



CITY OF LOMA LINDA

Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; FAX (909) 799-2894

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act (CEQA), the City of Loma Linda proposes to adopt a Mitigated Negative Declaration that identifies and evaluates the environmental impacts associated with the Proposed Project described below.

PROJECT CASE NUMBERS: General Plan Amendment No. P21-073, Zone Change No. P21-074, Annexation No. P21-072, and Tentative Tract Map No. P21-075 for Maps 20403 and 20404

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

A 55.72-acre area is also proposed for subdivision (Map 20404) and annexation and consists of six parcels (APNs 0293-111-18, -19, -21, and 0293-101-08, -11, -13) located east of San Timoteo Creek Channel, south of New Jersey Street, west of Nevada Street and San Timoteo Canyon Road, and north of Beaumont Avenue. Map 20404 would consist of 89 residential lots (maximum density of 2 units per acre) and two lettered lots (Lot A consisting of 58,646 square feet and Lot B consisting of 3,834 square feet). Access to the subdivision would be provided by Nevada Street. Maps 20403 and 20404 total approximately 66.68 acres and the development of 126 residential units and three lettered lots.

The Applicant is requesting a General Plan Amendment (GPA) and Zoning Change (ZC) to change the current pre-zone of General Commercial to Low Density Residential (R-1, 0 to 4 du/ac) for four of the 14 commercial designated lots within the 141-acre annexation area. The remaining pre-zoned land use designations within the 141-acre annexation area would remain and include General Commercial (C-2), Low Density Residential (R-1), and Very Low Density Residential (HR-VL).

Concurrent with the proposed GPA, Pre-Zone Application and TTM filings, an Annexation application will be filed and processed with San Bernardino County Local Agency Formation Commission (LAFCO) to annex the Project Site into the City of Loma Linda. Both projects are required to be annexed simultaneously in order to preclude the formation of an island of territory. Both properties are currently adjacent to the City boundary.

The Project Site is not listed in the State of California Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5.

ENVIRONMENTAL DETERMINATION AND PUBLIC REVIEW PERIOD: The City has prepared an Initial Study and has determined that a Mitigated Negative Declaration (MND) is the appropriate CEQA environmental determination for the Proposed Project. The City found the Project will not have a significant effect on the environment on the basis of the Study.

The circulation of the Initial Study/MND is to encourage written public comments. Interested persons can review the documents at the following locations:

- Community Development Department, Public Counter located in City Hall, 25541 Barton Road.
- San Bernardino County Library, Loma Linda Branch, 25581 Barton Road.
- Community Development Department's website: https://www.lomalinda-ca.gov/our_city/departments/community_development/planning_division/hearing_notices_c_eqa.

The CEQA 30-day mandatory public review period will begin on **Tuesday, October 18, 2022** and end on **November 17, 2022**. Please submit comments in writing to the Community Development Department office no later than 5:00 p.m. on **November 17, 2022**. Formal letters can also be emailed to lmatarrita@lomalinda-ca.gov or mailed/delivered to:

City of Loma Linda
Community Development Department
Attn: Lorena Matarrita
25541 Barton Rd.
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