and Beaumont Avenue. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

Beaumont Avenue (Collector – 66')

- Road Dedication. An 8-foot grant of easement is required to provide a half-width right-of-way of 33 feet.
 - Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 Type "C".
94. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
95. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would

affect construction, and any such utility shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.

96. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
97. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
98. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
99. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
100. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Loma Linda Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$4.31 per square foot for Institutional Use, which includes the 29,860-sq. ft. building per the site plan dated 12/21/2017.

Therefore, the estimated Regional Transportation Fees for the Project is \$128,696.60. The current Regional Transportation Development Mitigation Plan can be found at the following website:
<http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

101. Water. Water purveyor shall be City of Loma Linda or EHS approved.
102. Water Letter. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the Assessor's Parcel Number. For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 800-442-2283.
103. Sewer. Method of sewage disposal shall be **City of Loma Linda** or, if not available, EHS approved onsite wastewater treatment system (OWTS) that will conform to the Local Agency Management Program May 2017.
104. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the Assessor's Parcel Number.
105. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions:
 - a. A soil percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 800-442-2283.
 - b. An Alternative Treatment Permit, if applicable, shall be required.

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106. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at: 909-383-0480.

Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:

1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
107. Written clearance shall be obtained from the designated California Regional Water Quality control Board (listed below) and a copy forwarded to the Division of Environmental health Services.
- A. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 951-782-4130.
108. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
109. Food Establishments. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

110. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a demolition permit can be issued.

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

111. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
112. Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
113. Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
114. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall
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submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

- MAIN SANCTUARY: 6,500-square foot building
- SOCIAL HALL : 14,190-square foot building with administration office
- EDUCATIONAL BUILDING and CARETAKER UNIT: 7,630-square foot building with class rooms, library, restrooms and entrance foyer.

115. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

- MAIN SANCTUARY: 6,500-square foot building

116. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

PRIOR TO FINAL INSPECTION OR OCCUPANCY
The Following Shall Be Completed

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

117. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.

118. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.

119. Construct a 6-foot screen wall with a pilaster at every 20-foot along the north property boundary.

120. Parking Improvements: On-site parking and circulation improvements shall be installed, inspected and approved as being in compliance with the approved Final Development Plan. The following shall be completed:

- Markings. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
- Crosswalks. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
- Stops. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.
- Parking Space Striping. All paved parking stalls shall be clearly striped and permanently maintained. All paved parking stalls shall be striped with double/hairpin lines with the two lines being located an equal nine inches on either side of the stall sidelines.
- Multi-modal. All required multi-modal amenities (e.g. bike stands, motorcycle parking, mass transit access, carpool preferred parking, vanpool passenger pickup etc.) shall be installed per approved plans.

121. Disabled Parking Installed. Parking for the disabled with paths of travel to the main building entries shall be installed per SBCC §83.11.060. Disabled access parking spaces shall be clearly and continually designated with pavement markings and signs.

122. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc.), walls and fencing shall be installed as shown on the approved landscaping plan for each phase of development. All improvements shall be completed prior to receiving final occupancy.

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123. Landscape Certificate of Compliance submittal. Pursuant to Section 83.10.100 of the County Development Code, prior to the issuance of the certificate of occupancy or final inspection for a project, a Landscape Certificate of Completion shall be submitted to the Land Use Services Department, Planning Division certifying that the landscape has been installed in accordance with the approved project specific landscape documentation package. The Landscape Certificate of Completion shall be signed and dated by the licensed professional who prepared the plans.
124. GHG – Installation/Implementation. The developer shall submit for review and obtain approval from County Planning evidence that all applicable GHG reduction measures have been installed, implemented and that specified performance objectives are being met.
125. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the developer shall pay in full all fees required under actual cost job number P201600355.
126. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

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

127. Condition Compliance Release Form Sign-off: Prior to occupancy all Department/Division requirements and sign-off's shall be completed.

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

128. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
129. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

130. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
131. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
132. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
133. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
134. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.
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DEPARTMENT OF PUBLIC WORKS – Solid Waste Management (909) 386-8701

135. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

136. An Alternative Treatment Permit, if applicable, shall be required. For information, contact DEHS at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

137. *Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.*
138. *Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.*
139. *On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.*
140. *The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.*
[Mitigation Measure XVI - Prior to Occupancy/Traffic]

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

141. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
142. Hood And Duct Suppression. An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
143. Side Yard Construction. Exterior walls of residential and accessory buildings or portions thereof shall be constructed a minimum thirty (30) foot from all adjacent structures. All residential structures shall have interior side yards setbacks of twenty percent (20%) of lot width
144. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
145. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
146. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

END OF CONDITIONS

EXHIBIT D

Letter of Intent



Islamic Community Center of Redlands (ICCR)
24769-Redlands Blvd., Suite A Loma Linda, CA 92354

Tax ID #: 20-4654190
CA Entity Number: C3052096

Phone: 909.271.4751

TO WHOM IT MAY CONCERN,

Islamic Community Center of Redlands is a Non Profit Community Center, Place of Worship, Religious Weekend School and Social Hall.
The Purposed project is divided in three phases.

Phase One – Social Hall:

Includes administration office, kitchen and seminar rooms.
Estimated employed 5, estimated occupancy approximately 300 people.
No loading space is required. Trash enclosure to be provided. Hours of operation is 10AM – 2 PM Monday –Thursday and 12 PM – 10 PM Friday, Saturday and Sunday.

Phase Two – Educational Building:

Includes class rooms, library, restrooms and entrance foyer, will be constructed 5-7 years after phase one completion.
No loading space is required. Trash enclosure to be provided. Hours of operation is 10AM – 2 PM Monday –Thursday and 12 PM – 10 PM Friday, Saturday and Sunday.

Phase Three – Main Sanctuar:

Includes upper level Gallery. Will be constructed 10-12 years after phase one.
No loading space is required. Trash enclosure to be provided. Hours of operation is 10AM – 2 PM Monday –Thursday and 12 PM – 10 PM Friday, Saturday and Sunday.

Board of Trustee

Abdul Kader Zadeh

Islamic Community Center Redlands (ICCR) OPERATION AND MANAGEMENT PLAN 2018



26830 BEAUMONT AVENUE REDLANDS CA, , CA 92374

iccofredlands@gmail.com

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1- INTROCUCTION

Islamic Community Center of Redlands (ICCR) is a non-profit organization as per sections 501 (c)(3) and 170(b)(A)(i) of the Internal Revenue Code, which serves various communities living in Redlands, Yucaipa, Grand Terrance, and Loma Linda. ICCR is a place of worship, a weekend school and a place for social gatherings for the patrons living in these cities. In this region, there are multiple other religious organizations that also exist, including Peace Academy of Redlands, Society of California on Alabama Street in Redlands, Dar Al Uloom Al Islamiyah America in San Bernardino, and Makki Masjid in San Bernardino.

ICCR was established in October 2007 as a non-profit organization. Presently, ICCR is renting a 3,500 square feet space in an industrial park located at 24769-Redlands Blvd, Suite A, B and C. Currently, ICCR serves more than 250 members on a weekly basis, including students, families and youth from the communities of Redlands, Loma Linda, Colton, and Grand Terrace.

At this time, Friday Prayers can accommodate up to 275 worshippers with various educational and religious events, and children activities.

2- MISSION

Provide educational and religious services to Muslims in Inland Empire, California and foster friendship between Muslims and non-Muslims regardless of race, color, gender or ethnic origin.

3- LOCATION & BACKGROUND

The proposed location of ICCR is at northwest corner of Nevada Street and Beaumont Ave in County of San Bernardino. The project location is as shown in Figure 1 (Appendix 2 Vicinity Map). This land has a parcel # 029-111-15-0000 and 0293-151-15-0000 located in San Bernardino County, within City of Loma Linda sphere of influence. The land is described as vacant land, 5.18 acres property, located at the northwest corner of Nevada Street and Beaumont Avenue intersection. This land shares a border with the city of Redlands on Nevada Street.

ICCR offers several services to the community including daily prayers, Friday prayers, various educational and religious events, and children's activities. It offers prayers five times a day, in addition to the weekly learning and educational activities. Approximately 600 square feet is specifically designated for children of various age groups.

ICCR is working on the development and construction of a new worship facility within the next few years.

4- PROJECT DESCRIPTION

The Proposed Project is the construction and operation of a place of worship with related on-site facilities on an approximate 5.53-acre site located in an unincorporated portion of San Bernardino County, within the City of Loma Linda's sphere of influence (See Figure 1, Appendix 2 Vicinity Map). Specifically, the Project Site is on the northwest corner of Beaumont Avenue and Nevada Street. The project proposes up to three construction phases; due to it being a non-profit organization, the timing of each phase is depended upon funding. It is anticipated that buildout of

the Project would occur between 2030 and 2035. A description of the development that will occur in each phase is provided herein. As shown on Appendix 2-6, Phase I would include a 13,850 square foot social building, a 30,860 square foot retention basin that would also serve as a recreational sports field, a courtyard with fountain, and related parking, landscaping and interior drive aisles; Phase II would include an approximate 7,805 square foot educational building and a 1,320 square foot caretaker residence; and Phase III would include the main sanctuary building proposed at approximately 6,664 square feet and a 35-foot high tower.

Development of the Proposed Project will use conventional construction methods consisting of a wood and stucco building. Proposed parking includes 254 parking spaces. The Proposed Project will have finished elevations at a maximum height of 35 feet for each building. Approximately 29,780 total square feet of buildings are proposed, which is equivalent to 12 percent lot coverage of the Project Site. Approximately 35,970 square feet of the site would be landscaped. The details of the building use will be provided in future development plans.

A total of seven residential mailboxes (three of which currently receive mail delivered by the United States Post Service [USPS]) would be relocated in order to accommodate the Project. Relocation of the mailboxes was granted by the USPS. Letters requesting the right to relocate the mailboxes were submitted to the corresponding recipients.

5- PURPOSE AND OBJECTIVE OF THE PROJECT

At this time, the community has rented a place located at 24769 Redlands Blvd Loma Linda, CA 92354, which does not meet community requirement. The purpose of this Project is to create a welcoming environment for a wider range of community activities and users at ICCR.

The primary objectives and purposes of ICCR is:

- a) Provide educational and religious services to Muslims in Inland Empire, California;
- b) Organize religious, social, and cultural activities for Muslims in Inland Empire, California;
- c) Foster friendship between Muslims and non-Muslims and the society at-large, regardless of race, color, gender, or ethnic origin.
- d) Issue publications and disseminate information to help Muslims adjust to living in this society;
- e) Encourage and strengthen the relationship and cooperation between this corporation and other Islamic organizations in California.

The new center will be:

- a) Safer for families and children.
- b) Comfortable.
- c) Energy-efficient.
- d) Flexible for different users with modern amenities
- e) Ensuring a continued community asset for the future
- f) Increasing the range of community services the Mosque will able to provide

- g) Including a leveled floor in the worship area
- h) Hosting new storage facilities for all users
- i) Hosting new offices for the center to control day-to-day activities
- j) Including modern presentation equipment and audio system
- k) Improving accessibility into and around the building for all current and potential users from the local community.
- l) Creating a flexible space suitable for a wide variety of community uses and worship.
- m) Maximizing available space and minimizing health and safety risks.
- n) Improving the toilet facilities including those provided to meet the needs of the disabled with fully ADA-compliant toilets
- o) Reducing the cost and environmental impact of our heating system by including a new environmentally-friendly heating system.
- p) A welcoming center to non-Muslims and neighbors. For example, we conduct an Open Mosque Day (OMD) every year, usually in October.
- q) Encouraging Muslim youth and parents to participate in larger community events, such as collecting food for the needy.
- r) Providing shelter to people in case of natural disasters, wild fires etc.
- s) A center of tolerance and understanding of different faiths and traditions.

6- EXISTING TOPOGRAPHY

The site is approximately five and a half acres. Topography of the site is generally flat with a maximum relief of 9 feet. Surface drainage sheeting flows to the northwest at a rate of approximately 1.3%. Currently, the site is vacant with light seasonal grasses sparsely spread about.

7- EXISTING SITE CONDITIONS AND SURROUNDING LAND USES

The Project Site is currently vacant and undeveloped and consists of two parcels of land. Vegetation is limited to low growing non-native plant species. Aerial photography dating back to 1994 shows the site as vacant. The Project Site occurs at an elevation of approximately 1,248 feet above mean sea level. On-site topography is relatively flat with a slight downward inclination toward the northwest at an average gradient of approximately 1.9%. Land uses on the Project Site and surrounding parcels are governed by the County of San Bernardino's Development Code. There are other institutional uses within the area including the Seventh Day Adventist (SDA) Korean Church located on New Jersey Street approximately 2,000 feet north of the Project Site. Surrounding land uses include vacant land to the north and east, residential development to the south, and flood control (San Timoteo Creek) to the west. Table 1 lists the existing adjacent land uses and zoning districts within a 300-foot radius.

Table 1
Surrounding Land Use Designations
Islamic Community Center

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Vacant and undeveloped	Rural Residential – Residential (RL)
North	Vacant; agriculture	Rural Residential – Residential (RL)
South	Residential	Rural Residential – Residential (RL)
East	Vacant	City of Redlands – Agriculture (A-1)
West	San Timoteo Creek; residential	Flood Control/City of Loma Linda

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

- County of San Bernardino: Department of Environmental Health Services (Septic System); Planning; Building and Safety; Land Development; Traffic; Surveying; Solid Waste; County Fire- Community Safety and Hazardous Materials
- Regional Water Quality Control Board (Waste Discharge Requirement)
- City of Loma Linda Pre-Annexation Agreement (Water Service, and Sewer Service)

8- SITE DRAINAGE

Positive drainage would be provided and maintained for the life of the project around the perimeter of all structures and foundations, toward streets or approved drainage devices, to minimize water infiltrating into the underlying natural and engineered fill soils and prevent erosion from slopes.

All planters would be provided with drainage devices. Location of drainage device would be in accordance with the design civil engineers drainage and erosion control recommendations. Ground saturation would be avoided. Surface and subsurface runoff from adjacent properties would be controlled. Area drainage collection will be directed toward the existing street through approved drainage devices. All drainage devices will be properly designed and maintained.

9- PROJECT DEVELOPMENT PLANS

It is planned to develop the proposed project in three phases to accommodate the community needs. The phasing will be based on the availability of funding and the necessary functions determined by ICCR. It is the desire of the community to eventually develop the land to its maximum potential use to include:

Phase I

- Multi-Purpose Building including:
 - a. Community Hall (which will provide a 250+ persons designated worship space)
 - b. Lobby Area
 - c. Seminar/Conference Rooms
 - d. Offices for Imam (Pastor), Secretary and Board Of Directors (BOD)
 - e. Children's Area
 - f. Sink areas for men and women (Ablution area)
 - g. Restrooms for men and women including a family restroom
 - h. Warming kitchen and pantry with dining area
 - i. Storage Room
 - j. Parking Spaces, landscaping, and other infrastructure

Phase II

- Weekend Learning Center including:
 - a. Twelve Class Rooms
 - b. Youth Facility
 - c. Library
 - d. Outdoor and indoor activity areas including a play ground
 - e. Storage Room

Phase III

- Main Sanctuary including:
 - a. A dedicated Prayer Hall for 250 men and women
 - b. Lobby Areas for men and women
 - c. Shoe rack areas

10- PARKING

In accordance with the San Bernardino County Development Code, the Proposed Project would require a total of 254 parking spaces. All parking and aisles, including emergency access for fire vehicles, would be completed during Phase I.

11- LANDSCAPING, FENCING AND LIGHTING

The 5.1 net-acre Project Site would include approximately 35,970 square feet of landscaped area and would cover approximately 15 percent of the site. Landscaping would include drought tolerant trees and shrubs and would occur around the perimeter of the Project Site and within the surface parking. It would be completed in Phase I of the Project. Landscaping for the remaining portions of the site would occur upon completion of the building and prior to occupancy. Minimum sizes of plant materials shall conform to the requirements as set forth in San Bernardino County Development Code 83.10.070 (d) (Landscape Standards Minimum sizes of plant materials).

Lighting for the Proposed Project would include illumination along the interior buildings and along the perimeter of the parking lot. As shown in Appendix 3, light would be oriented towards the property. The Project would also include wall lights for security. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting will be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right-of-way.

In accordance with San Bernardino County Development Code 83.02.060, the Project includes fencing/screening along the property boundaries. Pursuant to San Bernardino County Development Code 83.02.060 (a) (1) – (4) the Project would include: a 6-foot high solid masonry block wall along the northern property line, and a 6-foot high wrought-iron fence would be constructed along the southern and eastern property line. The existing 4-foot high fence along the western property boundary (adjacent to San Timoteo Creek) would remain.

12- SITE ACCESS AND CIRCULATION

Regional access to the Project Site is provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the Project Site including Barton Road, San Timoteo Canyon Road, and Beaumont Avenue, and Nevada Street. Main access to the site would be provided by a driveway from Nevada Street. Emergency fire access, restricted to fire department only via a gate and Knox-box, will be provided from a driveway along Beaumont Avenue (see Appendix 1).

13- INFRASTRUCTURE AND OFF-SITE IMPROVEMENTS

The Project would receive water service from the City of Loma Linda. Upon Conditional Use Permit (CUP) approval, ICCR shall work with the City of Loma Linda Community Development Department to complete and submit Local Agency Formation Commission (LAFCO) “Extension of Service By Contract” application. Upon CUP approval, the ICCR will pay the applicable City Development Impact Fees, for water services and possible sewer service, including payments of applications or connection fees, prior to LAFCO’s approval for extension of services.

14- CONSTRUCTION ACTIVITIES AND SCHEDULE

The Proposed Project would be developed in three phases as discussed above.

Initial site preparation will include clearing of debris and primarily non-native vegetation. Construction activities for Phase I of the Proposed Project would include

- (1) site preparation,
- (2) grading and excavation,
- (3) construction of drainage, utilities, and subgrade infrastructure,
- (4) paving, and
- (5) landscaping.

Buildings to be constructed in each of the phases is presented in Table 2 below.

Table 2
Proposed Project Phasing
Islamic Community Center

Phase	Proposed Building	Other Improvements	Anticipated Completion
Phase I	13,850 SF Social Building	Grading, infrastructure, utilities, lighting, paving, interior roadways, parking, landscaping, and retention basin	Spring 2019
Phase II	7,805 SF Education Building		Anticipated by 2025
	1,320 SF Caretaker residence		
Phase III	6,664 SF Sanctuary	35-foot tower	Anticipated by 2030

Based on earthwork quantities, the Project site is expected to balance onsite. Table 3 shows the anticipated construction schedule and effort for the Proposed Project. Construction activities are anticipated to begin in mid to late 2018, with completion of Phase I anticipated by the spring 2019.

Table 3
Phase I Construction Schedule and Duration
Islamic Community Center

Phase I Construction Stage	Workers (Max.)	Duration
Site Preparation	10	21 days
Grading/Excavation	10	1 month
Drainage/Utilities/Sub-Grade	10	3 months
Building Construction	50	18 months
Paving and Architectural Coating	25	1 months
Landscaping	10	21 days
Phase II Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days
Phase III Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days

15- ADMINISTRATION AND MANAGEMENT

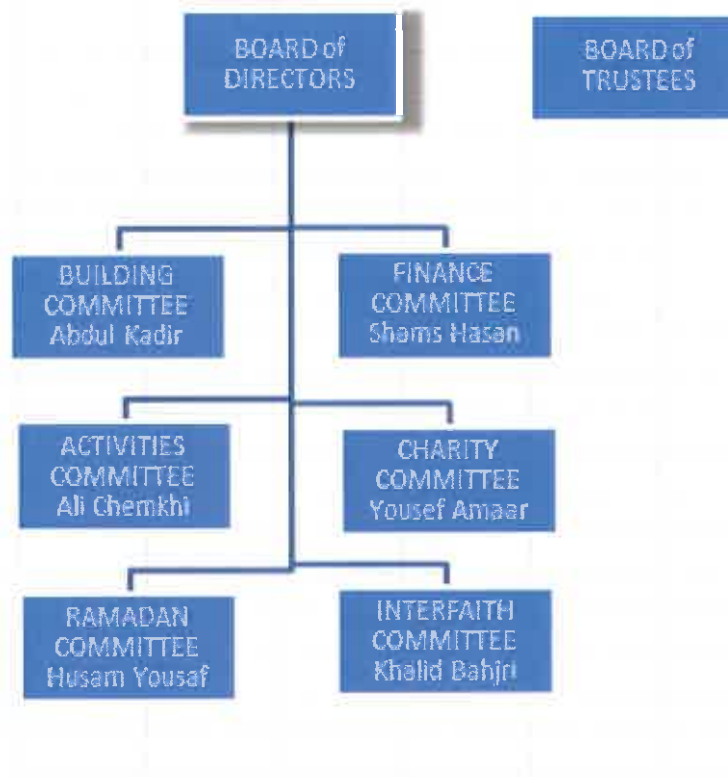


Figure 2. Organization Chart

ICCR consists on the following governing bodies:

Council of Trustees (COT)

The Council of Trustees of ICCR consist on no less than three (3) and no more than six (6) trustees. The COT comprises of two permanent and four floating (elected) members. Number of Trustees can be changed by amendment of ICCR Bylaws, or by repeal of the Bylaw and adoption of a new Bylaw.

The Council of Trustees acts to guard the interests and well-being of ICCR, sets its general directions, and is its policy-making body. Current members are:

- Muhammad Aslam, MD, Chairman
- Riad Sleiman
- Saeeda Bashir
- Alaa Al-Ardha, DDS
- AK Zadeh
- Khalid Zeidan

Board of Directors (BOD)

The Board of Directors consist of no less than three (3) and no more than five (5) directors, elected by the members. The Board of Directors have at least a President, a Secretary, and a Treasurer.

BOD members are responsible general operation of ICCR activities. Sub-committees such as building committee, finance committee, youth committee, interfaith committee and zakat committee helps BOD for operation and maintenance of the center.

- Khalid Mahmood Khan, President
- Hatem Ali, MD
- Hazem Khalfallah
- Husam Yousef
- Tabish Shams

Building Committee (BC)

The project is being managed by ICCR Building Committee. The progress of the project is evaluated by the Building Committee periodically.

The ICCR Building Committee office scrutinizes and evaluates the project technical aspects, its objectives and the financial requirements/implications and advises as necessary, and Finance Committee release the funds.

- Abdul Kader Zadeh, Chairman of Building Committee
- Hameed Azhand, member of Building Committee
- Khalid Mahmood Khan, PE, member of Building Committee
- Mohammad Hafiz ur Rehman, PE, member of Building Committee
- Mohammad Elhocheimi, PE, member of Building Committee
- Shakil Patel, Project Architect

Finance Committee (FC)

- Shams Hasan, Chairman of Finance Committee
- Rania Elbanna, Finance Secretary
- Riad Sleiman, Finance Committee Member

16- FACILITY OPERATION/MANAGEMENT PLAN

Use of the Building and Public Access

The general public, either individually or as a group, may have access to the building by booking in advance. Details of how to make a booking are displayed on the ICCR premises.

Hours of Operations

Administrative staff would be at the facility Monday through Friday from 10:00 a.m. to 4:00 p.m. The facility would also be open daily to worshippers from sunrise to sunset (approximately 7:00 a.m. to 7:00 p.m.). Main sermon hours would occur each Friday from noon to 2:00 p.m. The facility would also hold special events including Ramadan activities, which would occur during the month of Ramadan for three hours beginning at sunset, and bi-annual feasts.

Use of Premises and Number of Users

Five Daily Prayers: Generally 10 to 15 people come to the center for regular prayer.

Five Daily Prayers are observed at

- Dawn
- Midday
- Late Afternoon
- Sunset
- Night

Friday Prayers: Friday prayers are performed from 12:30 pm to 2:00 pm. 200 to 275 people attend Friday prayers at the center.

Weekend School

Saturday: 10:00 am – 1:30 pm

Sunday: 10:00 am – 1:30 pm

Ramadan

Worshippers observe fasting during the month of Ramadan. During this month, the center is especially busy at the breaking of the fast at sunset for up to 2 hours.

Annual Events

Annually, two major events are celebrated by Muslim community, Eid ul Fitar and Eid ul Adha. On these days, the center will be busy from 7:00 am to 11:00 am. Approximately 250 to 300 people attend these two events.

ISLAMIC CAMPUS OF REDLANDS
PARKING ANALYSIS
PHASE I – Multi-purpose/Sanctuary Building (*)

ACTIVITY /EVENT	DAY(S)	TIME OF USE	USE/SIZE	REQUIRED PARKING	PROVIDED PARKING
Regular Five Daily Prayers: Dawn, Midday, Late noon, Sunset, and Night	Monday – Sunday	7.00 a.m. – 7.00 p.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls (**)	196 stalls
Friday Congregation/Prayers	Friday	12 noon – 2.00 p.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls (**)	196 stalls
Ramadan – Breaking of fast in the Islamic month	One month	Sunset up to 2 hours (8.00 p.m. – 10.00 p.m.) (varies based on daylight savings)	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls (**)	196 stalls
Special Events – prayers and sermon	2 days	7.00 a.m. – 11.00 a.m.	Sanctuary: 4,907 sq. ft. (1 for every 25 sq. ft.)	196 stalls (**)	196 stalls
Administrative/Office Support	Monday - Friday	7.00 a.m. – 4.00 p.m.	Offices 7,173 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	18 stalls	30 stalls
Weekend School/Class Rooms	Saturday & Sunday	10.00 a.m. - 1.30 p.m.	1,770 sq. ft. (1 for each staff member, faculty member, and employee)	10 stalls	10 stalls
TOTAL	Monday - Sunday	7.00 a.m. – 10.00 p.m.	13,850 sq. ft.	224 stalls	258 stalls

PHASE II - Administration Building

ACTIVITY/EVENT	DAY(S)	TIME OF USE	USE/SIZE	REQUIRED PARKING	PROVIDED PARKING
Offices	Monday – Friday	7.00 a.m. – 4.00 p.m.	870 sq. ft. (1 per 250 sq. ft.)	4 stalls	4 stalls
Weekend School/Class Rooms	Friday	10.00 a.m. - 1.30 p.m.	3,010 sq. ft. (1 for each staff member, faculty member, and employee	8 stalls	8 stalls
Lobby Area/Support Area	Monday - Friday	7.00 a.m. – 10.00 p.m.	3,925 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	10 stalls	13 stalls
Caretaker Residence		.	1,565 sq. ft.	2-car garage	2-car garage
TOTAL:	Monday - Sunday	7.00 a.m. – 10.00 p.m.	7,805 sq. ft.	24 stalls	258 stalls

PHASE III – Sanctuary Building (*)

ACTIVITY /EVENT	DAY(S)	TIME OF USE	USE/SIZE	REQUIRED PARKING	PROVIDED PARKING
Sanctuary/ Prayers	Monday – Sunday	7.00 a.m. – 11.00 p.m.	Sanctuary 4,760 sq. ft. (1 for every 25 sq. ft.)	190 stalls	190 stalls
Support Area	Monday – Sunday	7.00 a.m. – 10.00 p.m.	: 1,880 sq. ft. (1 for each 400 sq. ft. of floor area outside the main assembly area)	5 stalls	5 stalls
TOTAL:	Monday - Sunday	7.00 a.m. – 10.00 p.m.	6,640 sq. ft.	253 stalls	258 stalls

(*) There are no simultaneous uses proposed between Phase I Multipurpose/Sanctuary Building and Phase III Sanctuary Building.

(**) Same Multipurpose/Sanctuary Building/Area

EXHIBIT E

Initial Study/Mitigated Negative Declaration

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

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

PROJECT LABEL:

APN: 0293-111-15 and 0293-151-15	USGS Quad: Redlands
APPLICANT: Islamic Community Center of Redlands	Lat/Long: 34° 02'17.3"N 117°13'05.1"W
COMMUNITY: Loma Linda/ 3 RD Supervisorial District	T, R, Section: T1S R3W Sec.32 NE 1/4 of SE 1/4
LOCATION: Northwest corner of Beaumont Avenue and Nevada Street.	Thomas Bros.: Page 647 Grid: G-3; Thomas Bros. 2005 edition
STAFF: Aron Liang	OLUD: Rural Living (RL-5)
REP(S): Shakil Patel	
PROPOSAL: Conditional Use Permit to Construct and Operate a 31,860 square-foot place of worship with related on-site facilities on approximately 5.53 acres.	Overlays: Loma Linda Sphere of Influence, Flood Zone X, Loma Linda Regional Transportation Fee Plan Area, Floodplain Safety (FP1) Overlay, Burrowing Owl (SE)

PROJECT CONTACT INFORMATION:

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

Contact person: Aron Liang, Senior Planner
Phone No: (909) 387-0235
E-mail: Aron.Liang@lus.sbcounty.gov

Fax No (909) 909-387-3223

Project Sponsor: Shakil Patel and Associates
25982 Hinckley Street
Loma Linda, CA 92354

Consultant: Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

PROJECT DESCRIPTION:

The Proposed Project is an Application for a Conditional Use Permit (CUP) to allow the construction and operation of a place of worship with related on-site facilities on an approximate 5.53-acre site located in an

Islamic Community Center Redlands
Project P201600355/CUP
January 2016

unincorporated portion of San Bernardino County, within the City of Loma Linda's Sphere of Influence (See Figure 1). Specifically, the Project Site is on the northwest corner of Beaumont Avenue and Nevada Street (See Figure 2). The Applicant proposes up to three construction phases; due to the Project applicant being a non-profit organization, the timing of each phase is depended upon funding. It is anticipated that buildout of the Project would occur between 2030 and 2035. A description of the development that will occur in each phase is provided herein. As shown on Figure 3, Site Plan, Phase I would include: a 13,850 square-foot social building, a 30,860 square-foot retention basin that would also serve as a recreational sports field, a courtyard with fountain, and related parking, landscaping and interior drive aisles; Phase II would include an approximate 7,805 square-foot educational building, and a 1,320 square-foot caretaker residence; and Phase III would include the main sanctuary building proposed at approximately 6,664 square-feet and to include a 35-foot high tower. The Applicant is requesting discretionary actions on the part of the County to approve the project including approval of the Project Site Plan to ensure compatibility with the County's General Plan and Development Code, and issuance of a Conditional Use Permit (CUP).

Development of the Proposed Project will use conventional construction methods consisting of a concrete masonry unit CMU, wood and stucco building with heights not to exceed 35 feet. Proposed parking includes 254 parking spaces. The Proposed Project will have finished elevations at a maximum height of 35 feet for each building. Approximately 31,860 total square feet of buildings are proposed, which is equivalent to 12 percent lot coverage of the Project Site. Approximately 35,970 square feet of the site would be landscaped.

The Project at buildout (with Phases II and III) will require water service and sewer service from the City of Loma Linda. There are two possible connections to the Loma Linda water system including a connection point approximately 1,000 feet to the west on Beaumont Avenue and a connection point approximately 3,000 feet to the north on Bermudez Street. Both options are hydraulically feasible. Available fire flow at the Bermudez Street connection is estimated at 2,150 gpm at 20 psi. Available fire flow at the Beaumont Avenue connection is estimated at 3,200 gpm at 20 psi. The connection to Bermudez Street would be the longest to construct, but construction along this route on San Timoteo Canyon Road appears feasible. The connection to Beaumont Avenue would be the shortest distance to construct. However, special methods of construction would need to be performed for the pipeline crossing the Union Pacific Railroad (UPRR), high pressure gas trunk lines, and San Timoteo Creek. The pipeline can be bored and jacked under UPRR. The pipeline can be supported across the existing bridge that crosses the creek, either by construction of new pipe support hangers or coordinating with the Bear Valley Mual Water Company to utilize their existing utility crossing on the bridge.

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The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher in elevation than the site and would require a lift station; it would also cross San Timoteo Creek and the UPRR. The project at buildout (with Phases II and III) would require connection to the sewer system. The Applicant is currently working with the the San Bernardino County Division of Environmental Health Services (DEHS) and the Santa Ana Regional Water Quality Control Board (RWQCB) to consider an on-site wastewater treatment system for Phase I. The use of an on-site wastewater treatment system for Phase I of the Project Site may be permitted as discussed in a preliminary percolation test for the Project Site conducted in March 2016 by GeoMat Testing Laboratories, Inc. A test was performed to determine soil absorption for a potential on-site wastewater treatment system. A total of three exploratory boreholes were drilled on February 28, 2016 for a proposed on-site wastewater treatment system. Based on percolation test results the on-site soils have favorable percolation rates, and the test results show appropriate to soil classification. No restrictive layer was encountered during drilling to 15 feet below ground surface. No caving of test holes took place during testing. The Applicant will continue to work with DEHS and RWQCB to meet the current standard for the proposed on-site wastewater treatment system for Phase I.

A total of eight residential mailboxes (three of which currently receive mail delivered by the United States Post Service [USPS]) would be relocated in order to accommodate the Project. Relocation of the mailboxes was granted by the USPS. Letters requesting the right to relocate the mailboxes were submitted to the corresponding recipients.

Construction Activities and Schedule

The Proposed Project would be developed in three phases.

Initial site preparation will include clearing of debris and vegetation that is primarily non-native. Construction activities for Phase I of the Proposed Project would include: (1) site preparation; (2) grading and excavation; (3) construction of drainage, utilities, and subgrade infrastructure; (4) paving and (5) landscaping. Buildings to be constructed in each of the phases are presented in Table 1 below:

Table 1
Proposed Project Phasing for the
Islamic Community Center

Phase	Proposed Building	Other Improvements	Anticipated Completion
Phase I	13,850 SF Social Building	Grading, infrastructure, utilities, lighting, paving, interior roadways, parking, landscaping, and retention basin	Spring 2019
Phase II	7,805 SF Education Building		Anticipated by 2025
	1,320 SF Caretaker residence		
Phase III	6,664 SF Sanctuary	35-foot tall tower	Anticipated by 2030

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Based on earthwork quantities, the Project Site is expected to balance on-site. Table 2 shows the anticipated construction schedule and effort for the Proposed Project. Construction activities are anticipated to begin in mid-2018, with completion of Phase I anticipated by the spring 2019.

Table 2
Phase I Construction Schedule and Duration

Phase I Construction Stage	Workers (Max.)	Duration
Site Preparation	10	21 days
Grading/Excavation	10	1 month
Drainage/Utilities/Sub-Grade	10	3 months
Building Construction	50	18 months
Paving and Architectural Coating	25	1 months
Landscaping	10	21 days
Phase II Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days
Phase III Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days

Parking

In accordance with the San Bernardino County Development Code, the Proposed Project would require a total of 250 parking spaces. Review of the site plan indicates that a total of 254 parking spaces would be provided. All parking and roadways including emergency access for fire vehicles would be completed during Phase I.

Landscaping, Fencing and Lighting

The 5.53-acre Project Site would include approximately 35,970 square feet of landscaped area that would cover approximately 15 percent of the site. Landscaping would include drought tolerant trees and shrubs and would occur around the perimeter of the Project Site and within the surface parking area. A total of 23 shade trees would occur within the parking area. All proposed landscaping with the exception of accent plants and shrubs that would occur adjacent to the educational building, caretaker residence and sanctuary (Phase II and III) would be completed in Phase I of the Project. Landscaping for the remaining portions of the site would occur upon completion of the building and prior to occupancy. Minimum sizes of plant materials shall conform to the requirements as set forth in San Bernardino County Development Code 83.10.070 (d) (Landscape Standards Minimum sizes of plant materials).

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Lighting for the Proposed Project would include illumination within the interior of the property and along the perimeter of the parking lot; and light fixtures would be oriented towards the property and boxed. The Project would also include wall lights for security. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting must be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right-of-way.

In accordance with San Bernardino County Development Code 83.02.060, a Project will include fencing/screening along the property boundaries whenever a commercial, institutional or industrial development adjoins a residential land use zoning district. Pursuant to San Bernardino County Development Code 83.02.060 (a) (1) – (4) the Proposed Project would include: a 6-foot high solid masonry block wall along the northern property line, and a 6-foot high wrought-iron fence would be constructed along the southern and eastern property line. The existing 6-foot high chain-link fence along the western property boundary (adjacent to San Timoteo Creek) would remain. The proposed masonry wall would be architecturally treated or landscaped on both sides to avoid the appearance of unfinished precision block.

Hours of Operations

Administrative staff would be at the facility Monday through Friday from 9:00 a.m. to 5:00 p.m. The facility would also be open daily to worshippers from sunrise to sunset (approximately 7:00 a.m. to 7:00 p.m.). Main sermon hours would occur each Friday from noon to 2:00 p.m. The facility would also hold special events including Ramadan which would occur once a month for three hours beginning at sunset, and bi-annual feasts.

Site Access and Circulation

Regional access to the Project Site is provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the Project Site including Barton Road, San Timoteo Canyon Road, Beaumont Avenue, and Nevada Street. Main access to the site would be provided by a driveway from Nevada Street. Emergency fire access, restricted to fire department only via a gate and Knox-box, is provided from a driveway along Beaumont Avenue. Fire apparatus would proceed north toward the structures and would have sufficient turning radius on-site to turn around and exit the site from Nevada Street (see Figure 3).

Infrastructure and Off-site Improvements

As previously discussed, the Proposed Project will require water service and sewer service from the City of Loma Linda. The project at buildout (with Phases II & III) would be required to connect to the sewer system. There are two possible connections to the Loma Linda water system including a connection point approximately 1,000 feet to the west on Beaumont Ave. and a connection point approximately 3,000 feet to the north on Bermudez Street. Both options are hydraulically feasible. Available fire flow at the Bermudez Street connection is estimated at 2,150 gpd at 20 psi. Available fire flow at the Beaumont Avenue connection is estimated at 3,200 gpd at 20 psi. The connection to Bermudez Street would be the longest to construct, but construction along this route on San Timoteo Canyon Road appears feasible. The connection to Beaumont Avenue would be the shortest distance to construct. However, special methods of construction would need to be performed for the pipeline where crossing the Union Pacific Railroad (UPRR) and San Timoteo Creek. The pipeline can be bored and jacked under UPRR. The pipeline can be supported across the existing bridge that crosses the creek, either by construction of new pipe support hangers or coordinating with the Bear Valley Mutual Water Company to utilize their existing utility crossing at the bridge.

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The Project Proponent is working with the DEHS and the RWQCB to consider an on-site wastewater treatment system for Phase I. According to a June 2017 Water and Sewer Feasibility Technical Memorandum that was prepared for the Project by Tetra Tech, the septic system would need to be sized to handle a wastewater flow of 3,960GPD (2.75 gallons per minute [GPM]) per the California Plumbing Code. The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also cross San Timoteo Creek and the UPRR.

The Project would include street improvements on Nevada Avenue and Beaumont Avenue and would include: curb, gutter and sidewalks in accordance with County standards. A driveway would be constructed on Nevada Street and would provide main access to the site. A 25-foot wide driveway on Beaumont Avenue would be constructed to provide ingress only emergency access for the Project Site. A 20-foot wide driveway is proposed at the northeast corner of the site, to provide ingress only emergency access to the proposed caretaker unit. The Proposed Project would include installation of public and private fire hydrants as directed by the City of Loma Linda Fire Department.

A total of seven (8) mailboxes would be removed to allow for the proposed development. The United States Postal Service has approved the new location, proximity to the original mailboxes site.

The Proposed Project at buildout (with Phases II and III) would receive water services and sewer service from the City of Loma Linda. Upon approval of a CUP, the Applicant shall work with the City of Loma Linda Community Development Department to complete and submit a LAFCO's "Extension of Service by Contract" application. Upon CUP approval, the Applicant would pay the applicable City Development Impact Fees, for water services and sewer service, including payments of applications or connection fees, prior to LAFCO's extension of services approval.

Facility Operation/Management Plan

An Operation and Management Plan was prepared for the Islamic Community Center Redlands in December 2018. A copy of the document is on-file with the County of San Bernardino Land Use Services Department. The document includes: an introduction to the non-profit organization, a mission statement, location and background of the facility, purpose and objectives of the project, existing site conditions, development plan, parking, landscaping, fencing and lighting plans, site access and circulation, infrastructure, construction schedule, and administration and management of the proposed facility.

EXISTING SITE CONDITIONS AND SURROUNDING LAND USES:

The Project Site is currently vacant and undeveloped and consists of two parcels of land (APN's 0293-111-15 and 0293-151-15). Parcel 0293-111-15 consists of the entire Project Site of approximately 5.53 acres and Parcel 0293-151-15 contains two existing wells on-site, located on the east side of Nevada Street, approximately 132 feet north of the Project Site. Vegetation is limited to low growing non-native plant species. An aerial photography dating back to 1994 shows the site as vacant. The Project Site occurs at an elevation of approximately 1,248 feet above mean sea level. On-site topography is relatively flat with a slight downward inclination toward the northwest at an average gradient of approximately 1.9 percent. The Project Site is within the Sphere of Influence of the City of Loma Linda and is currently in an unincorporated area of the County, within the 3rd Supervisorial District. Land uses on the Project Site and surrounding parcels are governed by the County of San Bernardino's Development Code. There are other institutional uses within the area including the Seventh Day Adventist (SDA) Korean Church located on New Jersey Street approximately 2,000 feet north of

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the Project Site. Surrounding land uses include vacant land to the north and east, residential development to the south, and San Timoteo Creek to the west. Table 3 below lists the existing adjacent land uses and zoning districts within a 300-foot radius of the Project Site.

Table 3
Surrounding Land Uses and Designation
Islamic Community Center

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant and undeveloped	Rural Living – Residential (RL)
North	Vacant; agriculture	Rural Living – Residential (RL)
South	Residential	Rural Living – Residential (RL)
East	Vacant	City of Redlands – Agriculture (A-1)
West	San Timoteo Creek; residential	Flood Control/City of Loma Linda

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

STATE: Santa Ana Regional Water Quality Control Board (Waste Discharge Requirement)

COUNTY: County of San Bernardino Department of Environmental Health Services (On-site Wastewater Treatment System), Land Use Services Department - Planning, Building and Safety, Land Development; Public Works – Traffic, Surveyor, and Solid Waste Management; County Fire – Community Safety, Hazardous Materials,

LOCAL: City of Loma Linda Pre-Annexation Agreement (Water Service, and Sewer Service)

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Regional Location Map
Exhibit 1

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Local Vicinity Map, Aerial Base
Exhibit 2

Site Plan
Exhibit 3

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EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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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 impact 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.

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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"/> Tribal Cultural Resources |
| <input type="checkbox"/> Paleontological Resources | <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 / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

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

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

Signature: Aron Liang, Senior Planner

Date: 1/25/2018

Signature: David Prusch, Supervising Planner

Date: 1/25/2018

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I. AESTHETICS

Would the project:

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

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

- a) **No impact.** The Project Site is located in an unincorporated area of San Bernardino County within the City of Loma Linda Sphere of Influence. The immediate vicinity of the Project Site is characterized by vacant land, flood control (San Timoteo Creek), agriculture (citrus groves), and rural residential development. Neither the County General Plan nor the City of Loma Linda General Plan identifies a scenic vista or scenic highway view corridor within the vicinity of the site. The San Bernardino Mountains to the north and Loma Linda Hills to the south are the visually prominent topographic features that provide scenic vistas from mobile and stationary viewing locations throughout the community. The San Bernardino Mountains are a prominent geographic feature visible to the north from the Project Site. The scale of the proposed structures would be consistent with an existing religious facility in the vicinity (i.e., existing church approximately 2,000 feet north of the Project Site). No substantial effect on a scenic vista, including the San Bernardino Mountains is expected. No impact would result.
- b) **No impact.** Beaumont Avenue and Nevada Street are not designated scenic routes in the County's General Plan or in the California Scenic Highway Mapping System. Under existing conditions the Project Site is vacant and undeveloped. The property appears to be regularly disked for weed abatement and supports little vegetation with the exception of primarily non-native grasses and weeds. Implementation of the Proposed Project would not damage scenic resources, including but not limited to trees, rock, outcroppings, and historic buildings within a scenic highway. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** Under existing conditions the Project Site is vacant and undeveloped. The Proposed Project would develop the 5.53-acre site with a place of worship to include: a 13,850 square-foot social building, a 7,805 square-foot educational building, a 1,320 square-foot caretaker residence, and a 6,664 square-foot sanctuary with a 35-foot high clock tower. The Project also proposes a 30,860 square-foot retention basin that would serve as a recreational sports field, a courtyard with fountain, and related

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parking, landscaping and interior drive aisles. Proposed structures would have a maximum height of 35 feet consistent with the scale of the nearby religious facilities (i.e., existing church to the north). Proposed development would have a significant setback of over 260 feet from existing residential development to the south. Visually, the Proposed Project would be consistent with the existing surrounding development. No impact is identified, and no mitigation measures are recommended.

- d) **Less than significant.** As shown on the Photometric Site Plan, the Proposed Project would include lighting at the interior of the property and along the perimeter of the parking lot. As shown, light would be oriented towards the property and boxed. The Project would also include wall lights for security. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting must be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right-of-way. In accordance with the Development Code the maximum allowed foot-candles from either direct or indirect light from any fixture shall not create a glare above five-tenths (0.5) foot-candles as measured at the property line of a residential land use zone district, residential parcel or public right-of-way. No conflicts with the Development Code are expected as all proposed lighting would be oriented away from the public right-of-way and existing residents to the south. There are a total of three lights proposed near the southern boundary within the parking lot. Foot-candle (fc)¹ distribution along the southern boundary would be less than 0.5 foot-candles. A less than significant impact is expected.

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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)),

Potentially
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¹ Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain hand-held incident light meters.

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timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

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

- a) **No impact.** The Project Site is identified as “Other Land” in the California Department of Conservation, Farmland Mapping and Monitoring Important Farmland Finder (2016). The Project Site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project Site is not designated for agricultural use and implementation of the Proposed Project would not convert Farmland to a non-agricultural use.
- b) **No impact.** The Project Site is identified as “Other Land” land in the San Bernardino County Williamson Act FY 2014/2015 Sheet 2 of 2 map published by the California Department of Conservation’s Division of Land Resource Protection (2015). No land under Williamson Act Contract occurs at the Project Site and no impacts will occur.
- c) **No impact.** The Project Site has a land use designation of Rural Living in the County’s General Plan and a designation of “San Timoteo Creek Area” in the City of Loma Linda General Plan. Implementation of the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production because these designations do not occur at the Project Site. No impact is identified and no mitigation measures are required.
- d) **No impact.** The Project Site is vacant and undeveloped. Implementation of the Project would not result in loss of forest land or conversion of forest land to non-forest use. The Project Site is zoned RL-5 which permits places of worship, subject to approval of Conditional Use Permit. No impact is identified and no mitigation measures are required.
- e) **No impact.** Implementation of the Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified and no mitigation measures are required.

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III. AIR QUALITY

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

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): As part of this Initial Study, Air Quality emissions associated with the construction and operation of the Proposed Project were reviewed in accordance with South Coast Air Quality Management District adopted thresholds of significance. A stand-alone report was not created for the Project; however calculations generated from running the model is on file and available for review at the County of San Bernardino Land Use Services Department; findings are discussed herein.

- a) **No impact.** The Project Site is located in the SCAB. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. As noted in the County's General Plan, continued development throughout the County would contribute to the further degradation of the ambient air quality of the SCAB. The County's most recent General Plan update, when viewed as a whole project, is expected to generate emissions levels that would exceed the AQMD thresholds for criteria pollutants, resulting in a significant unavoidable adverse air quality impact. Air quality was addressed in the 2007 General Plan EIR with a Statement of Overriding Considerations. Approval of the development project would not conflict with the Air Quality Management Plan. No impact is anticipated.
- b) **Less Than Significant Impact.** Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM10, and PM2.5. Construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction,

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paving, architectural coating, and construction workers commuting. The duration of construction activity and associated construction equipment were based on CalEEMod defaults and a 2018 opening year. The analysis referenced herein was provided by the Islamic Community Center Redlands Focused Air Quality and Greenhouse Gas Assessment, prepared by Urban Crossroads, June 28, 2016. The construction schedule utilized in the analysis represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per California Environmental Quality Act (CEQA) guidelines. The site-specific construction fleet may vary due to specific project needs at the time of construction.

Based on earthwork quantities provided by the architect, the Project site is expected to balance and will not require any soil import/export. Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on CalEEMod defaults.

South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction activity for the Proposed Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers). It should be noted that Best Available Control Measures (BACMs) are not mitigation as they are standard regulatory requirements. As such, credit for Rule 1113 and Rule 403 have been taken. The estimated maximum daily construction emissions are presented in Table 1. Project construction-source emissions will not exceed SCAQMD regional thresholds of significance for any criteria pollutant. Therefore, construction-source emissions are considered to be less than significant and no mitigation is required.

Table 1
Estimated Maximum Daily Construction Emissions

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
2017	4.91	51.84	40.51	0.04	10	6.5
2018	37.29	25.18	22.82	0.04	2.32	1.65
Maximum Daily Emissions	37.29	51.84	40.51	0.04	10	6.5
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Operational activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM₁₀, and PM_{2.5}. Operational related emissions are expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions. Project mobile source emissions impacts are dependent on overall daily vehicle trip generation for the Proposed Project. The Project related operational air quality impacts derive primarily from vehicle trips generated by the Project. Trip characteristics were based on the Traffic Impact Analysis prepared by Kunzman Associates, Inc., June 30, 2016 and CalEEMod default parameters. The estimated operational-source emissions are presented in Table 2. Emissions resulting from the Proposed Project’s operational activity would not exceed applicable SCAQMD regional thresholds of significance for any criteria pollutant.

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Therefore, Project operational-source emissions are considered to be less than significant and no mitigation is required.

Table 2
Estimated Operational-Source Emissions
Winter Emissions

Operational Activities	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	2.94	1.3E-4	0.01	--	5E-5	5E-5
Energy Source	0.03	0.26	0.21	1.53E-3	0.02	0.02
Mobile Sources	0.92	2.41	8.88	0.02	1.42	0.40
Total Maximum Daily Emissions	3.89	2.67	9.11	0.02	1.44	0.42
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Compliance with SCAQMD Rules 402, and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

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

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

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the

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area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

The Project does not exceed applicable SCAQMD regional thresholds either construction or operational activities and the associated impacts are considered to be less than significant. Therefore, no mitigation measures are required.

- c) **Less than significant impact.** The Proposed Project is located in a non-attainment area for both ozone and particulate matter (MP_{2.5} and PM₁₀). Construction and operation of cumulative projects will further degrade the local air quality, as well as the quality of the SCAB. The greatest cumulative impact on the quality of the regional air basin will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.
- d) **Less than significant impact.** The Proposed Project does not include the manufacturing of any products. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, and would cease once construction is complete. As shown in Table 2 operational emissions are below SCAQMD thresholds. There are no sensitive receptors with a XX-mile radius. Therefore, impacts to sensitive receptors are anticipated to be less than significant, and no mitigation measures are recommended.

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- e) **Less than significant impact.** The Proposed Project would not generate emissions causing objectionable odors that would affect a substantial number of people. As discussed in response (b) above, the Project would be required to comply SCAQMD Rules 402 nuisance, and 403 fugitive dust, which require the implementation of BACMs for each fugitive dust source, and the AQMP, which identifies BACTs for area sources and point sources. Surrounding land uses include vacant land to the north, east and west, with existing residential development to the south. The Proposed Project does not include any operational activities that would generate odors. Impacts are anticipated to be less than significant, and no mitigation measures are recommended.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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SUBSTANTIATION: (☒ Check if project is located in the Biological Resources Overlay or Contains habitat for any species listed in the California Natural Diversity Database): Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species was prepared by L&L Environmental, Inc., June 2016. A copy of the report is included as Appendix B, and the results are summarized herein.

- a) **Less Than Significant with Mitigation Incorporated.** The Project Site is currently vacant and is located in an urbanized area (i.e., existing roadways, drainage improvements, etc.) of unincorporated San Bernardino County within the City of Loma Linda's Sphere of Influence. Residential development occurs south of the Project Site. Much of the site has been regularly disked (cleared) and is now mostly inhabited by low-growing non-native plant species. The most common plants observed during a site survey conducted as part of the Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species L&L Environmental, Inc., June 2016 were Mediterranean grass (*Schismus barbatus*), filaree (*Erodium* species), and Russian thistle (*Salsola tragus*). Based on the level of historical and ongoing disturbances to the site, lack of native species observed on the site, and the presence of invasive non-native weedy vegetation, it is unlikely that any sensitive or special status plant species occur on the site or will in the immediate future. Focused plant surveys are not recommended.

The Project Site is located within the burrowing owl overlay of the County's General Plan Biotic Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife as a species of special concern. California ground squirrels (*Spermophilus beecheyi*) are active on the site. Burrowing owls (BUOW) frequently utilize California ground squirrel burrows for nesting purposes. According to the June 2016 Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species prepared by L&L Environmental, Inc., no sign of burrowing owl or other special status plant or wildlife species were observed during the habitat assessment and habitat assessment. Although no BUOW occupied burrows or evidence of recent burrowing owl signs (pellets, scat, feathers, tracks, etc.) were observed on the site or in the immediately adjacent 150-meter buffer area, the site does contain low-quality suitable habitat for burrowing owl. To ensure potential impacts to the burrowing owl are reduced to a less than significant level, the following mitigation measure shall be implemented:

BIO-1: The Project Proponent shall hire a qualified biologist to conduct a preconstruction clearance survey for the burrowing owl (valid for 30 days) prior to any ground disturbance or vegetation clearing activities on site.

- b) **No impact.** The Project Site does not support riparian habitat or a sensitive natural community. Additionally, the Project Site is not identified in local plans, policies, and regulations of the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** No federally protected wetlands as defined by Section 404 of the Clean Water Act occur on the Project Site; none are identified in the U.S. Fish and Wildlife Service National Wetlands Inventory. The Project Site is graded and predominately vegetated by low-growing non-native plant species. There are no drainage/wash resources on the property and the Project Site supports no riparian habitat. The Proposed Project would not directly or indirectly impact the adjacent wash area of San Timoteo Creek

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due to property line setbacks and fencing. The property drains to the northwest where an infiltration basin is proposed to be constructed. No impact is identified, and no mitigation measures are recommended.

- d) **Less Than Significant with Mitigation Incorporated.** In addition, no active raptor nest sites were observed during this study. No trees suitable for nesting are present on the site; however, based on the presence of suitable trees in the immediate area the following mitigation measure is recommended:

BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

- e) **No impact.** The Project Site appears to be regularly disked for weed abatement and vegetation is described as non-native. There are no trees on-site that would be removed in order to accommodate development. No conflicts with any local policies or ordinances protecting biological resources would result.
- f) **No impact.** The Project Site is located in an urbanized area of unincorporated County of San Bernardino within the City of Loma Linda's Sphere of Influence. The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat plan. No impact is identified, and no mitigation measures are required.

Mitigation Measures:

BIO-1: The Project Proponent shall hire a qualified biologist to conduct a preconstruction clearance survey for the burrowing owl (valid for 30 days) prior to any ground disturbance or vegetation clearing activities on site.

BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☒ ☐ ☐
- d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☒ ☐

SUBSTANTIATION: (Check if project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review). A Cultural Resources Assessment was prepared by L&L Environmental, Inc. for the Proposed Project in November 2016. The report is summarized herein.

- a,b) **Less than significant impact.** A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. L&L Archaeologist William R. Gillean completed the search on October 27, 2016 for the project area and all lands found within one-mile. The results indicated that no cultural resources have been recorded within the project area and that the southwestern portion of the project area has been previously addressed by two (2) reports (SB-2853/Greenwood and Associates 1991; SB-6756/ASM 2009). These studies returned negative findings for cultural resources within the current project area. The northwestern portion of the project area has not been previously surveyed for cultural resources. Including the two (2) reports that address the project area, a total of 50 studies have been completed within one-mile and these studies have addressed approximately 40 percent of the land within the search radius. Collectively, these studies have recorded a total of 31 cultural resources.

The identified resources consist of 27 historic resources, one (1) prehistoric isolated find, and three (3) historic pending resources. The historic resources are predominately residences, buildings, or building complexes. The residences were typically constructed between 1866 and 1950 and the remaining buildings or complexes include the Brookside Winery and associated buildings; a hospital complex; a dairy complex; a schoolhouse converted to a church; the Asistencia; and the Bryn Mawr Townsite. Other historic resources consist of the remains of citrus properties, including remnants of buildings, citrus groves, and irrigation systems; foundation remains and/or refuse scatters and deposits; irrigation ditches, including the Mill Creek Zanja; a transmission line; a row of fan palms; and a bridge. Two (2) of these historic resources are listed in the National Register of Historic Places (NRHP) and the California Register Historic Resources (CRHR) (Mill Creek Zanja [36-8092/CA-SBR-8092H] and the Barton Villa [36-17049]) and an additional resource appears eligible for the NRHP and is listed in the CRHR (Marshall House [36-16641]).

During the pedestrian survey, no prehistoric or historic cultural resource sites or isolates were detected and two (2) concentrations of modern construction debris were noted. One small concentration of debris was noted near the center of the project area. This concentration measured about 15 feet (east-west) by 6 feet (north-south) and consisted of concrete chunks and floor tile. Modern debris was also observed near the central portion of the western boundary and consisted of four lengths of concrete pipe. The pipe measured 8 feet 2 inches in length by 2 feet 6 inches in diameter and exhibited a manufacture date stamp of November 17, 2005.

Based on the results of a records search completed at the SCCIC, a pedestrian survey completed by L&L, and previous surveys addressing project area lands (SB-2853/Greenwood and Associates 1991;

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SB-6756/ASM 2009), no known historical or archaeological resources pursuant to CEQA are located in the project area. These findings, in conjunction with previous soil disturbances in the project area from citrus cultivation and the nearby San Timoteo Creek, render it unlikely that intact, subsurface archaeological deposits will be detected during project implementation. For this reason, the project area appears to have a low sensitivity for historic age and prehistoric archaeological resources and an archaeological mitigation-monitoring program is not recommended.

- c) **Less than significant with mitigation:** The project area is underlain by Quaternary alluvial sand, gravel, and clay of valley areas covered with thick soil from the Holocene. A comprehensive museum collection records search of the Vertebrate Paleontology Section collections of the Natural History Museum of Los Angeles County did not identify any previously recorded paleontological localities on or near the project area. There is low potential for locating significant paleontological resources during grading and trenching within the project area near the soil surface, but potential increases at greater depth below the surface.

CR - 1: In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Implementation of the above mitigation measure would reduce potential impacts to unknown paleontological resources to a less than significant level.

- d) **Less than significant impact.** Implementation of the Proposed Project would require grading and other ground disturbing activities on an approximately 5.53-acre area. There is no evidence that the Project Site is located within an area that is likely to contain human remains, and the discovery of human remains during earthmoving activities is not anticipated. In the unlikely event of an accidental discovery of any human remains Health and Safety Code 7050.5, CEQA 1564.5(e), and Public Resources Code 5097.98 mandate the process to be followed. If human remains are encountered on the property, then the San Bernardino County Coroner's Office must be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. A less than significant impact is identified and no mitigation measures are recommended.

Mitigation Measures

CR - 1: In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

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VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

SUBSTANTIATION: (☐ Check if project is located in the Geologic Hazards Overlay District): In March 2016, a Preliminary Soil Investigation Report was prepared for the Project Site by GeoMat Testing Laboratories, Inc. A copy of the report may be reviewed at the County of San Bernardino Land Use Services Department; results of the report are discussed herein.

- a) **Less than significant impact.** Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the

Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

- i) **Less than significant impact.** According to the Preliminary Soil Investigation Report prepared for the site by GeoMat Testing Laboratories, Inc. in March 2016, the 5.53-acre Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The nearest fault zone is the Loma Linda Fault, approximately one-half mile to the east; the fault is identified as inactive. The nearest known, active earthquake fault is the San Jacinto Fault which is located approximately 1.6 miles to the southwest. The Redlands fault of the Crafton Hills Fault complex is located approximately 2.8 miles to the southeast; the activity rating of this fault is not known. Other known, active earthquake faults in the region include the San Andreas fault located approximately six miles to the northeast and the Cucamonga fault located approximately 15.5 miles to the northwest. Given the site's location in relation to these mapped Alquist-Priolo Earthquake Fault Zones, potential impacts are anticipated to be less than significant ((see a)ii below)).
- ii) **Less than significant impact.** The San Jacinto Fault Zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the annexation area (occurring approximately 1.6 miles to the southwest), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More significant historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California.
- iii) **Less than significant impact.** Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. The Project Site is not located in an area with identified liquefaction susceptibility in the San Bernardino County General Plan Geologic Hazard Overlay. The Preliminary Soils Investigation prepared for the Project, found that the liquefaction potential at the Project Site is very low due to an estimated depth of groundwater of 50 feet or greater beneath the existing ground surface of the site.

In addition to liquefaction, loose sandy soils subject to moderate to strong ground shaking can experience settlement leading to structural distress. Based on the results of the Geotechnical/Geologic Study, the Project Site is underlain at depth by dense to very dense, consolidated deposits that should not be prone to a significant degree of seismic settlement. Where applicable, near-surface alluvial soils and undocumented fills should be removed and re-compacted to uniform high densities to mitigate both settlement and consolidation potentials. The Soils Investigation is subject to review and approval by the County as part of the plan review process; recommendations included in the report would be incorporated into the Project as conditions of approval. Conformance with standard building practices would reduce impacts to less than significant; no additional mitigation is recommended.

- iv) **No impact.** The Project Site is not located within a designated area as having landslide susceptibility as shown in the San Bernardino County General Plan Geologic Hazard Overlay. The Project Site and immediate vicinity are generally flat with no prominent geologic features. No impact is identified and no mitigation measures are recommended.

- b) **Less than significant impact.** During the development of the Project Site, which would include disturbance of approximately 5.53 acres, project-related 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. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-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 Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. A less than significant impact is identified, and no mitigation measures are required.
- c) **Less than significant with mitigation.** The Preliminary Soil Investigation (GeoMat Testing Laboratories, Inc., March 2016) concludes that development of the site can occur without adverse impact onto or from adjoining properties providing the recommendations contained within the Report are adhered to during project design and construction. Earthwork preparation of the Project Site consistent with the recommendations of the report would ensure that impacts related to unstable soil conditions are less than significant. The following mitigation measure is recommended to reduce potential impacts to geology and soils to a level less than significant impact:
- GEO-1: All recommendations contained within the Geotechnical/Geologic Study prepared by GeoMat Testing Laboratories, Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.**
- d) **Less than significant impact.** As reported in the Preliminary Soils Investigation, the overall geologic situation at the site is satisfactory for the proposed use, provided that engineering designs are properly carried out. The Preliminary Soils Investigation includes recommendations for earthwork preparation of the site. Implementation of recommendation measures would ensure that suitable fill material and soil preparations occur. Implementation of Mitigation Measure GEO-1 will ensure potential impacts associated with geology and soils will be reduced to a less than significant level. No additional mitigation measures are recommended.
- e) **Less than significant impact.** The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also cross San Timoteo Creek and UPRR. The project at buildout (with Phases II and III) will be required to connect to sewer. The Applicant is currently working with the DEHS and the RWQCB to consider an on-site wastewater treatment system for Phase I. In March 2016, GeoMat Testing Laboratories, Inc., performed a preliminary percolation test for the Project Site to determine soil absorption for a potential on-site wastewater treatment system. A total of three exploratory boreholes were drilled on February 28, 2016 for a proposed on-site wastewater treatment system. The boreholes were tested between 37 and 44 inches below ground surface. Table 3 shows the percolation rates in minutes per inch and square feet per 100 gallons of septic tank capacity for the test holes.

Table 3
Percolation Rates

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Test No	Test Depth (inches)	Soil Classification	Percolation Rate (min/inch)	Square Feet per Gallon per Day
P-1	37 inches	SW-SM	1.6	0.83
P-2	44 inches	SM	2.3	0.83
P-3	43 inches	SM	1.6	0.83
P-4	42 inches	SM	2.0	0.83

Based on visual observation and laboratory testing, the on-site soil consists of generally the same material (sand with silt and silty sand) to the maximum depth explored of 15 feet below ground surface. The variation in test results can be attributed to soil classification, soil texture, and density of soils. Based on percolation test results the on-site soils have favorable percolation rates, and the test results show appropriate soil classification. No restrictive layer was encountered during drilling to 15 feet below ground surface. No caving of test holes took place during testing. The applicant will continue to work with DEHS and the RWQCB to meet the current standard for an on-site wastewater treatment system

Mitigation Measures:

GEO-1: All recommendations contained within the Geotechnical/Geologic Study prepared by GeoMat Testing Laboratories, Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.

VII. GREENHOUSE GAS EMISSIONS

Potentially
Significant
Impact

Less than
Significant with
Mitigation
Incorp.

Less than
Significant

No
Impact

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

SUBSTANTIATION As part of this Initial Study, Greenhouse Gases were reviewed in accordance with County of San Bernardino adopted thresholds of significance. A stand-alone report was not created for the Project; however calculations generated from the model are on file and available for review at the County of San Bernardino Land Use Services Department; findings are discussed herein.

- a-b) **Less than significant impact.** The County of San Bernardino has adopted a screening threshold of significance of 3,000 MTCO₂e per year for GHG emissions (*Greenhouse Gas Emissions Development Review Processes County of San Bernardino* March 2015). Therefore, a screening threshold of 3,000

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MTCO₂e per year to determine if additional analysis is required is an acceptable approach for small projects. This approach is a widely accepted screening threshold used by the County of San Bernardino and numerous cities in the South Coast Air Basin and is consistent with the South Coast Air Quality Management District (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").

Construction activities associated with the Proposed Project would result in emissions of CO₂ and CH₄ from construction activities. For the 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 greenhouse gas emissions for the construction activities, dividing it by the a 30-year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. Operational activities associated with the proposed Project will result in emissions of CO₂, CH₄, and N₂O from the following primary sources: area source emissions, energy source emissions, mobile source emissions, solid waste, and water supply, treatment, and distribution.

The annual GHG emissions associated with the operation of the Proposed Project are estimated to be 547.79 MTCO₂e per year as presented in Table 4. Direct and indirect operational emissions associated with the Proposed Project are compared to the SCAQMD threshold of significance for small land use projects, which is 3,000 MTCO₂e per year. As shown, the Proposed Project would result in a less than significant impact with respect to GHG emissions.

Table 4
Estimated Greenhouse Gases

Emission Source	Emissions (pounds per day)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	15.41	0.003	--	15.48
Area	0.003	0.00001	--	0.003
Energy	169	0.006	0.002	169.77
Mobile Sources	279.23	0.01	--	279.45
Waste	33.09	1.96	--	74.16
Water Usage	8.07	0.03	0.0007	8.92
Total CO₂E (All Sources)	547.79			
SCAQMD Threshold	3,000			
Significant?	No			

The Project does not exceed applicable SCAQMD regional thresholds for construction and operational activity and the associated impacts are considered to be less than significant. In addition, the Project would be designed to the Leadership in Energy and Environmental Design (LEED) standards and therefore energy demands would be minimal. Therefore, no mitigation measures are required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than significant impact.** Construction activities would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials because

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construction of the expansion would not involve such activities. The construction and post-construction operation of the place of worship would not involve the routine transport or use of hazardous materials. A less than significant impact would result.

- b) **No impact.** Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. No impacts are anticipated.
- c) **No impact.** The Project Site is not located within ¼ - mile of a school or a proposed school. No impact is identified and no mitigation measures are required.
- d) **No impact.** Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from DTSC EnviroStor online database on October 25, 2016; the Project Site is not identified on the list.
- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C and is not located within two miles of a public airport or public use airport. Implementation of the Project would not result in a safety hazard. No impact is identified, and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Proposed Project is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Adequate on-site access for emergency vehicles would be verified during the County's plan review processes. The proposed site plan includes an access point along Nevada Street. Construction would take place within the boundaries of the site. Neither the construction nor post-construction operations would conflict with implementation of the County's Emergency Plan. No impact is identified, and no mitigation measures are proposed.
- h) **No impact.** The Project Site is not located in a fire safety overlay as identified in Figure FH31C of the County's General Plan. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda Hills and wildland and conservation areas are located less than one-mile south of the Project Site. There are no intermixed wildlands areas within the vicinity. Implementation of the Proposed Project, which includes the construction and operation of a place of worship, would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts would occur.

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IX. HYDROLOGY AND WATER QUALITY

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: In November 2016, a Water Quality Management Plan (WQMP) was prepared for the Project by AECMORENO. A copy of the plan is on-file with the County of San Bernardino Land Use Services Department and is discussed herein.

- a,f) **Less than significant with mitigation incorporated.** The Proposed Project includes the construction and operation of a place of worship on a 5.53-acre site. Development of the site includes construction of a retention basin that would also function as a recreational sports field. Proposed bio-retention and catch basins would provide water quality treatment of storm flows from project streets and parkways prior to any overflows reaching San Timoteo Creek.

The Proposed Project would disturb approximately 5.53 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The County then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

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

In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. As discussed in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005), project

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proponents for development projects that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project is considered a Category Project as it includes new development involving the creation of 10,000 square feet or more of impervious surface collectively over the entire site, and the construction of a parking lot of 5,000 square-feet or more. In August 2016, the project proponent submitted a WQMP to the County for review and approval.

As part of the WQMP, all Category projects must identify any hydrologic condition of concern that would be caused by the project, and implement site design, source control, and/or treatment control BMPs to address identified impacts. As discussed in the WQMP, street flows and on-site drainage system consist of swales, catch basins and pipes which will convey flows through the site. All drainages area overflows will ultimately end inside the retention basin. In the event of back to back storm events, flows from the site will overflow from the proposed retention basin into San Timoteo Flood Control Channel. Flows will travel northwest within the channel until the flows reach Santa Ana River Reach 5. Since the downstream conveyance channels that would receive runoff from development of the 5.53-acre area are not all engineered, hardened and regularly maintained, hydrologic conditions of concern were identified for the project. To ensure potential impacts are reduced to less than significant, the following mitigation measures, as provided in the WQMP, shall be implemented.

Implementation of the following mitigation measures would ensure potential impacts to water quality are reduced to a less than significant level.

- WQ-1:** Practical education materials shall be provided to property owners and staff covering various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to any building opening to the public, the Property owner shall distribute the materials to the occupants and key staff.
- WQ-2:** Rain triggered shutoff devices and shutoff devices designed to limit water use in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.
- WQ-3:** Property owner/staff shall be responsible for litter control on-site.
- WQ-4:** The property owner shall stencil signs stating, "drains to the ocean" above the storm drain inlets to warn the public of prohibitions against waste disposal.
- WQ-5:** All trash container areas shall be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoining areas, 3) designed to divert drainage from adjoining roofs and pavements diverted into the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.
- WQ-6:** On-site catch basins shall to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.

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- b) **No impact.** As identified in the County of San Bernardino General Plan and the City of Loma Linda General Plan, the 5.53-acre Project Site is not used for groundwater recharge. The proposed development would not impact groundwater recharge. Water demands of the Proposed Project are anticipated to be less than 1 acre-foot per year and therefore, the Proposed Project would not substantially deplete groundwater supplies.

Although the Project Site is located within the City of Loma Linda Water Service area as shown in the 2010 Regional Urban Water Management Plan for the San Bernardino Valley, it was previously serviced by its own well. Through a pre-Annexation Development Agreement, the City of Loma Linda would provide domestic water to the site. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the November 2012 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

- c) **No impact.** The natural terrain slopes to the north at a slope of approximately 2 percent. On-site drainage will be treated via a retention basin located on the northwest portion of the site. All drainages area overflows will ultimately end inside the retention basin.
- d) **No impact.** Development of the Proposed Project would not alter the existing drainage pattern of the site through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The Proposed Project includes the development of a retention basin designed to capture flows generated on the Project Site. As determined by AEO Moreno in their Preliminary Hydrology Report (October 14, 2016), a 65,340 cubic-foot retention basin would provide enough capacity (up to 73,769 cubic feet) for volumes in excess of the 100-year storm event. The study also determined that post-development flows leaving the site would be less than pre-development flows. Therefore, no impact related to on-site or off-site flooding is anticipated. No impact is identified, and no mitigation measures are recommended.
- e) **No impact.** A Preliminary Drainage Study was prepared by AEC Moreno (October 14, 2016). The purpose of the study was to determine storm water runoff for the site and the associated tributary areas and show that a retention basin would need to be constructed to hold 65,340 cf in order to be adequately sized. As demonstrated in the Preliminary Hydrology Report the potential run-off volume associated with a 100-year event at the Project Site would total 1.50 acre-feet; therefore, the total volume required for water quality purposes was calculated to be 65,340 cubic feet with a foot of freeboard and the volume retained by the basin would be 73,769 cf. In the case of back to back 100-year events, storm flows would leave the retention basin and enter the San Timoteo Flood Control Channel to the west of the site. Development of the Proposed Project would not create or contribute runoff water which would exceed the capacity of the existing storm water drainage system because it is anticipated that all flows would be contained by the proposed underground infiltration basin. No impact is identified, and no mitigation measures are recommended.

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- f) **Less than significant.** Development of the Proposed Project would disturb more than one-acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-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 SWPPP that is required to list BMPs to avoid and minimize soil erosion. A less than significant impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Project Site is mapped within the “other flood area” (Zone X shaded) designation as identified in the Federal Emergency Management Agency Flood Insurance Rate Map Panel (Map Number 06071C8711H as revised on August 28, 2008). “Other flood areas” are defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than one square-mile; and areas protected by levees from one percent annual chance flood. The Project Site is not identified within a flood plain safety overlay district within the County’s General Plan Hazards Overlay Map (FH31C). The Proposed Project is for religious use including a sanctuary, and class rooms although the Project includes a caretaker residence on-site, no impacts associated with flooding to housing would result.
- h) **Less than significant impact.** The Project Site is mapped by the Federal Emergency Management Agency within the “other flood area” designation. The Proposed Project would develop 29,780 square feet of building space within an area identified to have a 0.2% annual chance flood, 1% annual chance flood with average depths of less than one foot, or with drainage areas less than one square-mile. The Project includes the construction of a retention basin that has been sized for water quality purposes to capture all flows expected to be generated on the site from a 100-year event. In the event of back to back 100-year storm events, excess flows would be allowed to leave the site via a drain along the site’s western boundary to San Timoteo Flood Control Channel. Development of the proposed structures are not expected to impede or redirect flood flows, a less than significant impact is anticipated.
- i) **No impact.** The Project Site is not located within a dam inundation area as identified in the County’s General Plan Hazard Overlay Map (FH31C). No impact is identified and no mitigation measures are recommended.
- j) **No impact.** The Project Site is not located in a coastal area. With the exception of San Timoteo Creek to the west, no large bodies of water or water storage facilities exist within the area; therefore, impacts from a seiche and tsunami are not anticipated. No impact is identified, and no mitigation measures are recommended.

Mitigation Measures:

- WQ-1:** Practical education materials shall be provided to property owners and staff covering various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to any building opening to the public, the Property owner shall distribute the materials to the occupants and key staff.

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- WQ-2:** Rain triggered shutoff devices and shutoff devices designed to limit water use in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.
- WQ-3:** Property owner/ staff shall be responsible for litter control on-site.
- WQ-4:** The property owner shall stencil signs stating, "drains to the ocean" above the storm drain inlets to warn the public of prohibitions against waste disposal.
- WQ-5:** All trash container areas shall be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoining areas, 3) designed to divert drainage from adjoining roofs and pavements diverted into the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.
- WQ-6:** On-site catch basins shall to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.

X. LAND USE AND PLANNING

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

SUBSTANTIATION:

- a) **No impact.** The Proposed Project is located in an area of unincorporated San Bernardino County within the City of Loma Linda Sphere of Influence. The Proposed Project is the development of a place of worship that would include a sanctuary, social building, classrooms, and caretaker residence. The Project is conditionally permitted within the Rural Living (RL) land use district. In addition, the City of Loma Linda designates this area within their Sphere of Influence as "San Timoteo Creek Area". Potential future annexation of the area, would require the City of Loma Linda to pre-zone the site, at

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which time, the City would review current uses and designate the area accordingly. Surrounding land uses include a few single-family residences to the south, citrus groves to the north and northeast, flood control facilities (San Timoteo Creek) to the west, and vacant land to the east (City of Redlands). The Proposed Project would be consistent with the surrounding land uses (i.e., Seventh Day Adventist Korean Church to the north); development of the Project would not result in land use conflicts that would divide an established community. No impact is identified, and no mitigation measures are recommended.

- b) **Less than significant.** The Project Site occurs within the County of San Bernardino Rural Living District, which conditionally allows religious assembly, and within the San Timoteo Creek Area as shown on the City of Loma Linda General Plan. Subject to approval of the CUP, no conflicts with applicable land use plans or policies are expected to occur. No mitigation measures are recommended.
- c) **No impact.** The Project Site is not located within the planning areas of an adopted habitat conservation plan or natural community conservation plan. No impact is identified, and no mitigation measures are required.

XI. MINERAL RESOURCES

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

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

- a) **Less than significant impact.** Gravel deposits in the alluvial fans of the San Bernardino County valley area represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project will demand aggregate resources. Steel, wood, and concrete will be required as part of the construction. These resources are commercially available in the southern California region and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Project demand for mineral resources is less than significant due to the abundance of available local aggregate resources. A less than significant impact is identified, and no mitigation measures are recommended.
- b) **No impact.** As identified in the California Division of Mines and Geology Mineral Land Classification Map, the Project Site is not located within a designated mineral resource zone; no significant mineral deposits have been identified. Development of the site would not result in the loss of availability of a locally important mineral resource recovery site designated by the California Department of Conservation. No impact is identified, and no mitigation measures are recommended.

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XII. NOISE

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

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐): In February 2017, Kunzman Associates, Inc. prepared a Noise Impact Analysis for the Proposed Project. The report is on-file with the County of San Bernardino Land Use Services Department. Results of the analysis are discussed herein.

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

hotels and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The project site is bordered by citrus groves to the north, San Timoteo Creek to the west, Beaumont Avenue to the south followed by single-family residential, and Nevada Street to the east. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by project generated noise include single-family residential located approximately 65 feet south of the Project Site (along Beaumont Avenue) and approximately 605 feet west of the Project Site. Single-family residences are also located approximately 1,095 feet northeast, 1,161 feet southwest, 1,869 feet southeast, and 2,082 feet east of the Project Site.

Ambient Noise Measurements

Ambient noise levels were measured on November 1, 2016 and ranged between 41.7 and 66.7 dBA_{Leq}. The dominant noise source was from vehicles traveling along Beaumont Avenue, San Timoteo Canyon Road, and Columbia Court. Overhead aircrafts, residential noise, car backup beepers, and bird song were also audible, but not dominant.

Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Unmitigated noise levels could reach between 77.3 dBA L_{eq} and 80.4 dBA L_{max} ("A-weighted decibel, maximum sound level") at the nearest sensitive receptor as presented in Figure 4 Noise Measurement Location Map. Sensitive receptors that may be affected by project generated noise include the single-family detached residential dwelling units located approximately 65 feet south of the project site (along Beaumont Avenue) and approximately 605 feet west of the project site. Single-family detached residential dwelling units are also located approximately 1,095 feet northeast, 1,161 feet southwest, 1,869 feet southeast, and 2,082 feet east of the project site.

Section 83.01.080 of the County of San Bernardino Development Code establishes standards concerning acceptable noise levels for both noise sensitive land uses and for noise generating land uses. Temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and Federal holidays are exempt from Section 83.01.080(g)(3) the San Bernardino Development Code.

Limiting project construction to the hours in which construction activities are exempt from the County of San Bernardino's Noise Ordinance as well as implementing Mitigation Measures N-1 through N-6 will minimize construction noise impacts at nearby sensitive receptors.

- N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.**
- N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.**

N-3: Equipment shall be shut off and not left to idle when not in use.

N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
N-5: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

N-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

- b) **Less than significant impact.** Vibration levels in the project area may be influenced by construction. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 inches per second (in/sec) PPV. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels.

The nearest sensitive receptor to the Project Site occurs approximately 65 feet (refer to Figure 4) south of the site. The threshold at which there may be a risk of architectural damage to general single-family units with plastered walls and ceilings is 0.20 Peak Particle Velocity (PPV) in/second. Primary sources of vibration during construction would be bulldozers; which could produce up to 0.089 PPV at 25 feet. At a distance of 65 feet, a bulldozer would yield a worst-case 0.021 PPV (in/sec) which is well below the threshold of perception and below any risk or architectural damage.

Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor. Limiting construction to the hours allowed in the County's Noise Ordinance will greatly reduce this impact. A less than significant impact would result, and no additional mitigation beyond measures N-1 through N-6 provided in response (a) above, is warranted.

- c) **Less Than Significant Impact.** Existing and Existing Plus Project noise levels for each roadway segment were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Project generated increases in ambient noise levels along affected road segments were then calculated.

The Existing Traffic Noise model resulted in noise levels of 55.98-75.13 dBA CNEL at nearby sensitive receptors along area roadways. The Existing Plus Project Traffic noise model resulted in noise levels of 58.19-75.15 dBA CNEL at nearby sensitive receptors and increases in ambient noise levels of 0.02 to 2.21 dBA CNEL.

The SoundPLAN noise modeling software was utilized to model noise associated with the operation of the Proposed Project and to evaluate rail noise impacts to the Project. Noise sources associated with the proposed parking areas and outdoor recreational activities were included in the model. Noise associated with parking lots include, but are not limited to idling cars/trucks, trucks diesel engines, exhaust

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systems, trailer coupling, air brakes, warning signal, doors closing, and starting engine noise. The parking lot was modeled with approximately 307 parking spaces during peak hour. The outdoor recreational activities were modeled using reference sound level data for the various stationary sources. Noise sources were modeled at the proposed soccer/football field and basketball court area, the fountain court, and the outdoor patios of both the educational building and the social building

Crossing inventory data provided by the Federal Railroad Administration was used to calculate rail noise at a distance of 50 feet using the Federal Transit Administration's CREATE General Transit Noise Assessment Spreadsheet. To represent the rail line in SoundPLAN, a line source with a rail noise spectrum was entered and calibrated to generate a noise level of 71 dBA CNEL at 50 feet.

Noise Impacts

The analysis reviewed the potential for noise impacts both to and from the Proposed Project based on County of San Bernardino noise standards for construction noise, transportation and railroad related noise impacts.

As previously discussed, the SoundPLAN was used to model potential rail noise impacts to the Project Site. According to the U.S. Department of Transportation Crossing Inventory Form, 17 freight trains pass by the Project Site between 6:00 AM and 6:00 PM, and 17 freight trains pass by the Project Site between the hours of 6:00 PM and 6:00 AM. Two transit train pass-by's were included in the model, and the modeled train speed used was 40 miles per hour. Noise levels associated with the rail line were calculated at 71 dBA CNEL at a distance of 50 feet. Noise levels on the Project Site due to rail noise ranged between 52.3 and 57.6 dBA CNEL. Noise associated with the rail and Beaumont Avenue at the nearest Proposed Project structure (Social Pod and at the basketball courts), may reach up to 61.5 dBA CNEL.

The County allows institutional/public uses and park uses in areas where exterior noise levels reach up to 65 dBA CNEL. Further, interior noise levels of the proposed Social Pod are not expected to exceed 45 dBA CNEL.

Noise Impacts to the Proposed Project Associated with Future Traffic

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase or decrease of 10 dBA sounds twice or half as loud. For example, doubling the traffic on a highway would result in an increase of 3 dB. Conversely, reducing traffic by one half would reduce the noise level by 3 dB (Caltrans 2009). For purposes of this study, roadway noise impacts would be considered significant if the project increases noise levels for a noise sensitive land use by 3 dBA CNEL and if: (1) the existing noise levels already exceed the standard appropriate for the receiving land use (60 dBA CNEL for residential and 65 dBA CNEL for churches and schools), or (2) the project increases noise levels from below the standard appropriate for the receiving land use to above that standard.

The County of San Bernardino Development Code Table 83-3 prescribes mobile noise level limits for different land uses. Although noise levels along many area road segments already exceed standards, the Proposed Project will not increase noise levels on area road segments by more than 2.21 dBA CNEL.

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Unmitigated noise levels along project area roadways are projected to increase from 0.02 to 2.21 dBA with the completion of the Proposed Project. The largest increase (2.21 dBA) will occur along Nevada Street adjacent to the project site, which as mentioned previously, would not be audible. Because there are no road segments which will exceed 65 dBA CNEL *and* experience an increase of 3 dBA CNEL or greater, project generated traffic noise will not result in a significant impact.

Future noise levels along Beaumont Avenue are expected to reach up to 59.29 dBA CNEL at the nearest portion of the Social Pod, approximately 291 feet north of the roadway; 58.45 dBA CNEL at the nearest portion of the recreational sports field, approximately 353 feet north of the roadway; 58.21 dBA CNEL at the nearest portion of the fountain court, approximately 373 feet north of the roadway; and 58.13 dBA CNEL at the nearest portion of the Educational Pod, approximately 380 feet north of the roadway. Future noise levels along Nevada Street are expected to reach up to 61.25 dBA CNEL at the closest point of the Social Pod, approximately 50 feet west of the roadway, and 56.56 dBA CNEL at the nearest point of the sanctuary, approximately 147 feet west of the roadway.

The County allows institutional/public uses and park uses in areas where exterior noise levels reach up to 65 dBA CNEL. Further, interior noise levels of the proposed community center are not expected to exceed 45 dBA CNEL. The Proposed Project use would not exceed the County of San Bernardino Development Code mobile noise level limits for institutional/public uses. Therefore, noise levels at the proposed community center would comply with the County of San Bernardino Development Code and no mitigation is required.

Noise Impacts From the Proposed Project Associated with On-Site Uses

The County of San Bernardino Development Code Table 83-2 (Table 4) prescribes stationary noise level limits for different land uses. The County allows residential uses in areas where exterior noise levels reach up to 65 dBA Leq during the daytime and 45 dBA Leq during the nighttime. The worst-case stationary noise was modeled utilizing the SoundPLAN model. Noise sources associated with the proposed parking areas and outdoor recreational activities were included in the model. Noise associated with parking lots include, but are not limited to idling cars/trucks, trucks diesel engines, exhaust systems, trailer coupling, air brakes, warning signal, doors closing, and starting engine noise. The parking lot was modeled with approximately 307 parking spaces during peak hour. The parking lot was modeled with approximately 307 parking spaces.

The outdoor recreational activities were modeled using reference sound level data for the various stationary sources. Outdoor noise sources were modeled at the proposed recreational sports field, the fountain court, and the outdoor patios of both the Educational Pod and the Social Pod.

Exterior noise level limits for Stationary Sources, as they affect adjacent properties, (Section 83.01.080(c)(1) of San Bernardino County Code) are allowed to reach up to 65 dBA Leq during the daytime and 45 dBA Leq during the nighttime. Project stationary noise sources at the nearest sensitive receptor may result in noise levels of up to 52.7 dBA Leq during the day. The Proposed Project is not expected to exceed the daytime or nighttime noise standard at nearby sensitive receptors. Further, project operational noise will not cause interior noise levels to exceed 45 dBA Leq at any sensitive receptors. The project is consistent with applicable General Plan and development code standards, impacts are considered less than significant.

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- d) **Less than significant impact.** Temporary increases in noise, such as noise generated by construction activities are exempted for the County's Noise Ordinance in Section 83.01.080(g)(3) of the County's Development Code. Per Section 83.01.080(g)(3) of the County's Development Code "temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. except Sundays and Federal holidays" are exempted from the regulations in chapter 83.01.080 of the Development Code. Implementation of Mitigation Measures N-1 through N-6 within this Initial Study would ensure potential impacts are reduced to a less than significant level. No additional mitigation is required.
- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C. No impact is identified and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified and no mitigation measures are recommended.

Mitigation Measures:

- N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.**
- N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.**
- N-3: Equipment shall be shut off and not left to idle when not in use.**
- N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.****N-5: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.**
- N-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.**

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XIII. POPULATION AND HOUSING

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

SUBSTANTIATION:

- a) **No impact.** The Project Site is located in an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of Loma Linda and within the City's Sphere of Influence and is designated San Timoteo Creek Area. Under the current County of San Bernardino General Plan the Project Site is designated Rural Living. The 5.53-acre Project Site is currently vacant and undeveloped and is surrounded by scattered residential units, flood control facilities (San Timoteo Creek), and agriculture (citrus groves). Implementation of the Proposed Project would not induce substantial population growth in the area; employees are anticipated to come from the local labor pool. No impact is identified, and no mitigation measures are required.
- b) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not reduce the number of existing housing units or necessitate the construction of replacement housing elsewhere. No impact is identified, and no mitigation measures are required.
- c) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not displace substantial numbers of people or necessitate the construction of replacement housing elsewhere. No impact is identified, and no mitigation measures are required.

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XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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:

a) Fire Protection

Less than significant impact. Currently, the Project Site is within the City of Loma Linda's Sphere of Influence and is served by the City of Loma Linda Fire Station 251 (approximately three miles west of the Project Site) through a joint response/automatic aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. The County Department of Public Safety provides required fire standards during review of building plans and inspections. The County maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Loma Linda, Colton, Redlands, and San Bernardino. The proposed development would be required to comply with County fire suppression standards and adequate fire access, and pay required development fees.

The Project includes the construction of a caretaker residence, which may house up to five people. Since the Project Site and surrounding area is currently served by the City of Loma Linda, impacts to fire response times are anticipated to be less than significant. With an estimated population of 23,600 people, the firefighter to citizen ratio is approximately 1:2,950 (based on 8 firefighters per 24-hour shift). The addition of a caretaker residence (up to five new residents) would result in a demand increase of approximately 0.06 percent in total firefighters to maintain the City's current level of service. Therefore, potential impacts are considered less than significant.

Police Protection

Less than significant impact. Currently, the Project Site is located in the service area of the San Bernardino County Sheriff's Department (SBSD) Central Station. The base of operation is out of the headquarters building located at 655 East Third Street in San Bernardino. The Department provides law

enforcement services to the unincorporated areas of the San Bernardino County East Valley. The station is located approximately six miles from the Project Site.

The SBSB currently has 12 sworn officers assigned to the City of Loma Linda and its Sphere of Influence. With an estimated population of 23,600 people, the ratio of officers to citizens is approximately 1:1,967. The proposed Project including the addition of a caretaker residence, would result in up to additional five residents. The officers to citizen ratio would change from 1:1,967 to 1:1,972 and result in a net change of 0.05 percent. Therefore, the Proposed Project would have a less of an impact on police services.

Schools

No impact. The Proposed Project would not create a demand for public school services. Construction employees are anticipated to come from the local area and future employees (approximately 10) are expected to come from the local labor force. As such, the development itself would not generate any new school-aged children requiring public education. The Proposed Project is not expected to draw significant new residents to the region or indirectly generate additional school-aged children; thus, the Proposed Project would not result in the need to construct new school facilities or require physical alteration of existing facilities. No impact is identified, and no mitigation measures are proposed.

Parks

No impact. With the exception of the caretaker residence, the Proposed Project does not include residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreation facilities in the vicinity. Accordingly, implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. The Proposed Project includes the development of a recreational sports field. Patrons of the place of worship may use the field rather than traveling to nearby parks. No impacts are anticipated, and no mitigation measures are recommended.

Other Public Facilities

No impact. The Proposed Project is not expected to result in demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Less than significant impacts are anticipated, and no mitigation measures are recommended.

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XV. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- a) **No impact.** With the exception of the caretaker residence, implementation of the Proposed Project does not include the development of residential or other land uses that would cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities. Substantial physical deterioration of local recreational facilities is not anticipated as a result of the Proposed Project. No impact is identified, and no mitigation measures are recommended.
- b) **No impact.** The Proposed Project includes the development of a recreational sports field for use by patrons of the place of worship. Development of such facilities would not create an adverse physical effect on the environment. No impact would result, and no mitigation measures are recommended.

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XVI. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: In June 2016, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the proposed development. A copy of the report is available for review at the County of San Bernardino Land Use Services Department. Results of the analysis are presented herein.

- a) **Less than significant with mitigation.** In June 2016, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the proposed development. The purpose of the report was to provide an assessment of the traffic impacts resulting from the development and to identify the traffic mitigation measures necessary to maintain the established level of service standards for the impacted roadway system.

Regional access to the project site is provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the site. The east-west roadways which will be most affected by the project are Barton Road, San Timoteo Canyon Road, and Beaumont Avenue. The north-south roadways which will be most affected by the project are San Timoteo Canyon Road and Nevada Street.

A series of scoping discussions were conducted with the County of San Bernardino to define the desired analysis locations for each future analysis year. In addition, the San Bernardino Associated Governments staff has also been contacted to discuss the project. The analysis of the traffic impacts from the proposed development and the assessment of the required mitigation measures were based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following analysis years are considered in this report:

- Existing Conditions (2016)
- Existing Plus Project Conditions
- Project Opening Year Conditions (2018)
- Horizon Year Conditions (2040)

The definition of an intersection deficiency has been obtained from the County of San Bernardino General Plan. The General Plan states that peak hour intersection operations of Level of Service D or better are generally acceptable. Therefore, any intersection operating at Level of Service E or F will be considered deficient.

Existing Conditions (2016)

For existing traffic conditions, the study area intersections currently operate within acceptable Levels of Service during the peak hours. The trips generated by the project were determined by multiplying an appropriate trip generation rate by the quantity of land use.

Existing Plus Project Conditions

The Applicant provided a list of all special events and daily activities anticipated to occur at the facility, including hours of operation, the number of employees, the number of attendees, the times of the events, and the duration of the events. A conservative vehicle occupancy of 1.00 persons per vehicle was assumed to convert the number of employees to vehicles. A conservative vehicle occupancy of 1.50 persons per vehicle was assumed to convert the number of attendees to vehicles. The daily trip generation for the site assumes 100 percent of the attendees utilize the site for each event. Based on discussions with the Applicant, Friday mid-day peak hour contains the peak trip generation. For daily operations, the maximum number of employees is ten (10). Daily operations assumed that all employees arrive during the morning peak hour and depart during the evening peak hour. During the mid-day peak hour, it was assumed that all employees exit and enter the site. Daily worship occurs up to five times a day with a maximum number of attendees of 40. Daily worship occurs throughout the day and attendees were assumed to arrive during the morning peak hour and depart during the evening peak hour. During the mid-day peak hour, it was assumed that service attendees arrive and depart.

Ramadan prayer occurs in the evenings with a maximum number of attendees of 200. Ramadan prayer attendees were assumed to arrive during the mid-day peak hour and the evening peak hour. Annual feast occurs in the evenings with a maximum number of attendees of 500. Annual feast attendees were assumed to arrive during the mid-day peak hour and the evening peak hour.

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Major special events occur only two days a year and were not included in the analysis. The proposed development is projected to generate approximately 88 vehicle trips during the Friday mid-day peak hour and 79 vehicle trips during the Friday evening peak hour.

For Existing Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

Project Opening Year Conditions (2018)

For Opening Year (2018) Without Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours. For Opening Year (2018) With Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

Horizon Year Conditions (2040)

For Year 2040 Without Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours. For Year 2040 With Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

To ensure that project traffic does not create a safety hazard on-site or impede the roadway systems within the vicinity, the following mitigation measures, as recommended in the TIA, shall be implemented:

- T-1: Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-2: Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-3: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.**
- T-4: The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.**

- b) No impact.** For freeway facilities, the Congestion Management Program controls the definition of deficiency for purposes of this study. The Congestion Management Program definition of deficiency is based on maintaining a Level of Service standard of Level of Service E or better, except where an existing Level of Service F condition is identified in the Congestion Management Program document

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(San Bernardino County Congestion Management Program Table 2-1). A Congestion Management Program deficiency is, therefore, defined as any freeway segment operating or projected to operate at Level of Service F, unless the segment is identified explicitly in the Congestion Management Program document.

No analysis is required further than five miles from the Project Site. The roadway elements that must be analyzed are dependent on the analysis year. The identification of the study area, and the intersections and highway segments requiring analysis, was based on an estimate of the two-way traffic volumes on the roadway segments near the project site. All arterial segments have been included in the analysis when the anticipated project volume equals or exceeds 50 two-way trips in the peak hours. The requirement is 100 two-way peak hour trips for freeways. The Proposed Project does not contribute trips greater than the freeway threshold volume of 100 two-way peak hour trips.

The TIA prepared for the Proposed Project did not identify any conflicts with applicable congestion management programs, including level of service standards and travel demand measures. No impacts are anticipated.

- c) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C. The Proposed Project is the construction and operation of a place of worship. There are no structures proposed above the maximum height limit of 35 feet. The Proposed Project would not have an impact on air traffic patterns.
- d) **Less than significant.** The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses as most of the adjacent citrus groves to the north are inactive or do not require the use of heavy farm equipment on roadways within the vicinity. To ensure safety, on-site roadway improvements were incorporated into this Initial Study and are included as Mitigation Measures T-1 through T-4.
- e) **No impact.** Access to the site would be provided from a driveway on Nevada Street. The Plan has been reviewed by the County Fire Marshal and design changes, including adequate turning radius for fire apparatus, were incorporated as directed. No impacts are anticipated.
- f) **No impact.** There are no bus stops, or bike paths, within the immediate vicinity of the site. However, pedestrians currently travel along San Timoteo Creek located west of the Project Site. However, the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities because these facilities do not occur in the Project Site vicinity. The nearest bus stop/bus route is provided by the Omnitrans Route 19, which travels along Barton Road approximately 4,000 feet north of the Project Site. No impact is identified, and no mitigation measures are required.

Mitigation Measures:

- T-1: Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**

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- T-2: Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-3: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.**
- T-4: The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.**

XVII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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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:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California 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"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) **No impact.** A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. L&L Archaeologist William R. Gillean completed the search on October 27, 2016 for the project area and all lands found within one-mile. The results indicated that no cultural resources have been recorded within the project area and that the southwestern portion of the project area has been previously addressed by two (2) reports (SB-2853/Greenwood and Associates 1991; SB-6756/ASM 2009). These studies returned negative findings for cultural resources within the current project area. The northwestern portion of the project area has not been previously surveyed for cultural resources. Including the two (2) reports that address the project

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area, a total of 50 studies have been completed within one-mile and these studies have addressed approximately 40 percent of the land within the search radius. Collectively, these studies have recorded a total of 31 cultural resources.

The identified resources consist of 27 historic resources, one (1) prehistoric isolated find, and three (3) historic pending resources. The historic resources are predominately residences, buildings, or building complexes. The residences were typically constructed between 1866 and 1950 and the remaining buildings or complexes include the Brookside Winery and associated buildings; a hospital complex; a dairy complex; a schoolhouse converted to a church; the Asistencia; and the Bryn Mawr Townsite. Other historic resources consist of the remains of citrus properties, including remnants of buildings, citrus groves, and irrigation systems; foundation remains and/or refuse scatters and deposits; irrigation ditches, including the Mill Creek Zanja; a transmission line; a row of fan palms; and a bridge. Two (2) of these historic resources are listed in the National Register of Historic Places (NRHP) and the California Register Historic Resources (CRHR) (Mill Creek Zanja [36-8092/CA-SBR-8092H] and the Barton Villa [36-17049]) and an additional resource appears eligible for the NRHP and is listed in the CRHR (Marshall House [36-16641]).

During the pedestrian survey, no prehistoric or historic cultural resource sites or isolates were detected and two (2) concentrations of modern construction debris were noted. Based on the records search and field survey, development of the Project is not anticipated to result in an adverse impact to any listed or eligible for listing in the California Register of historical resources, historic resource. No impact is anticipated.

- b) **Less than significant with mitigation.** In accordance with AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal cultural resources that may occur at the Project Site. The County of San Bernardino submitted the results to tribes that have requested project consultation for AB 52 compliance on September 29, 2016. Results of the records search and any correspondence received from the tribes will be presented to the Planning Commission at the time of the public hearing. As of the date this Initial Study, the County has received three letters including: 1) a letter from the Twenty-nine Palms Band of Mission Indians indicating that they have no interest in consulting with the County on this Project; and 2) Gabrieleno Band of Mission Indians – Kizh Nation, indicating that the Project site lies within an area where the Ancestral territories of the Kizh Gabrieleno's villages adjoined and overlapped with each other; and 3) the Morongo Band of Mission Indians indicating that the project area is sensitive for Native American resources and that the Project site lies within their respective Traditional Use Area (TUAs). For these reasons, these two tribes have requested additional project information, coordination, consultation with the Lead Agency, and/or Native American monitoring. In the meantime, they requested the incorporation of their Standard Development Conditions, as included in Appendix E of the Cultural Resources Investigation, on any development plans or entitlement applications, which shall be incorporated as Conditions of Approval for the Project. Implementation of the following mitigation measure and the tribe's Standard Development Conditions would ensure potential impacts to tribal resources are reduced to a less than significant level:

TCR-1: Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an

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archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).

If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

XVIII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental				

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: In June 2017, a Water and Sewer Feasibility Study Technical Memorandum was prepared for the Proposed Project by Tetra Tech. A copy of the memorandum is on file at the County of San Bernardino Land Use Services Department. A summary of the report findings is discussed herein.

a,b,d) **Less than significant impact.** The Applicant is currently working with the DEHS and the RWQCB for a proposed on-site wastewater treatment system for Phase I. The use of an on-site wastewater treatment system at the Project site may be permitted as discussed in a preliminary percolation test for the Project Site conducted in March 2016 by GeoMat Testing Laboratories, Inc. In the event an on-site wastewater treatment system for Phase I is not accepted, the Project would be serviced by the City of Loma Linda through a Joint Powers Agreement with the City of San Bernardino. The City of San Bernardino operates both a secondary and a tertiary plant that discharge effluent to the Santa Ana River. The Proposed Project would be served by the City of San Bernardino sewer collection and treatment system, which has waste treated by the San Bernardino Water Reclamation Plant (SBWRP). The Proposed Project would generate wastewater that can be discharged to a municipal system with sufficient capacity. The SBWRP is a regional plant that serves a larger population than just the City of San Bernardino and Loma Linda (Highland and San Bernardino International Airport). The existing flow to the SBWRP of 28 million gallons per day (MGD) could be expected to increase cumulatively (at build-out) by 20.2 MGD for a total flow of 48.2 MGD. This amount would exceed the existing design capacity of 33 MGD by 15.2 MGD. Additional facilities would need to be built or expansion of existing facilities would need to be completed to accommodate the proposed build-out in the service area of the SBWRP.

The wastewater collection system is currently experiencing deficiencies and the City of Loma Linda's Wastewater Collection System Master Plan report of 2002 predicted an increase in system pipe capacity deficiencies of 57,022 out of 750,718 linear feet of pipe by the year 2025. That report was not based on the build-out projections presented in the General Plan Update EIR.

Mitigation presented in the City's General Plan Update EIR requires the City to update the Wastewater Collection System Master Plan to reflect General Plan Update build-out statistics, review treatment facility capacity periodically and adjust Sewer Capacity Fees when appropriate in consultation with

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participating communities to accommodate construction of new or expanded wastewater treatment and collection facilities.

The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also cross San Timoteo Creek and UPRR. These flows would be accommodated with existing capacities of both the sewer system and the SBWRP. The Project is consistent with the City of Loma Linda General Plan and would be required to meet the requisites of the Santa Ana Regional Water Quality Control Board regarding wastewater quality. Impacts are considered less than significant.

Utilization of an on-site wastewater treatment system may be permitted by the RWQCB and may be approved to avoid violation of any water quality standards or waste discharge requirements, and will have a less than significant impact on the environment and no mitigation measures are recommended. Issuance of the necessary on-site wastewater treatment system permits are considered ministerial in nature and are anticipated to result in less than significant impacts and no mitigation measures are recommended.

- d) **Less than significant impact.** The City of Loma Linda provides the production and distribution of water within the City and the Sphere of Influence areas. The City obtains its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the eastern San Bernardino Valley. The City operates five groundwater wells: Richardson Wells 1, 3, and 4 and Mountain View Wells 3 and 5. These production wells have a combined capacity of 14 million gallons per day. The City also has emergency water connections with the City of San Bernardino as well as the City of Redlands water systems.

The Project Proponent entered into a Pre-Annexation Agreement with the City of Loma Linda to receive water service at the site. The Project Proponent would be responsible for financing the infrastructure for water improvements. Construction plans would be reviewed by the City Engineer to ensure the design would meet City standards. Upon completion, the maintenance of the pipe would be handled by City of Loma Linda Public Works Department. Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. A less than significant impact is anticipated.

The installation of the new 3,000 linear-foot water pipe would not be considered growth inducing, but growth accommodating. As shown in their Master Water Service Plan, the City of Loma Linda has planned for the construction of a pipe within Nevada Avenue south of Barton in order to meet buildout demands of the General Plan. Since the water line is planned, the project would not result in an unanticipated growth not analyzed within the City's General Plan.

- c) **No impact.** As discussed in the WQMP, street flows and on-site drainage system consist of swales, catch basins and pipes which will convey flows through the site. All drainages area overflows will ultimately be directed to retention basin. In the event of back to back 100-year storm events, flows from the site will overflow from the proposed retention basin into San Timoteo Flood Control Channel.
- e) **No impact.** Wastewater treatment services are administered under provisions of a Joint Powers Agreement (JPA) with the City of San Bernardino. At the San Bernardino Municipal Water Department wastewater facility, wastewater is treated to the secondary level. Effluent is then piped to a tertiary

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treatment facility, known as the RI/X plant, before being discharged to the Santa Ana River. However, the Project may include the installation of an on-site wastewater treatment system for Phase I that will be designed to handle all wastewater generated by the Proposed Project. If an on-site wastewater treatment system is installed, the Project proponent is required to secure all necessary permits prior to the installation of the system. No impacts to the City of San Bernardino Municipal Water Department wastewater facility would result.

- f) **Less than significant impact.** The County contracts with the City of Loma Linda to provide solid waste services. Republic Services of Southern California currently provides solid waste collection services within the City of Loma Linda and its Sphere of Influence. 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 1,000 tons per day. However current estimates are an average disposal rate of 663 tons per day; landfill capacity is currently anticipated to last until the year 2044. According to the Cal Recycle estimated solid waste generation rates for churches/religious facilities is approximately 200 pounds per day. The Proposed Project would therefore generate an estimated 0.1 tons per day (28,600 square feet times 0.007 pounds per square feet of public institution per day). This would not be considered a significant amount of additional solid waste into the County's waste stream; impacts to the solid waste collection system would be less than significant.
- g) **Less than significant impact.** The Proposed Project would be required to comply with the County of San Bernardino waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste disposed in landfills. As such, the Project Applicant would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (CA Pub Res. Code § 42911), the Proposed Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Proposed Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- b) Does the project have impacts that are individually limited,

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but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

SUBSTANTIATION

- a) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project does not have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The Project Site is located within the burrowing owl overlay of the County’s General Plan Biotic Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife as a species of special concern. According to the June 2016 Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species prepared by L&L Environmental, Inc., no sign of burrowing owl or other special status plant or wildlife species were observed during the habitat assessment and habitat assessment. The site does contain low-quality suitable habitat for burrowing owl. To ensure potential impacts to the burrowing owl are reduced to a less than significant level, appropriate mitigation has been incorporated into this Initial Study as contained in Section III, and shall be a part of the Project Mitigation Monitoring and Reporting Program. No additional mitigation is warranted.

In accordance with AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal cultural resources that may occur at the Project Site. The County of San Bernardino submitted the results to tribes that have requested project consultation for AB 52 compliance on September 29, 2016. As of the date this Initial Study, the County has received three letters including: 1) A letter from the Twenty-nine Palms Band of Mission Indians indicated that they have no interest in consulting the County on this Project; and 2) Gabrieleno Band of Mission Indians – Kizh Nation, indicating that the Project site lies within an area where the Ancestral territories of the Kizh Gabrieleno’s villages adjoined and overlapped with each other; and 3) the Morongo Band of Mission Indians indicating that the project area is sensitive for Native American resources and that the Project site lies within their respective Traditional Use Area (TUAs). For these reasons, these two tribes have requested additional project information, coordination, consultation with the Lead Agency, and/or Native American monitoring. In the meantime, they requested the incorporation of their Standard Development Conditions, as included in Appendix E of the Cultural Resources Investigation, on any development plans or entitlement applications, which shall be incorporated as Conditions of Approval for the Project. Implementation of the tribe’s Standard Development Conditions, Mitigation Measure TRC-1, and consultation with the County would ensure potential impacts to tribal resources are less than significant; no additional

mitigation is warranted.

- b) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts.
- c) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, air quality emissions and noise will be created by implementation of the Proposed Project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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MITIGATION MEASURES

Biological Resources

- BIO-1:** The Project Proponent shall conduct a preconstruction clearance survey (valid for 30 days) prior to any ground or vegetation clearing activities on site.
- BIO-2:** In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

Cultural Resources

- CR - 1:** In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Geology and Soils

- GEO-1:** All recommendations contained within the Geotechnical/Geologic Study prepared by GeoMat Testing Laboratories, Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.

Hydrology & Water Quality

- WQ-1:** Practical education materials shall be provided to property owners and church staff cover various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to building opening to the public, the Property owner shall distribute the materials to the occupants and key church staff.
- WQ-2:** Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.
- WQ-3:** Property owner/church staff shall be responsible for litter control on-site.
- WQ-4:** The property owner shall stencil signs stating, "drains to the ocean" above the storm drain inlets to warn the public of prohibitions against waste disposal.

- WQ-5:** All trash container areas shall meet be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoin areas, 3) designed to divert drainage from adjoining roofs and pavements diverted area the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.
- WQ-6:** The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.

Noise

- N-1:** During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- N-2:** The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- N-3:** Equipment shall be shut off and not left to idle when not in use.
- N-4:** The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- N-5:** The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- N-6:** The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Traffic and Circulation

- T-1:** Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- T-2:** Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- T-3:** On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.

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T-4: The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Tribal Cultural Resources:

TCR-1: Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).

If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

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<http://www.calrecycle.ca.gov/wastechar/wastegenrates/Industrial.htm>, Accessed November 18, 2016.

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PROJECT SPECIFIC STUDIES:

Kunzman Associates, Inc., Traffic Impact Analysis, Islamic Community Center of Redlands, June 30, 2016.

Kunzman Associates, Inc., Noise Impact Analysis, Islamic Community Center of Redlands, February 21, 2017.

L&L Environmental, Inc., Phase I Paleontological Resources Inventory for the Islamic Community Center of Redlands, San Bernardino County, CA., October 2016.

L&L Environmental, Inc., Phase I Cultural Resource Assessment for the Islamic Community Center of Redlands, San Bernardino County, CA., November 2016.

L&L Environmental, Inc., Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species for the Islamic Community Center of Redlands, San Bernardino County, CA., June 2016.

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AEC Moreno, Preliminary Hydrology Report for Islamic Community Center of Redlands, October 14, 2016.

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GeoMat Testing Laboratories, Inc., Preliminary Soil Investigation Report, Proposed Islamic Community Center, March 14, 2016.

GeoMat Testing Laboratories, Inc., Basic Soil Infiltration Report, northwest corner of Beaumont Avenue and Nevada Street, APN 0292-111-15-0000, Redlands, CA., March 14, 2016.

GeoMat Testing Laboratories, Inc., Report of Preliminary Shallow Percolation Testing, northwest corner of Beaumont Avenue and Nevada Street, APN 0292-111-15-0000, Redlands, CA., March 25, 2016.

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Urban Crossroads, Islamic Community Center Redlands Focused Air Quality and Greenhouse Gas Assessment, June 28, 2016.

Tetra Tech, Technical Memorandum Water and Sewer Feasibility Study, June 29, 2017

EXHIBIT F

Comment Letters from NAHC, County Public Works, and Union Pacific Railroad

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
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February 5, 2018

Aron Liang, Senior Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Sent via e-mail: aron.liang@lus.sbcounty.gov

Re: SCH# 2018011051, Islamic Community Center of Redlands Project, Community of Loma Linda; San Bernardino County, California

Dear Mr. Liang:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration (MND) prepared for the project referenced above. The review included the Project Description, the Initial Study Checklist, section V, Cultural Resources and XVII, Tribal Cultural Resources, and Appendix E, Native American Coordination prepared by L&L Environmental for the San Bernardino County Land Use Services. We have the following concerns:

- There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.
- Mitigation for inadvertent finds of Archaeological Resources is missing. If groundbreaking activities that may impact native soil (Phase III) are included in the project, mitigation for this section should be included.

ADDITIONAL INFORMATION:

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3714 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss both of the following:**

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.
Director

Transmitted Via Email

February 27, 2018

County of San Bernardino
Ron Liang, Senior Planner
Land Use Services Department
385 N. Arrowhead Ave., First Floor
San Bernardino, CA. 92415-0187

File: 10(ENV)-4.01

RE: CEQA – NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE ISLAMIC COMMUNITY CENTER PROJECT FOR THE LAND USE SERVICES DEPARTMENT

Dear Mr. Liang:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on January 30, 2018** and pursuant to our review, the following comments are provided:

Permits/Operations Support Division (Melissa Walker, Chief, 909-387-7995):

1. Since this project is near the San Bernardino County Flood Control District's (District) San Timoteo Creek facility, any work affecting the right-of-way would need a Flood Control Permit and a US Army Corps of Engineers 408 permit. If these permits are required, their necessity and any impacts associated with the construction should be addressed in the IS/MND prior to adoption and certification.

Environmental Management Division (Patrick Egle, Planner III, 909-387-1865):

1. After review of the IS/MND, we recommend that the biological related mitigation measures be revised to provide greater protections of potentially impacted species as follows.

Page 22 and page 61, "BIO-1: The Project Proponent shall conduct a preconstruction clearance survey (valid for 30 days) prior to any ground or vegetation clearing activities on site".

No details were given as to what mitigation measures or procedures would be followed if a burrowing owl was found during the survey. We recommend listing out the procedures in BIO-1 that are to be followed in case of such an occurrence.

BOARD OF SUPERVISORS

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Chief Executive Officer

Page 22 and page 61, "BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities".

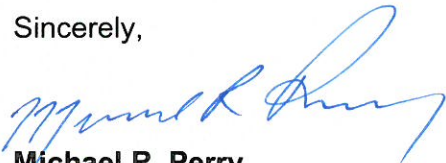
We recommend the mitigation measure incorporate more specific language such as, "Preconstruction clearance survey for nesting birds should take place no more than 3 days prior to vegetation or ground disturbing activities". We further recommend that any measures describing what to do if a nest is encountered be clearly stated in BIO-2 such as buffer distances and avoidance.

Environmental Management Division (Eloy Ruvalcaba, PWE III, Stormwater Program, 909-387-8119):

1. Section IX, Hydrology and Water Quality, Subsection a), 3rd paragraph, the IS/MND should reference the Santa Ana River Watershed Technical Guidance Document for Water Quality Management Plans – September 2013, not the "San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005)" as currently stated. Please revise this portion of the IS/MND prior to adoption and certification.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,



Michael R. Perry
Supervising Planner
Environmental Management

MRP:PE:sr
Email: Aron.liang@lus.sbcounty.gov

February 27, 2018

VIA EMAIL ONLY: aron.liang@lus.sbcounty.gov

County of San Bernardino
Attn: Aron Liang, Senior Planner
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Comments to notice of intent to adopt a mitigated negative declaration for conditional use permit to construct and operate 31,860-square foot place of worship with related on-site facilities on approximately 5.53 acres, located at the northwest corner of Beaumont Avenue and Nevada Street, in the rural living zoning district (the "Project")

Dear Mr. Liang:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of California. UP is the largest rail carrier in California in terms of both mileage and train operations. UP's rail network is vital to the economic health of California and the nation as a whole and its rail service to customers in the Stockton Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's operating property. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the County and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

Increased Traffic Impact

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Any increase in traffic from the Project may render inadequate the current safety devices in place on any nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the County, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the Project developer and the County examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the County examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. The developer should install vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and “no trespassing” signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP’s 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic may result in additional horn use by railroad employees. As a mitigation measure, the developer should disclose to the general public the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Project’s development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers and/or use of sound-proofing materials and techniques. The developer should also consider in its engineering and construction plans the appropriate windowpanes for noise and vibration, particularly on windows and walls facing UP rail operations.

Drainage and Project Construction

UP requests the County ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP’s property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the County require the applicant to mitigate all safety risks and the impacts of the railroad’s 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25’) of the nearest track.

UP appreciates the developer and the County giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Paul Nahas, Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8627
plnahas@up.com

County of San Bernardino
February 27, 2018

Please do not hesitate to contact Paul Nahas if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Sr General Attorney
Union Pacific Railroad Company

cc: Paul Nahas

EXHIBIT G

Responses to Comments

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1880 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471



February 5, 2018

Aron Liang, Senior Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Sent via e-mail: aron.liang@lus.sbcounty.gov

Re: SCH# 2018011051, Islamic Community Center of Redlands Project, Community of Loma Linda; San Bernardino County, California

Dear Mr. Liang:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration (MND) prepared for the project referenced above. The review included the Project Description, the Initial Study Checklist, section V, Cultural Resources and XVII, Tribal Cultural Resources, and Appendix E, Native American Coordination prepared by L&L Environmental for the San Bernardino County Land Use Services. We have the following concerns:

- There is no documentation of government-to-government consultation by the lead agency under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.
- Mitigation for inadvertent finds of Archaeological Resources is missing. If groundbreaking activities that may impact native soil (Phase III) are included in the project, mitigation for this section should be included.

ADDITIONAL INFORMATION:

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21064.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015. AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to Senate Bill 18 (SB 18) (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. Both SB 18 and AB 52 have tribal consultation requirements. Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21064.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15084 subd.(a)(1); CEQA Guidelines § 15084 (a)(1)

⁴ Government Code 66352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 164 U.S.C. 800101, 36 C.F.R. § 800 et seq.

at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3714 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project,⁹ and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (a)

¹⁸ Pub. Resources Code § 21082.3 (d)

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to local governments and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1066) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2006) at p. 16).

- o Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- o Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- o Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- o Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- o Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- o Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- o Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7060.6, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15084.5, subdivisions (d) and (e) (CEQA Guidelines section 15084.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 816.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15084.5(f) (CEQA Guidelines section 15084.5(f)).

Letter A - Responses to Comments from Native American Heritage Commission, February 5, 2018

Response A-1 In accordance with Assembly Bill 52 (AB 52), which added various provisions to the California Public Resources Code (PRC) that concern Tribal Cultural Resources, including Section 21080.3.1(d), the following tribes have requested to be notified of projects in the geographic area that is traditionally and culturally affiliated with each Tribe:

- Colorado River Indians Tribes
- Gabrieleño Band of Mission Indians
- Morongo Band of Mission Indians
- San Manuel Band of Mission Indians
- Soboba Band of Luiseno Indians
- Twenty-Nine Palms Band of Mission Indians

On September 29, 2016, the Land Use Services Department – Planning Division conducted AB52 requirements. Mr. Andrew Salas, Chairman of the Gabrielino Band of Mission Indians – Kizh Nation requested that one of their certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development, see Attachment A-1. Pursuant to Mr. Salas' letter, a condition of approval has been included to satisfy and resolve this requirement.



ATTACHMENT A-1
GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Aron Liang
Senior Planner

RE: AB52 consultation response for the Islamic Community Center of Redlands North of Beaumont Ave and West of Nevada Street

Dear Aron,

Oct 27, 2016

Please find this letter in response to your request for consultation dated Sep 29, 2016. I have reviewed the project site and do have concerns for cultural resources. Your project lies in an area where the Ancestral territories of the Kizh (Kitc) Gabrieleño's villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh Gabrieleño was probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of our neighbors the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Due to the project location and the high sensitivity of the area location, we would like to request one of our certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development. In all cases, when the Native American Heritage Commission states there are "no records of sacred sites in the project area" the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & Tribal Historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous examples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities. Please note, if they haven't been listed with the NAHC, it doesn't mean that they aren't there. Not everyone reports what they know.

The recent implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. However, our tribe is connected Ancestrally to this project location area, what does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. Our priorities are to avoid and protect without delay or conflicts – to consult with you to avoid unnecessary destruction of cultural and biological resources, but also to protect what resources still exist at the project site for the benefit and education of future generations. At your convenience we can Consultation either by Phone or Face to face. Thank you

CC: NAHC

With respect,

Andrew Salas, Chairman
cell (626)926-4131

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gredias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com



Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.
Director

Transmitted Via Email

February 27, 2018

County of San Bernardino
Ron Liang, Senior Planner
Land Use Services Department
385 N. Arrowhead Ave., First Floor
San Bernardino, CA. 92415-0187

File: 10(ENV)-4.01

**RE: CEQA – NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION
FOR THE ISLAMIC COMMUNITY CENTER PROJECT FOR THE LAND USE
SERVICES DEPARTMENT**

Dear Mr. Liang:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. We received this request on January 30, 2018 and pursuant to our review, the following comments are provided:

Permits/Operations Support Division (Melissa Walker, Chief, 909-387-7995):

1. Since this project is near the San Bernardino County Flood Control District's (District) San Timoteo Creek facility, any work affecting the right-of-way would need a Flood Control Permit and a US Army Corps of Engineers 408 permit. If these permits are required, their necessity and any impacts associated with the construction should be addressed in the IS/MND prior to adoption and certification.

Environmental Management Division (Patrick Egle, Planner III, 909-387-1865):

1. After review of the IS/MND, we recommend that the biological related mitigation measures be revised to provide greater protections of potentially impacted species as follows.

Page 22 and page 61, "BIO-1: The Project Proponent shall conduct a preconstruction clearance survey (valid for 30 days) prior to any ground or vegetation clearing activities on site".

No details were given as to what mitigation measures or procedures would be followed if a burrowing owl was found during the survey. We recommend listing out the procedures in BIO-1 that are to be followed in case of such an occurrence.

BOARD OF SUPERVISORS

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Chief Executive Officer

Page 22 and page 61, "BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities".

We recommend the mitigation measure incorporate more specific language such as, "Preconstruction clearance survey for nesting birds should take place no more than 3 days prior to vegetation or ground disturbing activities". We further recommend that any measures describing what to do if a nest is encountered be clearly stated in BIO-2 such as buffer distances and avoidance.

B2

Environmental Management Division (Eloy Ruvalcaba, PWE III, Stormwater Program, 909-387-8119):

1. Section IX, Hydrology and Water Quality, Subsection a), 3rd paragraph, the IS/MND should reference the Santa Ana River Watershed Technical Guidance Document for Water Quality Management Plans – September 2013, not the "San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005)" as currently stated. Please revise this portion of the IS/MND prior to adoption and certification.

B3

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,



Michael R. Perry
Supervising Planner
Environmental Management

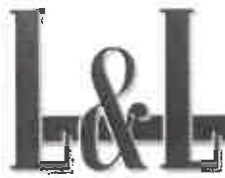
MRP:PE:er
Email: Aron.liang@lus.sbcounty.gov

Letter B - Responses to Comments from County of San Bernardino Department of Public Works, February 27, 2018

- Response B-1** The comment indicates that the project is near the San Bernardino County Flood Control District (District) San Timoteo Creek facility and that all work affecting the right-of-way will be subject to permitting requirements by the Flood Control District and a US Army Corps of Engineers 408 permit. Comment noted; no further response needed.
- Response B-2** Refer to Attachment B-1 – Habitat Assessment for Burrowing Owl and Sensitive Botanical Species Revised Study Dated March 8, 2018
- Response B-3** The comment indicates that Section IX, Hydrology and Water Quality, Subsection a), 3rd paragraph, the IS/MND should reference the Santa Ana River Watershed Technical Guidance Document for Water Quality Management Plans – September 2013, not the “San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005)” has been revised.

Changes made to the Final MND are identified here in ~~strikeout~~ text to indicate deletions and in **bold underlined** text to signify additions. Page 33 of the MND is revised as follows:

“In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. As discussed ~~in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005),~~ **In the Santa Ana River Watershed Technical Guidance Document for Water Quality Management Plans – September 2013,** project proponents for development projects that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project Is considered a Category Project as it includes new development involving the creation of 10,000 square feet or more of impervious surface collectively over the entire site, and the construction of a parking lot of 5,000 square-feet or more. In August 2016, the project proponent submitted a WQMP to the County for review and approval.”



ENVIRONMENTAL, INC.
REGULATORY SERVICES

BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

**HABITAT ASSESSMENT FOR
BURROWING OWL AND SENSITIVE BOTANICAL SPECIES,
COUNTY OF SAN BERNARDINO, CALIFORNIA**

±5.54 Acre Property, ±5.54 Acres Surveyed

APN 0293-111-15-0000
Redlands Area, Section 32,
Township 1 South, Range 3 West,
USGS Redlands 7.5' Topographic Quadrangle Map

Prepared For:

Abdul Kadar
% SHAKIL PATEL AIA, LEED AP BC+D
25982 Hinckley Street
Loma Linda, CA 92354
909-796-0300 / FAX 909-796-4437

Prepared By:

Leslie Irish, Principal Analyst	Lirish@lleviroinc.com
Guy Bruyee, Biological Investigator	Gbruyee@lleviroinc.com
Linda Wilde, Technical Editor	Lwilde@lleviroinc.com

Report Summary:

No sign of burrowing owl or other special status plant or wildlife species were observed during the habitat assessment and habitat assessment. The site does contain low-quality suitable habitat for burrowing owl. Therefore, a pre-construction survey is warranted based on the presence of California ground squirrel activity and potential burrow sites. Based on historical and ongoing disturbances to the site and the presence of invasive, non-native weedy vegetation, it is unlikely that any sensitive or special status plant species occur on the site. Trees suitable for raptor nesting are present near the site. Breeding/nesting season bird clearance surveys are recommended if construction will begin between January 1 and September 15.

Surveys Conducted By: Guy Bruyee
Surveys Conducted On: June 25, 2016
Report Date: June 28, 2016
Revised: March 8, 2018

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MANAGEMENT SUMMARY

L&L Environmental, Inc. conducted a biological survey of land planned for use by the Islamic Community Center (ICC) of Redlands, a ±5.54-acre project located in the unincorporated area of San Timoteo Canyon, County of San Bernardino, California (hereafter called Project). The Project has undergone a Development Review Committee examination at the County of San Bernardino.

The proposed Project would consist of three phases. Phase I would include a Community Center, Phase II would include a Worship Hall, and Phase III would include a school.

According to the County's Biotic Resources Map, the Project site is within the San Bernardino County Museum Biological Species Database Reflecting Species Habitat of Special Concern. The ICC is planned on lands that are within a flood zone, FEMA Flood Zone X.

The purpose of this survey was to examine the subject property to determine presence/absence of biological resources on the property and determine potential for sensitive species to occur, with a specific focus on western burrowing owl (*Athene cunicularia*; BUOW) and special status plant species. L&L evaluated whether vegetation and/or habitat for special status species exists within the Project boundaries or in adjacent area.

The primary vegetation community within the parcel can be characterized as disturbed/non-native grassland/ruderal. Much of the site has been previously altered (cleared) and is now mostly inhabited by low-growing non-native plant species. The most common plants observed at the time of this study (June) were Mediterranean grass (*Schismus barbatus*), filaree (*Erodium* species), and Russian thistle (*Salsola tragus*).

Native shrubs were observed immediately adjacent to the subject parcel in association with a habitat area planted along the bank of the excavated San Timoteo Creek Channel, within a (rail) fenced area. A low relief ditch is present along the entire northern boundary immediately adjacent to the subject parcel on the boundary of a citrus orchard. Non-native, invasive plant species were observed in association with this ditch and included tree tobacco (*Nicotiana glauca*), annual bur-weed (*Ambrosia acanthicarpa*), puncture vine (*Tribulus terrestris*), horseweed (*Conyza* species), and other unidentified non-native grasses. One individual each of mulefat (*Baccharis salicifolia*) and California buckwheat (*Eriogonum fasciculatum*) were observed at this location.

Based on the level of historical and ongoing disturbances to the site, lack of native species observed on the site, and the presence of invasive non-native weedy vegetation, it is unlikely that any sensitive or special status plant species occur on the site or will in the immediate future. Focused plant surveys are not recommended.

No active raptor nest sites were observed during this study. No trees suitable for nesting are present on the site; however, based on the presence of suitable trees in the immediate area a preconstruction clearance survey is recommended prior to any vegetation or ground disturbing activities if construction will occur within the nesting season (January 1 to September 15). If nesting birds (including raptors) are present, avoidance of nest sites will be required (which may include an avoidance buffer of 300 ft. to 500 ft. or greater [depending upon the species] for raptors and federal or state-listed species) until juvenile birds have fledged and/or an authorized biologist has verified that the nest has become inactive.

California ground squirrels (*Spermophilus beecheyi*) are active on the site. BUOW frequently utilize California ground squirrel burrows for nesting purposes. All ground squirrel burrow sites were carefully inspected for sign of BUOW activity, and none was found. No BUOW occupied burrows or evidence of recent burrowing owl signs (pellets, scat, feathers, tracks, etc.) were observed on the site or in the immediately adjacent 150-meter buffer area.

Based on the results of this study and other information presented in this report, it can be reasonably concluded that BUOW is not currently occupying any portion of the site. In addition, based on disturbances and the results of this survey indicating absence of BUOW sign or activity in adjacent areas, BUOW is not expected to occupy the site in the near future. Therefore, additional focused studies for BUOW are not recommended at this time. However, based upon the presence of suitable open areas, California ground squirrel activity, and other information provided in this report, a preconstruction clearance survey (valid for 30 days) will be required prior to ground disturbance on the site. If owls are present, the project biologist will consult with local and state agencies, as appropriate, and develop a mitigation plan. Mitigation will follow avoidance, relocation, and mitigation requirements in the CDFW Staff Report on Burrowing Owl Mitigation (2012).

1.0) INTRODUCTION

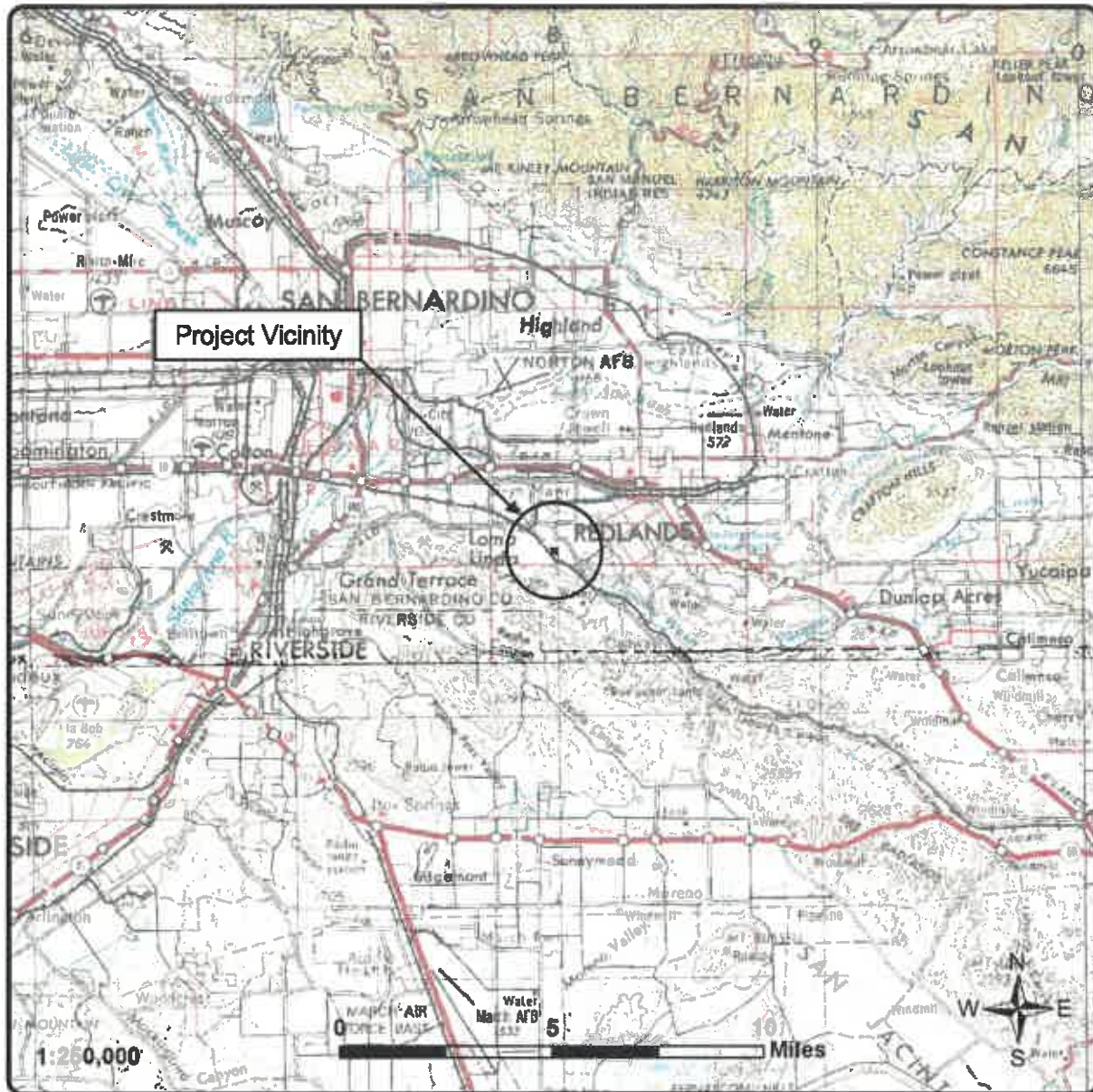
The following report was written by L&L Environmental, Inc. (L&L) for the Islamic Community Center of Redlands. It describes the results of biological surveys, including a habitat assessment for burrowing owl and sensitive botanical species, on lands located within San Bernardino County, CA. The project site consists of APN 0293-111-15-0000 totaling ±5.45 acres.

Our assessment consisted of (1) a records search and literature review, conducted to determine what species of concern are in the project area and proximity to closest documented special status species occurrences and (2) field reconnaissance, intended to identify plants and animals on the property and presence/absence of habitat for special status species.

1.1) Location

The site is located adjacent to San Timoteo Creek near the community of Bryn Mawr, just northwest of the intersection of Nevada Street and Beaumont Avenue, with the boundary of the City of Redlands just east and the City of Loma Linda just west (Figure 1). Specifically, the site is located approximately 1.9 miles south of Interstate 10, 1.52 miles east of Mountain View Avenue, and 0.54 miles west of San Timoteo Canyon Road. The site is situated within Section 32 of Township 1 south, Range 3 west, within the USGS Redlands 7.5' series quadrangle map (Figure 2).

The site is generally bounded as follows: to the west by San Timoteo Creek, with a residential development in the City of Loma Linda beyond; to the north by fallow agricultural lands; to the east by active agricultural lands and the city of Redlands; and to the south by residences, San Timoteo Creek, and agricultural lands, with open habitat and badlands beyond (Figure 3).



L&L Environmental, Inc.

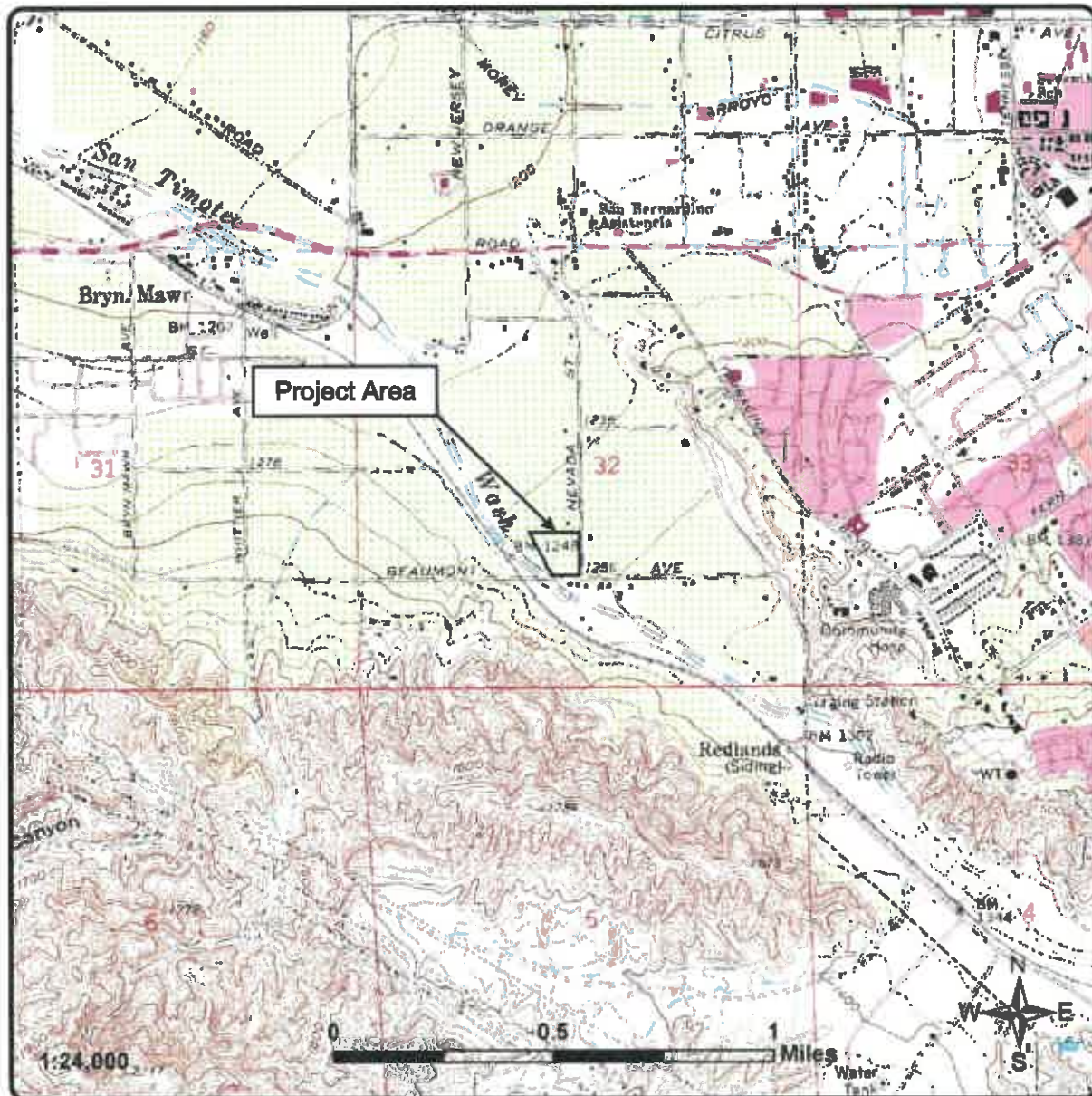
**BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING**

**SBJX-16-517
June 2016**

Figure 1

Project Vicinity Map

*Islamic Community Center of Redlands,
County of San Bernardino, California*



L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING

SBJX-16-517
June 2016

Figure 2

Project Location Map

(USGS Redlands [1988] quadrangle,
Section 32, Township 1 South, Range 3 West)

*Islamic Community Center of Redlands,
County of San Bernardino, California*



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**BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING**

**SBJX-16-517
June 2016**

Figure 3

Aerial Photograph

(Photo obtained from Google Earth, February 2016)

***Islamic Community Center of Redlands,
County of San Bernardino, California***

1.2) Vegetation and Setting

The primary vegetation community within the parcel can be characterized as disturbed/non-native grassland/ruderal. This highly disturbed site contains low-growing non-native plant species. The most common plants observed at the time of this survey (June) include Mediterranean grass, filaree, and Russian thistle. Disturbance at the site includes off-road vehicle activity and periodic disking and/or mowing. Evidence of recent weed abatement was observed during the field survey.

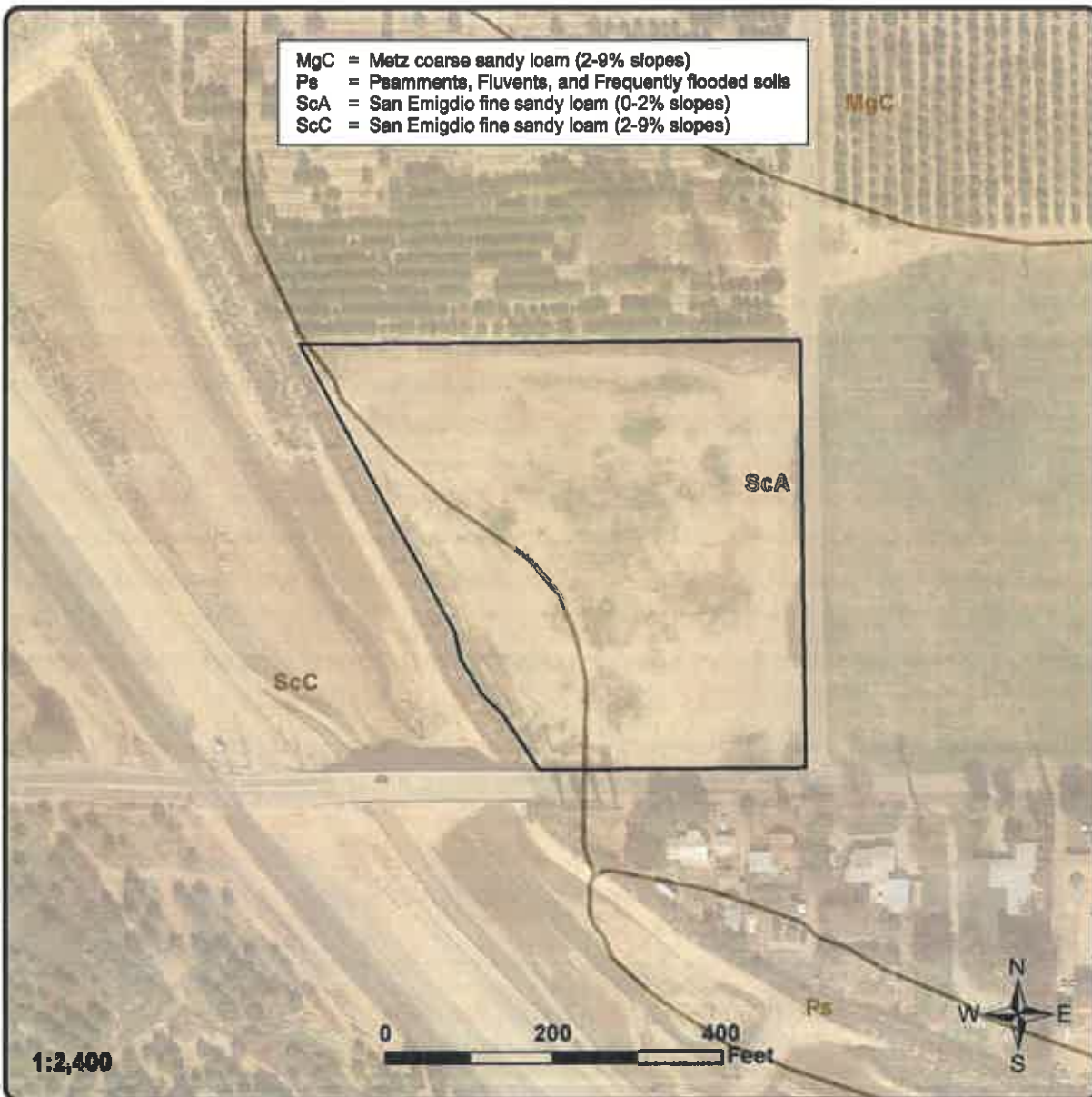
Local climatic conditions in the project area are characterized by hot summers, mild winters, infrequent rainfall, and low humidity. The average annual temperature is 62° F, ranging between 39° to 112° F. The rainy season begins in November and continues through March, with the quantity and frequency of rain varying annually. The average annual rainfall is approximately 4.5 inches with a range of 1.1 to 11.2 inches. Rivers and streams are dry most of the year.

1.3) Soils and Topography

Topographically, the site is relatively flat with a gradual downward trending slope to the northwest. The site is approximately 1,315 feet above mean sea level. Surrounding topographic features in the project vicinity include the excavated San Timoteo Creek Channel, Terrace escarpments, rounded to the rolling hills with shallow to steep canyons, and ridgelines.

Soils on the project site are mapped by the Natural Resources Conservation Service SSURGO as San Emigdio fine sandy loam (ScA) and San Emigdio fine sandy loam (ScC).

Soils observed on the site are mostly sandy-loam. Clay soils were not observed.



L&L Environmental, Inc.

**BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING**

**SBJX-16-517
June 2016**

Figure 4

Soils Map

(Photo obtained from Google Earth, February 2016,
USDA Nat. Res. Cons. Serv. SSURGO Data)

**Islamic Community Center of Redlands,
County of San Bernardino, California**

2.0) REGULATORY ENVIRONMENT

The following sections contain a discussion of each regulation and the corresponding agency or agencies that may have regulatory jurisdiction associated with the Project.

2.1) Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS), under the auspices of the federal Endangered Species Act (FESA) of 1973 (as amended), manages and protects species listed as endangered or threatened. An endangered species is defined as a species "in danger of extinction throughout all or a significant portion of its range" while a threatened species is defined as "likely to become endangered in the foreseeable future."

"Take" of listed species is prohibited under Section 9 (a)(1)(B) of the FESA. The term "take" is defined as follows in Section 3 (18) of the FESA: "harass, harm, pursue, hunt, shoot, wound, trap, kill, capture or collect or to engage in any such conduct." Harm is further defined as significant habitat alteration that results in death or injury to listed species by significantly impairing behavior patterns such as breeding, feeding, or sheltering. The USFWS can issue a permit for "take" of listed species incidental to otherwise lawful activities. Procedures for obtaining a permit for incidental take are identified under Section 7 of the FESA for federal properties or where federal actions are involved and are identified under Section 10 of the FESA for non-federal actions.

2.2) Jurisdictional Determination of Wetlands, "Waters of the U.S."

Three agencies generally regulate activities within streams, wetlands, and riparian areas in California: (1) the Army Corps of Engineers (ACOE) regulates activities under section 404 of the federal Clean Water Act (CWA); (2) the Regional Water Quality Control Board (RWQCB) regulates activities under section 401 of the federal CWA; and (3) the California Department of Fish and Wildlife (CDFW) regulates activities within wetlands under Fish and Game Code Sections 1600-1616.

2.2.1) United States Clean Water Act, Section 404

The ACOE has jurisdiction over "Wetlands" and "Waters of the United States" under Section 404 of the CWA. Permitting is required for activities that will result in the discharge of dredge or fill material into Waters of the United States or adjacent wetlands and associated habitat. By definition, these include all waterways, streams, intermittent streams, and their tributaries that

could be used for interstate commerce. The term "interstate commerce" has been broadly interpreted to include use by migratory waterfowl and out-of-state tourism. In non-tidal waters jurisdictional limits extend to the ordinary high water mark (OHWM), which is defined as that line on the shore established by fluctuations of water and indicated by physical characteristics such as a clear natural line impression on the bank, shelving, changes in the character of soil, and destruction of the surrounding area. The upstream limit of ACOE jurisdiction is that point on the stream where the OHWM is no longer perceptible. Since flow patterns vary drastically from event to event alluvial fans, do not always exhibit an OHWM or other evidence of repeated water flow. That portion of an alluvial fan that experiences sheet flow is not generally regulated as Waters of the United States, however, an inter-braided streambed, evidenced by an OHWM, is within ACOE jurisdiction. Vernal pools and other types of wetlands are also regulated by the ACOE as Waters of the United States.

2.2.2) United States Clean Water Act, Section 401

The RWQCB has jurisdiction over similar "Wetlands" and "Waters of the United States" under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act under the California Water Code. Permitting is required for activities that will result in a discharge of soils, nutrients, chemicals, detrital materials, or other pollutants into Waters of the United States or adjacent wetlands that will affect the water quality of those bodies and the area watershed.

2.2.3) Fish and Game Code, Section 1600

The CDFW (formerly California Department of Fish and Game [CDFG]), through provisions of the Fish and Game Code (Sections 1600-1616), is empowered to issue agreements ("Streambed Alteration Agreement") for projects that will adversely affect wildlife habitat associated with any river, stream, or lake edge. Streams and rivers are defined by the presence of a channel bed, banks, and intermittent flow. CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW.

Determining limits of a wetland is not typically done in obtaining CDFW Agreements because the intent of the 1600 program is to safeguard riparian associated wildlife habitat. Riparian habitat includes willows (*Salix* sp.), mulefat (*Baccharis salicifolia*), and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations, wetlands associated with a stream or lake will fall within the limits of riparian habitat. Thus, the limits of CDFW jurisdiction based on riparian habitat will automatically include any wetland areas and may include additional areas that do not meet ACOE criteria for soils and/or hydrology (e.g., where

riparian woodland canopy extends beyond the banks of a stream away from frequently saturated soils).

2.3) California Department of Fish and Wildlife

2.3.1) California Endangered Species Act

California Endangered Species Act (CESA) definitions of endangered and threatened species parallel those defined in the FESA. The CESA defines an endangered species as "... a native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes; including loss of habitat, change in habitat, over-exploitation, predation, competition or disease." Endangered species are in serious danger of becoming extinct and threatened species are likely to become endangered species in the foreseeable future (according to Sections 2062 and 2067, respectively, of the California Fish and Game Code). Candidate species are those under formal review by the CDFW for listing as endangered or threatened (Section 2067). Prior to being considered for protected status, the CDFW designates a species as being of special concern. Species of special concern are those for which the CDFW has information indicating a decline.

2.3.2) Fish and Game Code, Section 1600

Section 1600 allows the CDFW to issue agreements ("Streambed Alteration Agreement") for projects that will adversely affect wildlife habitat associated with any river, stream, or lake edges. A detailed discussion of Section 1600 under the Fish and Game Code can be found in section 2.2.3 above.

2.3.3) California Natural Diversity Database

The California Natural Diversity Database (CNDDB) is a database that ranks the overall condition of sensitive species and vegetation communities on global (throughout its range) and state (within California) levels. Additionally, subspecies and varieties are assigned a ranking for the global condition as well. The ranking is numerical, ranging from 1 to 5, with 1 indicating very few remaining individuals or little remaining habitat and 5 indicating a demonstrably secure to ineradicable population condition. State ranks may also include a threat assessment ranging from 1 (very threatened) to 3 (no current threats known).

2.4) California Native Plant Society

The California Native Plant Society (CNPS) has cataloged California's rare and endangered plants into lists according to population distributions and viability. The California Rare Plant Ranking System lists are numbered and indicate the following: (1A) presumed extinct in California; (1B) rare, threatened, or endangered throughout their range; (2A) presumed extirpated in California, but more common in other states; (2B) threatened or endangered in California, but more common in other states; (3) more information is needed to establish rarity; and (4) plants of limited distribution in California (i.e., naturally rare in the wild) but whose populations do not appear to be susceptible to threat.

2.5) California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires identification of environmental effects from discretionary projects. Significant effects are to be mitigated by avoidance, minimization, rectification, or compensation whenever possible.

Effects to all state and federally listed species are considered significant under CEQA. In addition to formally listed species, CEQA Section 15380(d) considers effects to species that are demonstrably endangered or rare as important or significant. These definitions can include state-designated species of special concern, federal candidate, and proposed species; CNDDB tracked species, and California Native Plant Society 1B and 2 plants.

Appendix G of the CEQA Guidelines specifically addresses biological resources and encompasses a broad range of resources to be considered.

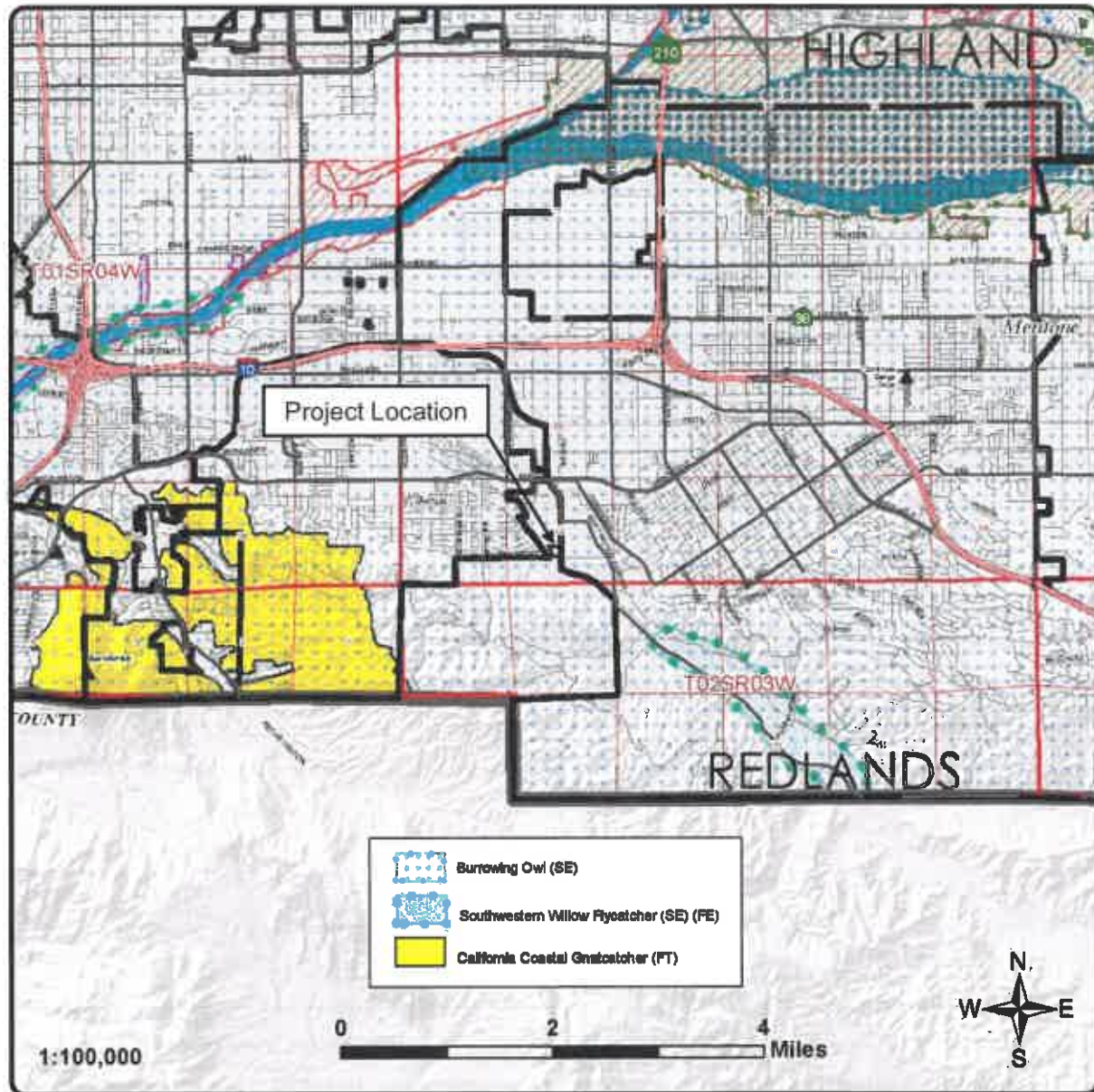
2.6) Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) is an international treaty that makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the CDFG Code prohibit the take, possession, or destruction of birds, their nests, or eggs. The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (February 1 through August 31). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or

young) or loss of habitat upon which the birds depend could be considered "take" and constitute a violation of the MBTA.

2.7) County of San Bernardino, Biotic Resources Overlay Maps

Biotic Resources Overlay Maps (several maps) are published using the street network as base maps because the delineations of the various resources are not intended to be parcel specific. In 2011 the San Bernardino County Museum (SBCM) completed a methodical investigation for the biological mapping to update the Biotic Resources Overlay Maps. These efforts included reviewing approximately 200,000 museum specimen locations, reviewing over a hundred general and focused biological reports conducted countywide, reviewing biological studies undertaken by the SBCM, and evaluating the biological databases of all agencies within San Bernardino County that maintain and update data. These include the Department of Agriculture (U. S. Forest Service), Department of Interior (USFWS, Bureau of Land Management, National Park Service, Bureau of Reclamation), Department of Defense, CDFW, SANBAG, and various water agencies in the County. This report fulfills the requirement for documentation of resources within lands mapped by the Biotic Resource Overlay Map.



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Figure 5

Biotic Resources Overlay Map

*Islamic Community Center of Redlands,
County of San Bernardino, California*

3.0) METHODS AND PERSONNEL

3.1) Literature Review

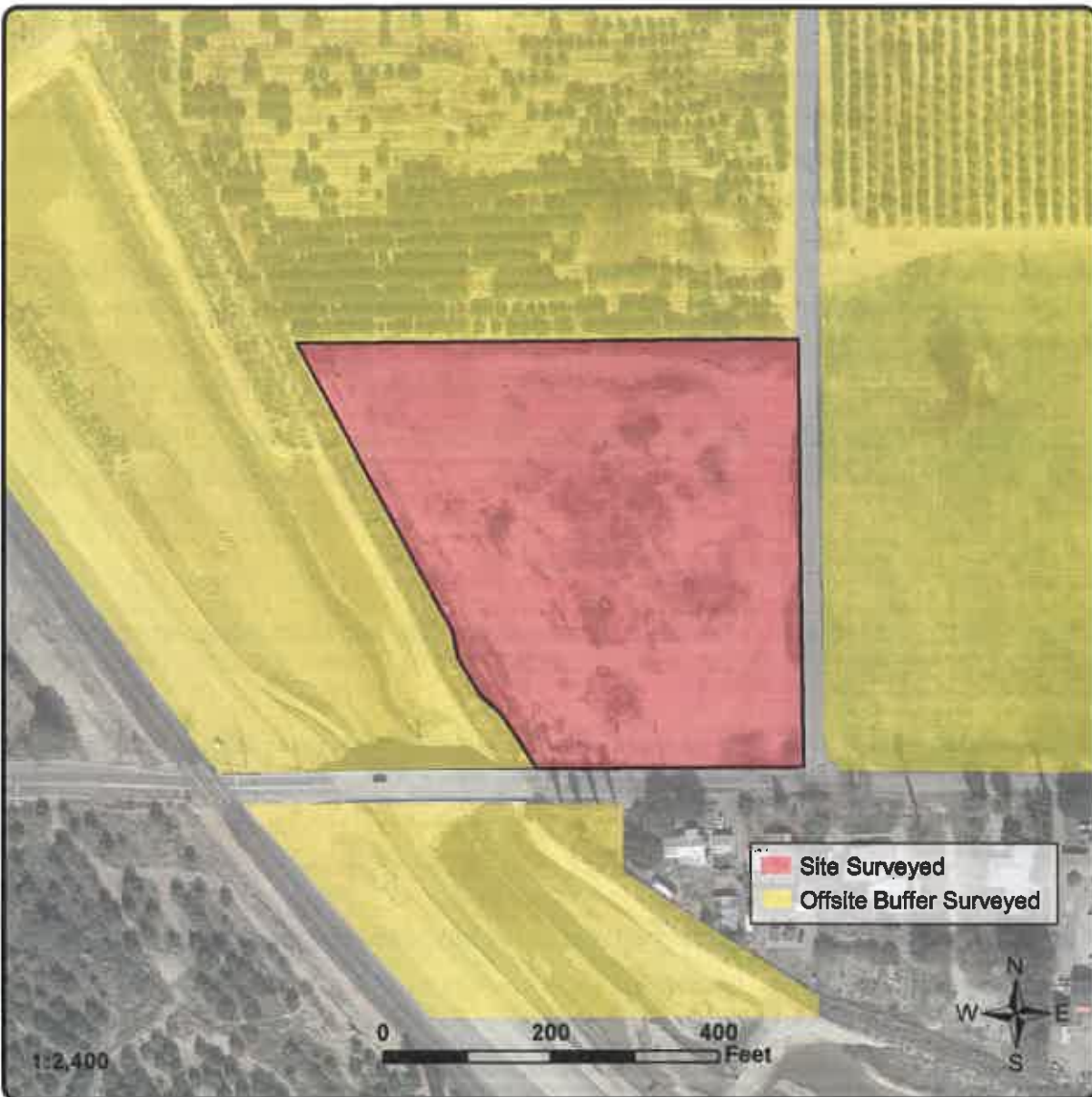
Pertinent literature was reviewed to identify local occurrences and habitat requirements of special status species and communities occurring in the region. The literature reviewed included the County of San Bernardino Biotic Resources Overlay Maps and CNDDDB (CDFW 2016) reports for special status species identified within a 10 mile radius.

Latin names of plants follow *The Jepson Manual* (Hickman 1993). Latin names of animals follow *A Field Guide to Western Reptiles and Amphibians* (Stebbins 1985) for reptiles and amphibians, *California Mammals* (Jameson and Peeters 1988) for mammals, National Audubon Society's *The Sibley Guide to Birds* (2000) for birds, and *American Insects: A Handbook of the Insects of America North of Mexico* (Arnett 2000) for Insects.

3.2) Burrowing Owl Habitat Assessment Methodology

The assessment was conducted in accordance with the Burrowing Owl Survey Protocol as distributed by the California Burrowing Owl Consortium (CBOC 1993) and the October 17, 1995, California Department of Fish and Game staff report on Burrowing Owl Mitigation. The assessment was conducted to determine if the site contains habitat capable of supporting BUOW.

Based on the currently accepted survey protocol for BUOW, surveys are best performed during the peak BUOW breeding season, which is generally considered to be from April 15 to July 15 in southern California. This survey was conducted during the peak breeding season for BUOW as defined by the CBOC and CDFW. Protocol guidelines specify that BUOW surveys should be conducted during weather that is conducive to observing owls outside their burrows. Because BUOW is considered mostly crepuscular in its activities by the CBOC and CDFW, these guidelines suggest that surveys be conducted from one hour before sunrise to two hours after (morning) or from two hours before sunset to one hour after (evening).



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Figure 6

Burrowing Owl Survey Area

(Photo obtained from Google Earth, February 2016)

*Islamic Community Center of Redlands,
County of San Bernardino, California*

3.3) Habitat Assessment

The reconnaissance-level survey was conducted on June 25, 2016 and included general coverage of the subject parcel, with special attention focused toward sensitive species or those habitats potentially supporting sensitive flora or fauna. Indicators for wildlife observations included scat, tracks, burrows, nests, calls, and individual animals.

Raptor nests are usually located many feet above the ground surface in moderate to tall trees, which can make identification of active nests difficult (especially early in the nesting season). Ornithologists use a wide variety of techniques to make reasonable determinations of active versus inactive nests. These techniques include (but are not limited to) searches in and around the nest area for signs of recent activity (such as fresh sticks or other foliage), searches around the bases of the trees for droppings, feathers, pellets, or other material related to recent raptor activity, monitoring of nests for movement of young, and extensive monitoring of adult raptor behavior, including nest building, nest guarding, etc.

All observed plant species in identifiable condition were noted, with emphasis on searches for habitat capable of supporting special status species.

Plants of uncertain identity were collected and subsequently identified from keys, descriptions, and illustrations in Abrams (1923, 1944, 1951), Abrams and Ferris (1960), Hickman (1993), and Munz (1974). These procedures provide a general assessment of habitat and vegetation on a site and act as a tool to determine probability of special status species occurring onsite.

All plant and animal species identified during the survey were recorded in field notes and are listed in Appendix A.

4.0) RESULTS

4.1) Literature Review Results

Certain plants and animals have been listed as threatened or endangered under state or federal Endangered Species Acts. Other species have not been formally listed, but declining populations or habitat availability are reasons for concern in regard to their long-term viability. These species are included in lists compiled by resource management agencies or private conservation organizations. In this report, the term "special status species" or "sensitive species" refers to all species included in one or more compendia or formal list of threatened or endangered species. The CNDDDB was examined to determine if special status species have been previously documented onsite.

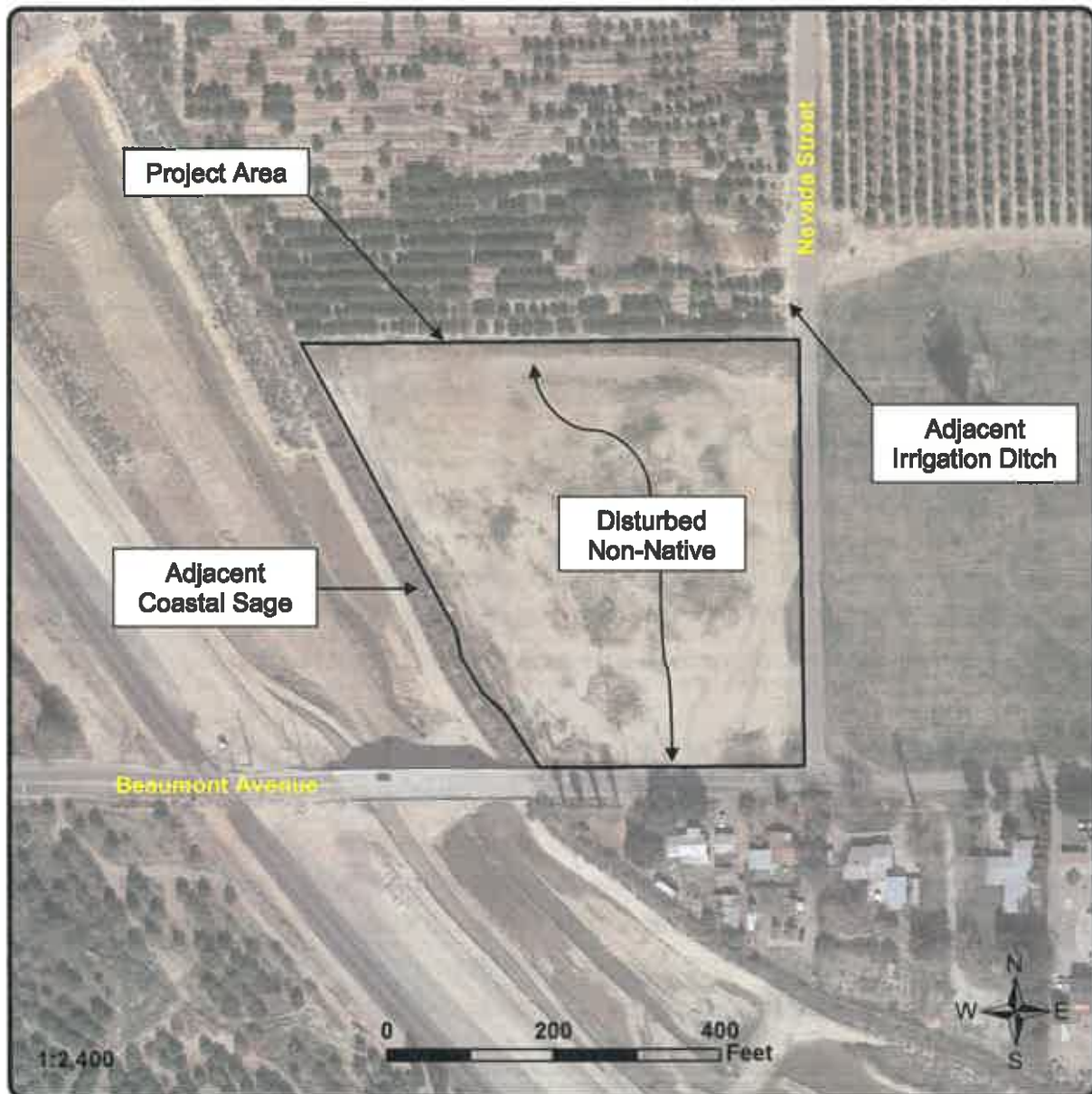
4.2) Field Survey Results

During the survey, the general weather conditions were clear with little wind. Temperatures ranged between 68° and 76° F. The primary vegetation community within the parcel can be characterized as disturbed ruderal habitat (Holland Element Code 11300).

4.3) Plant Species

A total of 30 plant species were detected during the reconnaissance-level survey of the site. No special status plants were observed during the reconnaissance-level survey. A list of all plant species observed during this assessment is presented in Appendix A. This highly disturbed site primarily contains low-growing non-native plant species. The most common plants observed at the time of this survey (June) include Mediterranean grass, filaree, and Russian thistle. Disturbance at the site includes off-road vehicle activity and periodic disking and/or mowing.

Native coastal sage scrub habitat was observed immediately adjacent to the subject parcel along the excavated channel of San Timoteo Creek Channel. A low relief ditch is present along the entire northern boundary immediately adjacent to a citrus orchard. It is not known if this orchard is active or abandoned. Numerous non-native, invasive plant species were found along this ditch and included tree tobacco, annual bur-weed, puncture vine, horseweed, and various weedy non-native grasses. One individual each of mulefat and California buckwheat were also present.



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Figure 7

Habitat Map

(Photo obtained from Google Earth, February 2016)

***Islamic Community Center of Redlands,
County of San Bernardino, California***

Based on historical and ongoing disturbances to the site and the presence of invasive non-native weedy vegetation, it is unlikely that any sensitive or special status plant species occur on the site. Focused plant surveys are generally not required on parcels that do not contain natural vegetation communities

4.4) Wildlife Species

A total of 13 wildlife species were observed during the survey, including 10 bird species, two (2) mammal species, and one (1) reptile species. No amphibians were observed during this survey. No special status / sensitive species or federal or state-listed endangered or threatened species were observed. Common wildlife species observed during the survey included desert cottontail (*Sylvilagus audubonii*), California ground squirrel, and side-blotched lizard (*Uta stansburiana*). All vertebrate wildlife species observed and identified by Guy Bruyey during this study, either by direct observation or by vocalization (for birds), are included in Appendix A.

4.4.1) Birds

No special status bird species were observed during the survey. Common bird species identified during the survey include the common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), and mourning dove (*Zenaida macroura*). A complete list of bird species observed during the survey is included as Appendix A.

Western Burrowing Owl (*Athene cunicularia*)

Guy Bruyey conducted a habitat assessment for BUOW on June 25, 2016 (Table 1). The BUOW field survey was conducted during daylight hours from 0745 to 0900 Pacific Daylight (Savings) Time. Temperatures recorded during the survey ranged from 68° to 76° F with clear skies and a light wind (0-1 mph). The information above is summarized in Table 1.

Table 1. Burrowing owl habitat assessment survey information.

Date	Field	Weather	Wind	Biologist	Purpose
June 25	0745-0900	Clear, 68-76°F	0-1mph	Bruyey	Habitat Assessment

BUOW is a ground-dwelling owl that ranges throughout the western U.S., Canada, and Mexico. It is a small (approximately 9 to 11 inches in height) pale brown owl with white-colored "eyebrows" and throat, yellow eyes, a short stubby tail, and long legs. Males are generally larger and more lightly colored than females.

Based upon presence of relatively flat open areas with low-growing vegetation, close proximity to a fresh water source, and recent records of BUOW within 10 miles of the site, a habitat suitability assessment for BUOW was performed.

California ground squirrels are active on the site. BUOW frequently utilize California ground squirrel burrows for nesting purposes. All ground squirrel burrow sites were carefully inspected for sign of BUOW activity; however, none was found. No BUOW, occupied burrows, or evidence of recent burrowing owl sign (pellets, scat, feathers, tracks, etc.) was observed on the site or in immediately adjacent areas, which included an approximately 150-meter buffer area around the entire site. This may be due to ongoing anthropogenic disturbances on the site and in the general area, which includes vehicular traffic along Nevada Street and Beaumont Avenue, citrus agriculture, and residential developments.

It can be reasonably concluded that BUOW does not currently occupy the subject property; however, potentially suitable nesting and foraging habitat for the species is present. No further focused surveys are warranted; however, a preconstruction clearance survey (valid for 30 days) to determine presence/absence of BUOW on the site prior to any vegetation or ground disturbance is recommended.

Buffer Area

As per the survey protocol, an approximately 150-meter buffer area around the entire site was assessed (where possible) for the presence or absence of BUOW and potential BUOW burrow sites. Buffer areas were walked on foot where accessible, mostly east of the site along Nevada Street and west of the site near a drainage channel. Areas south of the site (south of Beaumont Avenue) in occupied residential areas were surveyed with binoculars only due to potential trespassing concerns. No BUOW or sign indicating BUOW presence was observed in any areas adjacent to the site.

4.4.2) Raptor Nesting

No active raptor nest sites were observed during this study. No trees suitable for nesting are present on the site. However, based upon presence of suitable trees in the immediate area a preconstruction clearance survey is recommended prior to any vegetation or ground disturbing activities if construction will begin within the nesting season (January 1 to September 15).

4.5) Special Status Biological Resources

No special status botanical or wildlife species were observed on the site during this survey.

5.0) IMPACTS AND RECOMMENDATIONS

The purpose of this study was to identify possible biological resources that may be adversely impacted by the proposed project. The specific focus was determination of presence/absence of burrowing owls and/or their habitat and special status plant species on the subject property.

The effects and recommendations identified are based on the literature review, L&L's biological knowledge of species and habitats in the site vicinity, and the biological field survey. The information in this section is intended to serve as a planning tool for making decisions about the future development of the project site.

The subject parcel is highly disturbed as a result of past agricultural activities, ORV use, and weed abatement (i.e., disking).

No special status species were observed on the site during this survey; however, low-quality habitat suitable for BUOW is present and trees suitable for raptor nesting are present in adjacent areas. The presence of this potential habitat is the basis for recommendation of a preconstruction survey (valid for 3 days) for raptors and nesting birds protected by the Migratory Bird Treaty Act prior to any site disturbance to begin during the nesting season (January 1 through September 15). If nesting birds (including raptors) are present, avoidance of nest sites will be required (which may include an avoidance buffer of 300 ft. to 500 ft. or greater [depending upon the species] for raptors and federal or state-listed species) until juvenile birds have fledged and/or an authorized biologist has verified that the nest has become inactive.

5.1) Burrowing Owl

Based on the results of this study and other information presented in this report, it can be reasonably concluded that BUOW is not currently occupying any portion of the site. In addition, based on disturbances and the results of this survey indicating absence of BUOW sign or activity in adjacent areas, BUOW is not expected to occupy the site in the near future. Therefore, additional focused studies for BUOW are not recommended at this time. However, based upon the presence of suitable open areas, California ground squirrel activity, and other information provided in this report, a preconstruction clearance survey (valid for 30 days) will be required prior to ground disturbance on the site. If owls are present, the project biologist will consult with local and state agencies, as appropriate, and develop a mitigation plan. Mitigation will follow avoidance, relocation, and mitigation requirements in the CDFW Staff Report on Burrowing Owl Mitigation (2012).

5.2) Sensitive Botanicals

No special status plant species were observed during the survey. Based on the results of the survey and the highly disturbed nature of the site, it can be reasonably concluded that special status plant species are absent from the subject property.

6.0) REFERENCES

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APPENDIX A

Plant Species Observations

Plants Observed on the Redlands Nevada St. SBJX-16-517.HA Site (N=30)
Redlands, Riverside County, California
June 2016

The following plant species were identified on-site or in adjacent areas during the general biological inventory described in this report. Plants were identified using keys, descriptions, and illustrations in Abrams (1923-1951,1960), Hickman (1993), Munz (1974), and Parker (1999). Plant taxonomy and nomenclature generally follows Hickman. A single asterisk (*) indicates non-native (alien) plant taxa. An (E) indicates the species was found along the edge of the property.

Scientific Name

Common Name

Agavaceae

Hesperoyucca whipplei

Agave Family

Chaparral Yucca (E)

Anacardiaceae

Malosma laurina

Sumac Family

Laurel Sumac (E)

Asteraceae

Ambrosia acanthicarpa

Artemisia californica

Baccharis salicifolia

Conyza bonariensis

Conyza canadensis

Encelia farinosa

Gnaphalium luteo-album

Heterotheca grandiflora

Isocoma menziesii

Lactuca serriola

Sonchus oleraceus

Sunflower Family

Annual Bur-Weed

California Sagebrush

Mulefat

Flax-leaved Horseweed*

Horseweed

Brittlebush

Everlasting Cudweed

Telegraph Weed

Goldenbush (E)

Prickly-lettuce*

Sow-thistle*

Brassicaceae

Hirschfeldia incana

Sisymbrium irio

Mustard Family

Short-pod Mustard*

London Rocket*

Chenopodiaceae

Atriplex canescens

Atriplex semibaccata

Chenopodium album

Salsola tragus

Goosefoot Family

Four-wing Saltbush (E)

Australian Saltbush*

Lamb's Quarters*

Russian Thistle*

Geraniaceae

Erodium cicutarium

Geranium Family

Red-stemmed Filaree*

Plants (Continued)

Scientific Name

Common Name

Poaceae

Avena barbata

Bromus madritensis ssp. *rubens*

Bromus tectorum

Cenchrus species (probably *longispinus*)

Schismus barbatus

Grass Family

Slender Wild Oat*

Foxtail Chess*

Cheatgrass*

Unidentified Sandbur*

Mediterranean Grass

Polygonaceae

Eriogonum fasciculatum var. *foliolosum*

Buckwheat Family

California Buckwheat

Rosaceae

Heteromeles arbutifolia

Rose Family

Toyon (E)

Solanaceae

Datura wrightii

Nicotiana glauca

Nightshade Family

Western Jimsonweed

Tree Tobacco*

Zygophyllaceae

Tribulus terrestris

Caltrop Family

Puncture Vine*

Wildlife Species Observations

Wildlife Observed on the Redlands Nevada St. SBJX-16-517.HA Site (N=13)
Redlands, Riverside County, California
June 2016

Scientific Name

Birds (N=10)

Common Name

Columbidae

Columba livia

Zenaidura macroura

Pigeon Family

Rock Dove (Feral Pigeon)

Mourning Dove

Corvidae

Corvus corax clarionensis

Jay and Crow Family

Common Raven

Emberizidae

Pipilo crissalis

Zonotrichia leucophrys

Emberizine Sparrow Family

California Towhee

White-crowned Sparrow

Fringillidae

Carpodacus mexicanus

Finch Family

House Finch

Hirundinidae

Petrochelidon pyrrhonota tachina

Swallow Family

Cliff Swallow

Trochilidae

Calypte anna

Hummingbird Family

Anna's Hummingbird

Tyrannidae

Sayornis nigricans

Sayornis saya

Tyrant Flycatchers

Black Phoebe

Say's Phoebe

Mammals (N=2)

Sciuridae

Spermophilus beecheyi

Squirrel Family

CA Ground Squirrel (sign)

Leporidae

Sylvilagus audubonii

Rabbit Family

Desert Cottontail

Reptiles & Amphibians (N=1)

Iguanidae

Uta stansburiana

Iguanid Family

Side-blotched Lizard

Site Photographs



APPENDIX B

Certification

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

DATE: March 8, 2018 SIGNED: _____



Leslie Irish, Principal, L&L Environmental, Inc.
909-335-9897

1) Fieldwork Performed By:

Guy Bruyee
Name

2) Fieldwork Performed By:

Name

3) Fieldwork Performed By:

Name

4) Fieldwork Performed By:

Name

5) Fieldwork Performed By:

Name

6) Fieldwork Performed By:

Name

Check here ☐ if adding any additional names / signatures below or on other side of page.

February 27, 2018

VIA EMAIL ONLY: aron.liang@lus.sbcounty.gov

County of San Bernardino
Attn: Aron Liang, Senior Planner
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Comments to notice of intent to adopt a mitigated negative declaration for conditional use permit to construct and operate 31,860-square foot place of worship with related on-site facilities on approximately 5.53 acres, located at the northwest corner of Beaumont Avenue and Nevada Street, in the rural living zoning district (the "Project")

Dear Mr. Liang:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of California. UP is the largest rail carrier in California in terms of both mileage and train operations. UP's rail network is vital to the economic health of California and the nation as a whole and its rail service to customers in the Stockton Area is crucial to the future success and growth of those customers. C1

The proposed Project location is adjacent to UP's operating property. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the County and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

Increased Traffic Impact

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Any increase in traffic from the Project may render inadequate the current safety devices in place on any nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the County, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the Project developer and the County examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project. C2



Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the County examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. The developer should install vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way. C3

Noise and Vibration Impact

UP's 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic may result in additional horn use by railroad employees. As a mitigation measure, the developer should disclose to the general public the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Project's development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers and/or use of sound-proofing materials and techniques. The developer should also consider in its engineering and construction plans the appropriate windowpanes for noise and vibration, particularly on windows and walls facing UP rail operations. C4

Drainage and Project Construction

UP requests the County ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP's property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the County require the applicant to mitigate all safety risks and the impacts of the railroad's 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25') of the nearest track. C5

UP appreciates the developer and the County giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Paul Nahas, Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8627
plnahas@up.com

County of San Bernardino
February 27, 2018

Please do not hesitate to contact Paul Nahas if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Sr General Attorney
Union Pacific Railroad Company

cc: Paul Nahas

Letter C - Responses to Comments from the Union Pacific Railroad, February 27, 2018

Response C-1 This is a general set of introductory comments; no further response needed.

Response C-2 Kunzman Associates, Inc. a professional traffic engineering, transportation planning, noise/vibration, air quality, health risk assessment consulting firm was engaged to review the project's traffic impact analysis. Proposed and additional traffic is being accounted for and the mitigation measures with T-1 through T 4 have been incorporated and required by widening the Beaumont Avenue and Nevada Street.

Response C-3 The proposed project is providing the property fencing wall as per the County Development Code requirements. The project abuts San Timoteo Canyon Flood Channel, which serve as a natural buffer from the tracks with the project site located approximately 400 feet away from the railroad tracks.

Response C-4 Kunzman Associates, Inc. a professional traffic engineering, transportation planning, noise/vibration, air quality, health risk assessment consulting firm was engaged to review the project's noise/vibration issues. Mitigation measures N-1 through N-6 have been incorporated to reduce and direct noise way from the noise sensitive receptors nearest the project site and certain conditions of approval will be included to reduce noise/vibration issues by having double gazed windows and R19 sound walls required for all exterior walls of all proposed buildings. Further, the project perimeters will include a 10-foot buffer landscape setback and building setback of more than 130 feet from the westerly property line.

Response C-5 ACE Moreno, a professional civil engineering firm was engaged to review the project's hydrology and water quality management plan, to ensure that the proposed project will not create drainage impacts to adjacent and surrounding properties to the north, south, east and west. Implementation of Mitigation measures WQ-1 through WQ-6 will ensure drainage and water quality are reduced to a less than significant level.

EXHIBIT H

Support Signatures and Letters

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

I support the Muslims building a house of worship in our neighborhood.

The worship center will add to the neighborhood and I do hope that they are granted permission to build their project. The First Amendment protects their rights too, and as a minority I would be more inclined to support them in any way that I can so that they can have a place to worship just as everyone else is allowed.

The landscape around the proposed project site will stop dust

The new sidewalk, curbs, and gutter along Nevada and Beaumont Ave. will give a better face lift to the corner.

The illegal dumping of trash will be reduced.

The new neighbors will address and help solve concerns and issues.

The drainage issue from rain, water ponds, will be redirected with this project.

The project will be fenced with block wall, which will provide privacy to single family homes and reduce noise from ICCR activities.

The project will be 300ft from existing neighbors and so the view will not be blocked and there will not be noise pollution.

The buildings are set back to the north property boundary.

The primary entrance for the project is at Nevada St. which will not disturb neighbors and nor cause traffic congestion.

The multi-mail box will be installed.

NAME	HOME ADDRESS	PHONE	EMAIL	BEST CONTACT: CALL, TEXT OR EMAIL
7. Khadija Ghanizadeh	11792 Randolph CT Loma Linda CA 92354	Home: () Cell: (909) 894-6905	kghaniezadeh@hotmail.com	Email
8. Malek Kudsi	2120 Summit Ct Colton CA 92324	Home: (909) 6634860 Cell: ()	N/A	N/A
9. Don Hoffman	11672 San Timoteo Rd	Home: () Cell: () (909) 363-5173	N/A	txt cell (911)
10. Yasu Slaydel	394 E. highland Ave # 215 / SBO	Home: () Cell: (909) 838-3566	Dr Slaydel hotmail.com	cell
11. Saher Kudssi	2167 Wildcanyon Colton CA 92324	Home: () Cell: (909) 856-9656		cell
12. Nahidh Hasaniya	11678 Cady Ave Loma Linda CA 92354	Home: () Cell: (909) 534 3050	nhasaniya@yahoo.com	cell
13. Rania Elbanna	same	Home: () Cell: (909) 648 7687	rania_Elbanna@ yahoo.com	cell

NAME	HOME ADDRESS	PHONE	EMAIL	BEST CONTACT: CALL, TEXT OR EMAIL
Isaac Mofand	24115 Latwood Ave in Norwalk CA 90552	951-543-3637	mofandstannis2488@gmail.com	
14. Robert Sleiman	25990 Bangor St Cume Linds, CA 92354	Home: () Cell: (951) 317-4010		
15. The Blairs	26945 Beaumont Redlands	Home: () Cell: (909) 454-9077	KabobAQue @ gmail.com	
16. Amin Jadavai	21760 Corso A1to Dr Nwexo CA 92367	Home: (951) 928-1898 Cell: (951) 423-9620		
17. BARBARA Tim Nowak	11672 Sentinal Redlands, CA 92373	Home: (909) 792-4639 Cell: ()		CALL
18. Amelia Spletzer	P.O. Box 8651 Redlands, CA 92375 (Residence - Norwalk) 26815 Beaumont 92373	Home: (909) 793-2809 Cell: ()		
19. Kaden Stewart	28853 Beaumont Ave	Home: () Cell: (714) 747 7748		Call
20. Floyd Petersen	25589 State St Loma Linda	Home: (909) 796-7440 Cell: (909) 754-4700	FloydPete @ gmail.com	Email

Name	Address	Phone	Email	
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BOB ZIPRICK	1233 BROOKSIDE AVE. SUITE A REDLANDS 92373	909-798- 5005	RZiprick@ Ziprickcrdmer.com	
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Mohammed Rahman	25920 Via Oro Loma Linda CA 92354	(909) 747 - 4444	rahman.mohammed69 @yahoo.com	
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HAZEN KHALFALLAH	+	951 768 2350	HAZENK2002@yahoo.ca	
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Robert Stewart	11695 LAROA CT. Loma Linda	909 583 3307		
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SARWAR Shams	1611 TORINO st Redlands CA 92374	909-792- 1282		
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Mohammadi Murtuza- Siddiqui	1626 Ford St Redlands CA 92373	909-793- 5961	WebSiddiqui@yahoo.com	
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Mohammed Siddiqui	1626 Ford st Redlands CA 92373	909-793 5961	MSSiddiqui78@gmail.com	
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February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

I support the project the Islamic Community Center of Redlands, to build their center in the neighborhood.

Currently, the illegal dumping of furniture and trash in the vacant lot is a nuisance, and with the new facility being built it will reduce or eliminate that problem.

In the past years, I have gotten to know members of the Muslim community and I am impressed by their demeanor and well-kept communication. For questions, comments, and or concerns please contact me directly.

Sincerely,

Name:

Don Hoffman

Address:

11672 Santimoteo Cyn Rd
Redlands, CA 92373

Cell:

(909) 363-5173

Email:

— none —

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

I would like for you to know that I support the local community's initiative to build a Worship Center in the neighborhood.

I support the Worship Center project because members of the Muslim community have already taken steps to install a new multi-mailbox for all the neighbors to use. Mail security has been a real concern for the neighbors and the new mailbox will provide added security from being vandalized. Prior to the new mailbox in the neighborhood there were incidents where someone would not receive their holiday mail.

Again, we are pleased to have neighbors that work together with us to solve the community concerns.

Feel free to contact me directly for questions, comments and or concerns.

Sincerely,



Name:

Floyd Petersen

Address:

25589 State St.
Loma Linda, Ca, 92354

Cell:

Email:

FloydPete@gmail.com

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

This letter is in support for the Islamic Community Center of Redlands to build their worship project in the neighborhood. The proposed project entrance will be at Nevada St. which will not cause traffic congestion on Beaumont Ave.

Also, members the ICCR have taken steps to install a new multi-mailbox for all the neighbors to use. Mail security has been a real concern for the neighbors and the new mailbox will provide added security from being vandalized.

I have met with members of the ICCR and I am impressed by their demeanor and well-kept communication with me. Please contact me directly for questions, comments and or concerns.

Sincerely,



Name:

BARBARA J. Nowak

Address:

11672 San Timoteo Cyro Rd
Redlands CA 92373

Cell:

(909) 485-8231

Email:

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

I support the project the Islamic Community Center of Redlands, to build their center in the neighborhood.

Currently, the illegal dumping of furniture and trash in the vacant lot is a nuisance, and with the new facility being built it will reduce or eliminate that problem.

In the past years, I have gotten to know members of the Muslim community and I am impressed by their demeanor and well-kept communication. For questions, comments, and or concerns please contact me directly.

Sincerely,



Name: Amelia Spletzer

Address: 26875 Beaumont Ave
Redlands CA 92373

Cell: 909-993-8309 (notcell)

Email:

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

This letter is in support for the Islamic Community Center of Redlands to build their worship project in the neighborhood. The proposed project entrance will be at Nevada St. which will not cause traffic congestion on Beaumont Ave.

Also, members the ICCR have taken steps to install a new multi-mailbox for all the neighbors to use. Mail security has been a real concern for the neighbors and the new mailbox will provide added security from being vandalized.

I have met with members of the ICCR and I am impressed by their demeanor and well-kept communication with me. Please contact me directly for questions, comments and or concerns.

Sincerely,

Name: Crystal Blair

Address: 26945 Beaumont
Redlands CA 92373

Cell: 909-454-9077

Email: Blairskitchen@gmail.com

February 11, 2018

Aron Laing
Senior Planner
Land Use Services Department
385 N. Arrowhead St.
San Bernardino, CA 92415

Dear Aron Laing:

I support the project the Islamic Community Center of Redlands, to build their center in the neighborhood.

Currently, the illegal dumping of furniture and trash in the vacant lot is a nuisance, and with the new facility being built it will reduce or eliminate that problem.

In the past years, I have gotten to know members of the Muslim community and I am impressed by their demeanor and well-kept communication. For questions, comments, and or concerns please contact me directly.

Sincerely,



GERALD TROY

Name:

Address: 26907 BEAMONT AV

Cell:

Email: G.G.TROY @ AOL. com