

CITY OF LOMA LINDA
CITY COUNCIL AGENDA
REGULAR MEETING OF DECEMBER 8, 2020

CORONAVIRUS (COVID-19) ADVISORY

The City Council Chambers will not be open to the public.

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 - If you want to provide public comments and are using a computer or laptop without a microphone, you will also need to call in using the information below and dial your Participant ID on the phone when prompted.
 - Please use the “Raise Hand” button to request to speak. If you're unable to locate this button, use the meeting's “chat” function to inform the moderator you wish to speak.
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 - **Meeting ID: 861 620 8259**
 - Verbal participation over the phone
 - Dial *6 to mute and unmute yourself. You will be muted by default upon entering the meeting. The meeting host will unmute those who wish to speak at the appropriate time. Please keep yourself on mute when not speaking.
 - Dial *9 to “raise your hand” to request to speak.
 - Raised hands will only be acknowledged during the Public Hearing and Public Comment sections of the agenda, and when the Meeting's presiding officer requests comments from the public.

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In addition to the above, Public Comments may be submitted via email to ask@lomalinda-ca.gov; are limited to 250 words and may be submitted until the start of the meeting at 7:00 p.m.

Meetings are accessible to people with disabilities. Every attempt will be made to swiftly address each request. Requests in advance of the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting materials, should contact the City Clerk at bnicholson@lomalinda-ca.gov or (909) 799-2890.

CITY OF LOMA LINDA
CITY COUNCIL AGENDA
REGULAR MEETING OF DECEMBER 8, 2020

A regular meeting of the City Council of the City of Loma Linda is scheduled to be held Tuesday, December 8, 2020 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

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

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

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

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

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

Agenda item requests for the January 12, 2021 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, December 29, 2020.

A. Call To Order

B. Roll Call

C. Closed Session

D. Invocation and Pledge of Allegiance – Councilman Lenart (In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief, non-sectarian invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)

E. Items To Be Added Or Deleted

F. **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

G. **Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest

H. **Scheduled and Related Items**

1. Public Hearing [**Public Works**]
 - a. Council Bill #R-2020-37 – Adopting Vehicle Miles Traveled thresholds of significance for purposes of analyzing transportation impacts under the California Environmental Quality Act
 - b. Adoption of Local Guidelines for Implementing the California Environmental Quality Act and approving the City Manager to periodically update as needed

I. **Consent Calendar**

2. Demands Registers
3. Minutes of October 13 and November 10, 2020
4. November 2020 Treasurer’s Report
5. November 2020 Fire Department Report
6. Approve the amended Schedule A to the Law Enforcement Services Contract between the County of San Bernardino and the City of Loma Linda, appropriate expenditures and increase revenues in the amount of \$322,500 [**City Manager**]
7. Award of contract for Engineering Services to extend the water distribution system on Beaumont Avenue [**Public Works**]
8. Authorization to accept FY 2019 Emergency Management Performance Grant (EMPG) funds, appropriate revenue and authorize City Manager to execute related documents and accept additional grant funding should it become available [**Fire**]
9. Authorization to apply for and accept FY 2020 Emergency Performance Management Grant (EMPG) funds, appropriate revenue and authorize City Manager to execute related documents and accept additional grant funding should it become available [**Fire**]
10. Approve purchase of Fire Department command staff vehicle from Fairview Ford for the purchase price of \$34,100; purchase of Code 3 response and communication package, not to exceed \$40,000 [**Fire**]
11. Council Bill #R-2020-41 - Approving an Exclusive Negotiation Agreement by and among the Successor Agency to the Loma Linda Redevelopment Agency, the City of Loma Linda, and Highpointe Groves, LC, a California Limited Liability Company, and authorizing related actions in connection therewith for the property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as “Special Planning Area “D””, and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08 [**Assistant City Manager**]

J. **Old Business**

12. Council Bill #R-2020-38 – Regarding adjustment of school district boundaries to incorporate all areas of the city of Loma Linda into the Redlands Unified School District [**City Attorney**]

K. **New Business**

- 13. Appointment to the Historical Commission [**Assistant City Manager/City Clerk**]
- 14. 2021 Meeting Schedule [**City Clerk**]

L. **Reports of Councilmen** (This portion of the agenda provides City Council Members an opportunity to provide information relating to other boards/commissions/committees to which City Council Members have been appointed).

M. **Reports Of Officers** (This portion of the agenda provides Staff the opportunity to provide informational items that are of general interest as well as information that has been requested by the City Council).

- 15. Update on City water system [**Public Works**]

N. **Adjournment**

Next meeting scheduled for January 12, 2021



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ronald Dailey, Mayor pro tempore
John Lenart, Councilman
Bhavin Jindal, Councilman
Rhodes Rigsby, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: T. Jarb Thaipejr, City Manager/Public Works Director

SUBJECT: Public Hearing

- a. Council Bill #R-2020-37 – Adopting Vehicle Miles Traveled thresholds of significance for purposes of analyzing transportation impacts under the California Environmental Quality Act
- b. Adoption of Local Guidelines for Implementing the California Environmental Quality Act and approving the City Manager to periodically update as needed

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION:

It is recommended that the City Council adopt resolutions approving: 1) Vehicle Miles Traveled thresholds for California Environmental Quality Act compliance related to transportation analysis and; 2) adopting the Local Guidelines for implementing the California Environmental Quality Act for the City of Loma Linda, option 4 and; 3) Approve the City Manager to periodically update the Guidelines as needed.

BACKGROUND:

The California Environmental Quality Act (CEQA) is California's most comprehensive environmental law. Generally, it requires public agencies to evaluate the environmental effects of a project before action is taken. CEQA also aims to prevent significant environmental effects from occurring as a result of agency actions by requiring agencies to avoid or reduce, when feasible, the significant environmental impacts of their decisions.

On December 28, 2018, the Office of Administrative Law approved a comprehensive update to the state CEQA Guidelines which also included implementation metrics for Vehicle Miles Traveled (VMT). Since VMT is a new method in analyzing transportation impacts, staff is proposing to adopt the Vehicle Miles Traveled thresholds and include them as part of the Local CEQA Guidelines (see exhibit A).

ANALYSIS:

VMT is the new metric for transportation analysis which focuses on the overall miles traveled by vehicles within a region, resulting in automobile delay. Measure V requires Level of Service (LOS), to be used as criteria for determining significant environmental impacts. Therefore, we will analyze projects using both criteria. This approach has an added inherent emphasis on reducing greenhouse gas emissions. City staff participated in a collaborative study led by SBCTA which evaluated the tools, thresholds, and mitigation options appropriate for the San Bernardino County region. Staff attended workshops on vehicle miles traveled. VMT thresholds for the City of Loma Linda have been incorporated within the draft Local CEQA Guidelines. Adopting VMT thresholds does not preclude the City from using LOS analysis to comply with Congestion Management Plan requirements or to conduct project specific transportation analysis.

CEQA requires public agencies to adopt specific objectives, criteria and procedures for evaluating public and private projects that are undertaken or approved by the agency. These Guidelines reflect the recent changes in the State CEQA Guidelines, relevant court opinions and implementation of vehicles miles traveled as the metric for transportation impacts. The Local Guidelines provide step- by-step procedures for evaluating projects prior to approval including:

- General Provisions & Definitions
- Time Limits Initial Study Exemptions
- Negative Declarations/ Mitigated Negative Declarations
- Environmental Impact Reports
- Forms

The Local CEQA Guidelines will become effective upon adoption. New projects or projects that have not circulated CEQA documents for public review before the effective date must comply with the City's new CEQA Guidelines.

FINANCIAL

No additional cost at this time.

Attachment

Exhibit A

<u>Table 1</u> <u>VMT Impact Thresholds</u>		
<u>Methods</u>	<u>Project Threshold</u>	<u>Cumulative Threshold</u>
<u>Land Use Plans (such as General Plans and Specific Plans)</u>		
<ul style="list-style-type: none"> • <u>San Bernardino Traffic Analysis Model (SBTAM) forecast of total daily VMT/SP.</u> <ul style="list-style-type: none"> - <u>To capture project effect, the same cumulative year population and employment growth totals should be used. The 'project' only influences land use allocation.</u> 	<u>A significant impact would occur if the project VMT/SP (for the land use plan) exceeds the Citywide average under General Plan Buildout Conditions.</u>	<u>A significant impact would occur if the project caused total daily VMT within the City to be higher than the no project alternative under cumulative conditions.</u>
<ul style="list-style-type: none"> • <u>Consistency check with SCAG RTP/SCS.</u> <ul style="list-style-type: none"> - <u>Is the proposed project within the growth projections in the RTP/SCS?</u> 	<u>NA</u>	<u>A significant impact would occur if the project is determined to be inconsistent with the RTP/SCS.</u>
<u>Land Use Projects</u>		
<ul style="list-style-type: none"> • <u>Transit Priority Area (TPA) screening.</u> 	<u>Presumed less than significant VMT impact for projects located in TPAs.</u>	<u>Project presumption applies under cumulative conditions as long as project is consistent with SCAG RTP/SCS.</u>
<ul style="list-style-type: none"> • <u>Low VMT area screening.</u> 	<u>Presumed less than significant VMT impact for projects located in low VMT generating model traffic analysis zones (TAZs). These TAZs generate total daily VMT/SP that is 15% less than the baseline level for the County.</u>	<u>Project presumption applies under cumulative conditions as long as project is consistent with SCAG RTP/SCS.</u>
<ul style="list-style-type: none"> • <u>Project type screening.</u> 	<u>Local serving retail projects (Per OPR's Technical Advisory less</u>	<u>Project presumption applies under cumulative conditions as long as</u>

Table 1
VMT Impact Thresholds

<u>Methods</u>	<u>Project Threshold</u>	<u>Cumulative Threshold</u>
	<p>than 50,000 square feet) and neighborhood schools are presumed to have a less than significant VMT impact. Projects that generate less than 110 daily trips do not require VMT analysis.</p>	<p>project is consistent with SCAG RTP/SCS.</p>
<ul style="list-style-type: none"> • <u>VMT analysis using SBTAM forecast of total daily VMT/SP.</u> 	<p>A significant impact would occur if the project VMT/SP exceeds the Citywide average under General Plan Buildout Conditions.</p>	<p>A significant impact would occur if the project is determined to be inconsistent with the RTP/SCS.</p> <p>A significant impact would occur if the project causes total daily VMT within the City to be higher than the no project alternative under cumulative conditions. This analysis should be performed using the 'project effect' or 'boundary' method.</p>
Transportation Projects (thresholds may apply for SB 743 or GHG purposes)		
<ul style="list-style-type: none"> • <u>SBTAM forecast of total citywide daily VMT¹</u> 	<p>A significant impact would occur if the project increased the baseline VMT within the City.</p>	<p>A significant impact would occur if the project caused total daily VMT within the City to be higher than the no build alternative under cumulative conditions.</p>
<ul style="list-style-type: none"> • <u>Consistency check with SCAG RTP/SCS</u> 	<p>NA</p>	<p>A significant impact would occur if the project is determined to be inconsistent with the RTP/SCS.</p>



Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment

FEHR & PEERS

February 2020

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Introduction

Background Information

SB 743, signed by the Governor in 2013, is changing the way transportation impacts are identified. Specifically, the legislation has directed the Office of Planning and Research (OPR) to look at different metrics for identifying transportation as a CEQA impact. The Final OPR guidelines were released in December 2018 and identified vehicle miles of travel (VMT) as the preferred metric moving forward. The Natural Resources Agency completed the rule making process to modify the CEQA guidelines in December of 2018. The CEQA Guidelines identify that, by July of 2020 all lead agencies must use VMT as the new transportation metric for identifying impacts for land use project.

In anticipation of the change to VMT, SBCTA is currently completing a SB 743 Implementation Study to assist their member organizations with answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT impact analysis. The SBCTA study includes the following main components.

- Thresholds Evaluation Memorandum – Potential thresholds SBCTA agencies could consider when establishing thresholds of significance for VMT assessment
- Sample Projects Memorandum – Types of VMT that could be considered for impact assessment and how project assessment could be performed.
- Tools Evaluation Memorandum – Types of tools that could be used to estimate VMT and the pros/cons associated with each tool
- Mitigation Memorandum – Types of mitigation that can be considered for VMT mitigation
- VMT Screening Tool – An on-line GIS tool that can be used for VMT screening. This tool is currently under development but will be available for all member agencies to use.

All SBCTA agencies can utilize the information produced through the Implementation Study to adopt their own methodology and significance thresholds for use in CEQA compliance. As noted in CEQA Guidelines Section 15064.7(b) below, lead agencies are encouraged to formally adopt their significance thresholds and this is key part of the SB 743 implementation process. .

(b) Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects. Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule, or regulation, and developed through a public review process and be supported by substantial evidence. Lead agencies may also use thresholds on a case-by-case basis as provided in Section 15064(b)(2).

To complement the previous work, SBCTA has produced these Transportation Impact Analysis (TIA) Guidelines to outline the specific steps for complying with the new CEQA expectations for VMT analysis and the applicable general plan consistency requirements, which may still involve performing level of service (LOS) analysis for most agencies. ***These guidelines are intended to be a discretionary 'template' that SBCTA agencies may choose to use or modify.***

Is Level of Service Still Important?

Many jurisdictions in the SBCTA region have adopted vehicle LOS policies that set standards for which local agency infrastructure will strive to maintain. These policies are contained in general plans and therefore apply to discretionary approvals of new land use and transportation projects. Therefore, these guidelines also include instructions for vehicle LOS analysis consistent with general plan requirements. The LOS guidelines are largely based on the SBCTA Congestion Management Plan (CMP) guidelines that were updated in 2016 and have been updated to reflect state of the practice.

Note to SBCTA Member Agencies

These guidelines have been developed as a resource to SBCTA member agencies. As such, member agencies should utilize and modify these guidelines at their discretion to assist with traffic impact analysis requirements.

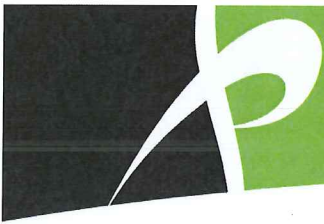
In many cases, these guidelines represent thresholds recommended by SBCTA that are applicable to most SBCTA member agencies; however, lead agencies may wish to modify the identified requirements to reflect appropriate goals and values of the agency.

Finally, it should be noted that CEQA requirements change as the CEQA Guidelines are periodically updated and/or legal opinions are rendered that change how analysis is completed. As such, SBCTA local agencies should continually review their guidelines for applicability and consultants should contact the member agency to ensure that they are applying the most recent guidelines for project impact assessment.

Guidelines Organization

The remainder of this guidelines document is organized as follows. We have attempted to organize this memorandum to provide background information, assessment for congestion management/General Plan Consistency (e.g. LOS analysis), and CEQA assessment (e.g. VMT analysis).

1. Introduction
2. Need for Transportation Impact Study
3. LOS Assessment for General Plan Consistency
4. CEQA Assessment - VMT Analysis
5. CEQA Assessment - Active Transportation and Public Transit Analysis
6. Transportation Impact Analysis Format



Introduction

One of the fundamental roles of government agencies is the construction and maintenance of public infrastructure facilities including roadways, rail and bus facilities, bicycle and pedestrian infrastructure, water lines, sanitary sewer lines, stormwater treatment facilities, parks, and other public facilities.

When private development occurs, it is the responsibility of government to ensure that there are adequate public facilities to serve increment population and employment growth. For the transportation system, one way to address this issue is the preparation of a Traffic Impact Analysis (TIA).

For the past several decades, the preparation of a TIA was integrated into the CEQA process, in which the TIA was used primarily to analyze a project's impacts under CEQA. However, with the passage of SB 743, changes to the TIA process are necessary. Specifically, a TIA may be need as a stand-alone document which is a requirement of project approval and will include information for the decision makers that is not required as part of the CEQA process.

The purpose of Transportation Impact Analysis (TIA) Guidelines is to provide general instructions for analyzing the potential transportation impacts of proposed development projects. These guidelines present the recommended format and methodology that should generally be utilized in the preparation of TIAs. These recommendations are based on San Bernardino County's most recent TIA Guidelines with updates to comply with the state of the practice advances and new California Environmental Quality Act (CEQA) expectations prompted by Senate Bill 743 (SB 743). These recommendations are general guidelines and the local agency has the discretion to modify the TIA requirements based on the unique characteristics of a particular project.

CEQA Changes

Since the last TIA Guidelines update, SB 743 was signed into law. A key element of this law is the elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. This change is intended to assist in balancing the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.

SB 743 contains amendments to current congestion management law that allows cities and counties to effectively opt-out of the LOS standards that would otherwise apply in areas where Congestion Management Plans (CMPs) are still used (including San Bernardino County). Further, SB 743 required the Governor's Office of Planning and Research (OPR) to update the CEQA Guidelines and establish criteria for determining the significance of transportation impacts. In December 2018, OPR released their final recommended guidelines based on feedback with the public, public agencies, and various organizations and individuals. OPR recommended Vehicle Miles Traveled (VMT) as the most appropriate measure of project transportation impacts for land use projects and land use plans. For transportation projects, lead agencies may select their own preferred metric

but must support their decision with substantial evidence that complies with CEQA expectations. SB 743 does not prevent a city or county from continuing to analyze delay or LOS outside of CEQA review for other transportation planning or analysis purposes (i.e., general plans, impact fee programs, corridor studies, congestion mitigation, or ongoing network monitoring); but these metrics may no longer constitute the sole basis for CEQA impacts.

These updated TIA Guidelines have been designed to comply with the new CEQA Guidelines expectations and build on the information prepared for SBCTA's Implementation Study. The TIA Guidelines are intended for the sole use of SBCTA member agencies. Each member agency can utilize or modify these guidelines as appropriate.

Need for Transportation Impact Analysis

These guidelines describe the key elements required for preparing Traffic Impact Analysis Reports (TIA Reports) for the Congestion Management Program (CMP) in San Bernardino County. The purpose of these guidelines is to achieve a common approach to preparation of TIA Reports by all jurisdictions, thereby reducing inconsistencies and disagreements on how such studies should be performed.

TIA Reports shall be prepared by local jurisdictions when local criteria and thresholds indicate they are necessary. However, TIA Reports must be prepared to satisfy CMP requirements, except as noted below, when a proposed change in land use, development project, or at local discretion, a group of projects are forecast to equal or exceed the CMP threshold of 250 two-way peak hour trips generated, based on trip generation rates published for the applicable use or uses in the Institute of Transportation Engineers' Trip Generation or other CMA-approved data source. Pass-by trips shall not be considered in the threshold determination. However, industrial, warehousing and truck projects shall convert trucks to PCE's (*or appropriately adjust the capacity assessment to reflect the increase in heavy vehicles*) before applying the threshold.

Jurisdictions that have implemented qualifying development mitigation programs that achieve development contribution requirements established by the SANBAG Development Mitigation Nexus Study are not required to prepare TIA reports for CMA review. However, until these jurisdictions have agreements with Caltrans regarding State highway facilities within the jurisdiction, any project meeting the CMP threshold of 250 two-way peak hour trips that expects to add at least 50 peak hour trips to a State highway facility is required to prepare a TIA report for Caltrans' review. If a project is forecast to generate 100 to 250 peak hour trips and expects to add at least 50 peak hour trips to a State highway facility, the jurisdiction should consult with Caltrans to determine the need for a TIA report. Refer to Figure B-1 *in the CMP* for a flow chart that defines when TIA reports need to be prepared.

Projects shall not be split to avoid the CMP requirements. If an additional phase of a project, when added to the preceding phases, causes the sum of the phases to exceed the threshold, the entire project must be analyzed as a unit. The analysis must be conducted when the phases are anticipated and should not wait for later phases, even if earlier phases alone would not exceed the threshold.

Locally determined criteria may be developed which are more stringent than those identified above. Individual development projects, parcels, or proposals in the same geographic vicinity that can reasonably be combined into a single project for analysis purposes which meets the threshold requirements for a TIA Report shall be analyzed as a single project.

TIA REVIEW

All TIA Reports shall be copied to the CMA. If a TIA Report is prepared by the local jurisdiction as stated above and if the TIA Report determines that the project would add 50 or more 2-way peak-hour trips to a CMP arterial within another jurisdiction or 100 2-way peak hour trips to a freeway, that jurisdiction (and Caltrans, if a state highway) shall be provided a copy of the TIA Report by the

permitting jurisdiction. However, these criteria are not intended to determine when a local jurisdiction prepares a TIA Report.

It is the responsibility of the local jurisdiction to provide review copies of the TIA Report to the CMA and to potentially impacted jurisdictions so that review will occur in concert with the permitting jurisdiction's project review schedule and prior to any approval or permitting activity. (Note: the transmittal letter shall indicate the agencies receiving the TIA report.) The period allotted for review shall be stipulated by the permitting jurisdiction but shall not be less than 15 working days from the date the CMA receives the report. To establish the date of receipt, it is encouraged the report be transmitted by certified mail. Should serious technical flaws be identified in the TIA Report such that the permitting jurisdiction chooses to recirculate the TIA Report, the recirculated document shall be reviewed no later than 10 working days from the date of receipt.

Note: Caltrans' review period is 30 days, consistent with CEQA. Lack of comment by Caltrans does not imply acceptance. If an encroachment permit will be required for the project, it is recommended that the jurisdiction work with Caltrans to resolve any outstanding comments before proceeding to project approval.

The reports focus on the potential impacts of land use decisions on the CMP system. These reports are used in conjunction with modeling for the CMP system to forecast transportation deficiencies in San Bernardino County. While there are unique aspects to many projects, the approach outlined here can be applied to the vast majority of projects. The preparer of the report is responsible for presenting all the relevant information that would be helpful in making transportation-related decisions. The guidelines presented here should be regarded as typical minimum requirements. They are not a substitute for exercising good planning and engineering judgment. Local agencies may wish to include additional requirements for traffic analysis beyond those for the CMP. Only the CMP requirements are addressed here; any requirements added by a jurisdiction apply only in that jurisdiction, unless otherwise agreed.

Other information relating to the preparation of a TIA Report may be found in Chapter 4 of the Congestion Management Program for San Bernardino County. Preparers of TIA Reports should consult the CMP for additional detail.

Implications of CMP Review

The authority to make land use decisions rests with local jurisdictions. A Land Use/Transportation Analysis Program consistent with the CMP guidelines has the potential to influence local land use decisions by requiring full evaluation and disclosure of impacts to the regional transportation system, regardless of jurisdictional boundaries. Local jurisdictions are required to maintain the adopted standards on the CMP system, so it is essential that local jurisdictions consider the necessary actions and costs required to mitigate impacts that result from local land use decisions.

The success of the program relies on consistency with applicable regional plans and the cooperative efforts of local jurisdictions, Caltrans and the CMA. If an integration of land use decisions and the

provision of transportation facilities is not accomplished as required by the program, a jurisdiction which fails to mitigate deficiencies on the CMP system caused by its land use decisions will face withholding of its Proposition 111 gas tax increment funds.

TIA Report Content

The TIA Report may be contained within other similar documents (e.g. an EIR prepared under CEQA), or it may be an independent document. The intent is to address all CMP concerns without duplication of other work. In some jurisdictions, the TIA Report may be prepared by the developer or developer's consultant. In other jurisdictions, the TIA Report may be prepared by the jurisdiction or jurisdiction's consultant. In either case, it is in the interest of all parties that the participants fully understand and come to agreement on the assumptions and methodology prior to conducting the actual analysis. This is particularly important when considering using assumptions that vary from the norm. The local jurisdiction may request a meeting with the developer and/or preparer of the TIA Report to discuss the methodology prior to the initiation of work on the analysis. A meeting with the CMA and/or Caltrans, where applicable, is also encouraged to address issues associated with large or extraordinary projects.

The following outline and commentary represent the recommended structure for the TIA Report.

I. Introduction

Set the stage for the analysis, providing background information necessary for the unfamiliar reader to understand the magnitude of the project, location of the project and special characteristics.

Project, general plan, or specific plan description

The description must include project size by land use type, location of project, approximate location of proposed access points to the local and regional roadway system and movements from adjacent streets allowed into and out of the project. This should be shown in a site diagram. Special characteristics of the site, such as unusual daily or seasonal peaking characteristics or heavy involvement of truck traffic, should be mentioned. If the description is included in another part of a more comprehensive document, that is acceptable.

Analysis methodology

Provide a general description (overview) of the process used to analyze the project. Analysis years should be specified and the approach to the modeling/traffic forecasting process should be explained. The sources of information should be identified. The study area and method for LOS analysis for the various roadway types should be identified. At a minimum, the study area must include all freeway links with 100 or more peak-hour project trips (two-way) and other CMP roadways with 50 or more peak-hour project trips (two-way). The study area does not end with a city or county boundary. The study area is defined by the magnitude of project trips alone. In most cases, the analysis need not extend more than five miles beyond the project site, even if there are more than 50 project trips on an arterial and 100 project trips on a freeway. However, analysis of

projects in isolated areas with few access routes should be continued until the 100 or 50-trip threshold is met. Within the defined study area, all "key intersections," as listed in the most current CMP, must be analyzed. Key intersections represent intersections of CMP roadways plus those additional intersections recognized by local jurisdictions and/or SANBAG to be important to mobility on CMP roadways. At a minimum, key intersections will include signalized intersections operating at LOS D or below. The distribution of traffic must be shown for all roadways on which project trips occur (except those for internal circulation), whether or not they are on the CMP network.

The analysis of traffic operations and LOS is to be provided for the following conditions and is to include an assessment of traffic mitigation requirements for project opening day and future conditions.

1. Existing conditions – the conditions at the time of TIA preparation without the inclusion of the project generated trips. Existing deficiencies should be identified, but mitigation analysis is not required. The existing conditions analysis must include the full project impact area as defined above.
2. Project opening day conditions - the conditions on the opening day of the project for two scenarios: 1) excluding the project traffic and 2) including the project traffic. Assume full trip generation impact of the site. Full mitigation analysis is to be performed for project opening day conditions. If it is deemed more appropriate because of the nature of the project, another intermediate scenario may be included to focus on the access requirements and/or immediate area surrounding the project, subject to a request by the local jurisdiction. The methodology used for distribution of project traffic at project opening day conditions is at the discretion of the local jurisdiction.
3. Future conditions - the conditions for two model forecast year scenarios: 1) excluding the project traffic and 2) including the project traffic. Full mitigation analysis is to be performed for future conditions. In addition, a staging analysis of mitigations may be required for large projects constructed over a long time period. The need for a staging analysis will be determined by the local jurisdiction.

The analysis of the project opening day and future condition shall be based on, at a minimum, the PM peak-hour of the adjacent street traffic. An analysis of the AM peak-hour of the adjacent street traffic is also required for developments containing residential land uses and may be required for other types of development at local discretion. Analysis may be required for peak-hours other than the AM and PM peak for some land uses. This determination will be made by the local jurisdiction. The peak traffic generation hour of the development, if different from peak AM and PM hours, must also be identified and the total vehicle trips during the peak-hour of the generator must be estimated. This will facilitate a decision regarding the need to evaluate time periods other than the peak-hours of the adjacent streets.

Note: For State highway facilities, analysis of future conditions for is only required for the following: 1) jurisdictions that have not adopted qualifying development mitigation programs that achieve development contribution requirements established by the SANBAG Development Mitigation Nexus Study and 2) State highway facilities that are not included in the SANBAG Development Mitigation Nexus Study or are not subject to an agreement with Caltrans.

II. Existing conditions

Existing roadway system

Provide a map and brief written description of the roadway network. The number and type of lanes on freeways, principal arterials and other impacted roadways should be identified. Signalized intersections and plans for signalization should be identified. The existing number of lanes at key CMP intersections should be clearly identified on a graphic or in conjunction with the LOS analysis output. Maps of the CMP network are available in the Congestion Management Program documentation, available from the CMA. Also describe the relevant portions of the future network as specified with officially approved funding sources.

Existing volumes

Existing average weekday daily traffic (AWDT) should be identified for the CMP links in the study area. Historic volume growth trends in the study area should be shown. Consult the local jurisdiction, Caltrans and San Bernardino County for additional information.

Existing LOS

A LOS analysis must be conducted on all existing segments and intersections on the CMP network potentially impacted by the project or plan (as defined by the thresholds in Section I. B). Urban segments (i.e., segments on roadways that are generally signalized with spacing less than 2 miles) do not require segment analysis. Segment requirements can normally be determined by the analysis of lane requirements at intersections. Freeway mainline must be analyzed and ramp/weaving analysis may be required at local discretion, if a ramp or weaving problem is anticipated. Several software packages are available for conducting LOS analysis for signalized intersections, freeways and other types of roadways. The software package and version used must be identified. Normally, the existing LOS analysis for intersections will be run using optimized signal timing, since the future analysis will normally need to be run using optimized timing. Signal timing optimization should consider pedestrian safety and signal coordination requirements. Minimum times should be no less than 10 seconds.

Saturation flow rates are considered as average field measured saturation flow rates and in no case shall the adjusted saturation flow rates of the 2000 Highway Capacity Software be allowed to go lower than the specified saturation flow rates listed on page C-13 of the CMP, when field data are not available. However, there shall be no restriction on minimum saturation flow rates if actual saturation flow rates are available.

Default lost time is two seconds per phase and a clearance signal time of three seconds. Without local data to show otherwise, a peak-hour factor of 0.95 may be assumed for existing and full generation scenarios. Variations from these values must be documented and justified. LOS analyses should be field-verified so that the results are reasonably consistent with observation and errors in the analysis are more likely to be caught. A brief commentary on existing problem areas must be included in this section, bringing existing problems to the attention of the readers.

Only project opening day and future scenarios with project require that traffic operational problems be mitigated to provide LOS E or better operation. If the lead agency or an affected adjacent jurisdiction requires mitigation to a higher LOS, this takes precedence over the CMP requirements. The LOS threshold for State highway facilities will be the same as the jurisdiction where the facility is located but no greater than a 45 second average delay per vehicle in the peak hour (middle of LOS "D"). Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than the appropriate target LOS, the existing LOS should be maintained.

Related general plan issues

The relationship to the general plan may be identified. This section should provide general background information from the Traffic Circulation Element of the General Plan, including plans for the ultimate number of lanes, new roadways planned for the future and other information that provides a context for how the proposed project interrelates with the future planned transportation system.

III. Future conditions

Traffic forecasts

One of the primary products of the TIA is the comparison of future traffic conditions with and without the project. The primary forecasts will be for the CMP forecast year (consult the CMA for the most currently applicable forecast years). If a project is phased over a development period past the CMP forecast year, a buildout forecast with forecast background traffic must also be provided. There are two components of the forecast that need to be considered: background traffic and project traffic. Acceptable methodologies for these forecasts are described below.

Project Traffic Forecasts

Two basic alternatives are available for forecasting project traffic:

- Manual method - Generate project trips using rates from the ITE Trip Generation report. Distribute and assign the trips based on the location of the project relative to the remainder of the urban area and on the type of land use. Rather than relying on pure judgment to develop the distribution of project traffic, the future year CMP model select zone needs to be obtained from SCAG to determine the distribution pattern. The percentage distribution should be

reasonably related to the location of and the number of trips generated by zones surrounding the project. Computer-assisted trip distribution and assignment methods may be used as long as they reasonably represent the travel characteristics of the area in which the project is located. It should be noted that the model does not forecast project trucks. Therefore distribution needs to be made in a reasonable manner.

- Use of local model - Create a zone or zones that represent the project (if not already contained in the local model). The CMP model may be used if new zones are created to represent the project (it is unlikely that the CMP model will already have zones small enough to represent the project). The zone or zones should include the exact representation of driveway locations with centroid connectors. It is important that the driveway representations be exact to produce acceptable turning movement volumes. Some adjustments to the turning movement volumes may be needed, depending on the adequacy of this representation.

The above methodologies may produce different results, both in the generation of trips and the distribution of trips. However, both methods will have application, depending on the jurisdiction and on the type and size of project. It should be noted that a model select zone run shall be used for distribution and ITE trip generation rates for project trips.

Background Traffic Forecasts

Background traffic refers to all traffic other than the traffic associated with the project itself. The background traffic shall include intersection turning movement and segment truck volumes by classification (converted to PCE's) as shown on page C-12 on arterial streets of the CMP, interchange ramps and mainline freeway lanes. Future scenarios shall use the truck model (converted to PCEs) or 150 percent of the existing truck volume for arterials and freeway ramps and 160 percent for mainline freeway lanes in a special generator area such as found in the City of Fontana (between I-15 and Citrus Avenue and between San Bernardino Avenue and Jurupa Avenue).

Several alternatives for forecasting background traffic are:

- For project opening day analysis - Use accepted growth rates provided by the jurisdictions in which the analysis is to take place. Each jurisdiction's growth rates should be used for intersections and segments within that jurisdiction. A table of growth rates may be available from the jurisdictions.
- For horizon year - The traffic passenger vehicle and truck classification (in PCEs) models will provide the needed forecasts and if requested, passenger vehicle background plus project forecasts. Local models may also be used to generate intersection and segment forecasts, if a traffic refinement process is properly applied to maximize the quality and reasonableness of the forecasts. Alternatively, the CMP model may be used to generate growth factors by subarea, which may be applied to existing intersection and segment volumes. The separate forecasting of background traffic by each TIA Report preparer is redundant, will only create conflict among reports and should be avoided by the city/county providing an acceptable background forecast for use by all TIA Report preparers. Ideally, cities and/or the County should establish the background forecasts annually for use by project applicants. Until the city/county is in a position

to produce these forecasts on a routine basis, they may wish to use the results of the background forecasts from prior acceptable TIA Reports as the basis for background forecasts for other TIA Reports. The availability of such forecasts should be established before initiating the preparation of a TIA Report. If the CMP model is being used as the basis for the forecast, assume that the project is not included in the CMP model forecast (unless it can be definitively proven otherwise). If a local model is being used, the background traffic will be derived by subtracting the project traffic from the forecast where the project is already represented in the model. Where the project is not represented in the model, the background traffic can be directly derived from the model (with appropriate refinement to maintain quality and reasonableness of the forecasts).

A Note on Methodology for General Plans and Specific Plans:

In the case of analysis of general plan revisions/updates or specific plans, the same approach is applied as above. However, the "project" to be analyzed shall consist of the proposed land use. For threshold determination use the difference between the previously approved general plan and the proposed revision to the general plan. Unless otherwise agreed by the local jurisdiction, the analysis must assume the maximum intensity of land uses allowed (i.e., worst case) on the parcels to which the revision applies. All new specific plans must be analyzed based on worst case assumptions. Although general plans may not identify specific access locations, the analysis must assume access locations that are reasonable, based on the location and size of the plan.

A. Traffic added by project, general plan revision/update, or specific plan

The methods for generating and distributing project trips must be consistent with the appropriate methodology listed above. The total number of trips generated by the project must be specified by land use. The source of the trip generation rates must be documented. Project trips (inbound and outbound) must be identified on a graphic map for both the peak hour or hours being studied.

Any assumed reductions in trip generation rates, such as internal trips and transit/TDM reductions must be documented. Pass-by trips may be allowed only for retail uses and fast-food restaurants. The pass-by and internal trip percentages and methodology must be consistent with the estimates and methodology contained in the latest ITE Trip Generation handbook. The internal trip percentage must be justified by having a mixed-use development of sufficient size. In special cases, larger reductions may be allowed; but these must be documented and justified. Reductions for transit or TDM must be accompanied by an explanation of how the strategies will actually be implemented and may require a monitoring program.

Industrial and warehouse truck uses must also show the estimated number and distribution of truck trips (in PCE's) for the same hours. The methodology utilized to obtain trip generation rates and truck percentages applied in traffic impact analyses for industrial and warehouse (including 'high-cube') land uses must be clearly defined. Trip rates shall be obtained from the latest edition of ITE's Trip Generation manual or from current and relevant studies and shall be approved by the local jurisdiction.

B. Transit and TDM considerations

Transit and travel demand management strategies are a consideration in many development projects. Requirements within each jurisdiction are contained in the local TDM ordinance, to be adopted by each local jurisdiction as part of the CMP requirements. Examples of items to include are location of transit stops in relationship to the proposed project, designation of ridesharing coordinator, posting of information on transit routes and ridesharing information, provision of transit passes, etc.

C. Traffic model forecasts

Provide a map showing link volumes by direction. All CMP arterial links with 50 or more peak-hour project trips (two-way) and freeway links with 100 or more peak-hour project trips (two-way) must be shown. The factor to derive a peak-hour from the three-hour AM peak period is 0.38. The factor to derive a peak-hour from the four-hour PM peak is 0.28. All model forecasts shall be post processed. Appendix E in the CMP documentation contains guidelines for model post processing.

D. Future LOS

Compute levels of service for CMP segments and intersections based on the procedures in the latest Highway Capacity Manual. Refer to the procedures adopted in Chapter 2 of the CMP and the assumptions specified in section II.C of this appendix. Copies of the volumes, intersection geometry, capacity analysis worksheets and all relevant assumptions must be included as appendices to the TIA Report. It should be noted that the v/c ratio and implied LOS that can be output by travel demand models are different from the LOS analysis prescribed in this section. The capacities used in the model are not typically the same capacities as used in the capacity analysis.

Intersections and segments on State highway facilities should be analyzed as a coordinated system. Left turn, through and right turn lane queuing analysis is highly desirable to validate an intersection's LOS. This more detailed analysis is meant to ensure the various movements do not overflow and impede adjacent movements and is left to the discretion of the local agency.

E. Description of projected LOS problems

Identify resulting levels of service for intersections and segments, as appropriate, on a map for applicable peak-hours. Describe in the text the nature of expected LOS problems. Describe any other impacts that the project may also have on the CMP roadway network, particularly access requirements.

F. Project contribution to total new volumes (forecast minus existing) on analyzed links

Compute the ratio of traffic generated by the proposed development to the total new traffic (including project traffic) generated between the existing condition and forecast year for each analyzed link or intersection. The purpose of this calculation is to identify the proportion of volume increase that can be attributed to the proposed project. This will be a necessary component of any deficiency plans prepared under the CMP at a later date. The calculations are to be conducted for

all applicable peak hours. The results may be shown on a map or in a table by percentages to the nearest tenth of a percent.

IV. Project mitigation.

The mitigation of project impacts is designed to identify potential LOS problems and to address them before they actually occur. This will also provide a framework for negotiations between the local jurisdiction and the project developer. The CMA will not be involved in these negotiations unless requested by a local jurisdiction. Impacts beyond the boundaries of the jurisdiction must be identified in the same fashion as impacts within the jurisdictional boundary. Impacted local agencies outside the boundary will be provided an opportunity for review of the TIA Report. Negotiations with these outside jurisdictions and with Caltrans are a possible outcome, depending on the magnitude and nature of the impacts.

For the CMP, the mitigations must bring the roadway into conformance with the LOS standards established for the CMP. However, local agencies may require conformance to higher standards, and these must be considered in consultation with the local jurisdiction. Measures to address local needs that are independent from the CMP network should be included in the TIA Report for continuity purposes. Consult the local jurisdiction to determine requirements which may be beyond the requirements of the CMP. The information required in this part of the TIA Report is described below.

Other transportation improvements already programmed and fully funded

Only transportation improvements that are fully funded should be assumed in forecast.

Roadway improvements needed to maintain CMP LOS standard

These should include an evaluation of intersection turn lanes, signalization, signal coordination and link lane additions, at a minimum. If a freeway is involved, lane requirements and ramp treatments to solve LOS deficiencies must be examined. Prior studies on the same sections may be furnished to the preparer of the TIA and such studies may be referenced if they do, in fact, provide the necessary mitigation for the proposed project. However, the calculation of percentage of contribution of the project to the growth in traffic must still be provided for the appropriate peak-hours, as described earlier. If the physical or environmental constraints make mitigation unlikely, then the contribution may be used to improve LOS elsewhere on the system or another location that would relieve the impact. The point of referencing a previously conducted study is to avoid unnecessary duplication of effort on the same sections of roadway. Copies of previously conducted relevant studies in the area may be obtained from the local jurisdictions or the CMA, including any plans resulting from the annual modeling runs for the CMP.

Other improvements needed to maintain the LOS standard

In some cases, additional transit and TDM strategies beyond what was in the original assumptions may be necessary to provide an adequate mitigation. These must be described and the method for implementation must be discussed.

LOS with improvements

The LOS with improvements must be computed and shown on a map or table along with the traffic LOS without improvements. Delay values, freeway volume/capacity ratios, or other measures of LOS must be included in the results (could be in an appendix) along with the letter designation.

Cost estimates

The costs of mitigating deficiencies must be estimated for deficiencies that occur either within or outside the boundaries of the jurisdiction. The costs must be identified separately for each jurisdiction and for Caltrans roadways. Prior studies and cost estimates by SANBAG, Caltrans and other jurisdictions may be referenced. Used together with the analysis conducted in Section III.G, this will provide an approximation of project contribution to the needed improvements. This estimate is prepared for discussion purposes with the local jurisdiction and with neighboring jurisdictions and Caltrans. It does not imply any legal responsibility or formula for contributions to mitigations. If a mitigation measure is identified as necessary to bring a deficiency into conformance with the LOS standard, but physical or environmental constraints make the improvement impractical, an equivalent contribution should be considered to improve the LOS elsewhere on the system or another location providing direct relief. F. Relationship to other elements While the measures required to address air quality problems are not required for the TIA Report, they may be required as part of a CEQA review. The TIA Report may be integrated with environmental documents prepared for CEQA requirements. This is at the discretion of the local jurisdiction.

V. Conclusions and recommendations

Summary of proposed mitigations and costs

Provide a summary of the impacts, proposed mitigations and the costs of the mitigations. A cost estimate for the proposed mitigations must be included. Generalized unit costs will be available from either Caltrans or the local jurisdiction. The source of the unit cost estimates used must be specified in the TIA Report.

Other recommendations

List any other recommendations that should be brought to the attention of the local jurisdiction, the CMA, or Caltrans. This may include anticipated problems beyond the forecast year or on portions of the network not analyzed.

Summary List of Typical Figures and Tables to Be Included in a TIA Report:

- Project location and 5-mile limit study area (map)
- Project size by land use (table)
- Trips generated by land use for AM and PM weekday peak-hours of adjacent street traffic and for daily traffic inbound and outbound (table) and other applicable peak-hours
- List of other planned transportation improvements affecting the project
- Existing intersection and link volumes and levels of service (map)
- Distribution and assignment of project trips (map)
- Forecast traffic without project and with project for applicable peak-hours (map or table)
- LOS without project and with project (map or table) • Improvements required to mitigate project opening day and forecast year scenario impacts (map and/or table)
- Ratio of project traffic to new traffic (new traffic means the difference between existing and forecast) on analyzed links or intersections (map or table) • Improvement costs by jurisdiction and for Caltrans roadways

Summary of Analysis Assumptions for the TIA:

LOS Analysis Procedures and Assumptions

Intersections

- Current HCM operational analysis.
- Optimized signal timing/phasing for future signal analysis, unless assumed to be in a coordinated system, in which case estimated actual cycle length is used. The maximum cycle length for a single signalized intersection or system should be 130 seconds.
- 10 second minimum phase time, including change interval.
- Average arrivals, unless a coordinated signal system dictates otherwise. • Ideal lane width (12 feet).
- "Required" solution if analysis by Webster.
- Exclusive right turn lane is assumed to exist if pavement is wide enough to permit a separate right turn, even if it is not striped. (Minimum 20' from curb line to lane stripe).
- 2 second lost time/phase.
- A full saturation flow rate can be assumed for an extra lane provided on the upstream of the intersection only if this lane also extends at least 600 feet downstream of the intersection (or to the next downstream intersection).
- PHF = 0.95 for future analysis.
- The lane utilization factor may also be set at 1.00 when the v/c ratio for the lane group approaches 1.0, as lanes tend to be more equally utilized in such situations.
- For light duty trucks (such as service vehicles, buses, RV's and dual rear wheels) use a PCE of 1.5. For medium duty trucks with 3 axles use a PCE of 2.0. For heavy duty trucks with 4 axles, use a PCE of 3.0.
- Industrial, warehousing and other Projects with high truck percentages should convert to PCE's before applying thresholds.

- When field saturation flow rates and any special intersection characteristics are not available, the following field adjusted saturation flow rates are recommended for analysis.

Existing and Opening Day Scenarios

- Exclusive thru: 1,800 vehicles per hour green per lane (vphgpl)
- Exclusive left: 1,700 vphgpl
- Exclusive right: 1,800 vphgpl
- Exclusive double left: 1,600 vphgpl • Exclusive triple left: 1,500 vphgpl or less

Future Scenarios

- Exclusive thru: 1,900 vphgpl • Exclusive left: 1,800 vphgpl
- Exclusive right: 1,900 vphgpl
- Exclusive double right: 1,800 vphgpl
- Exclusive double left: 1,700 vphgpl
- Exclusive triple left: 1,600 vphgpl or less
- Note: Existing field saturation flow rates should be used if they are available and any special traffic or geometric characteristics should also be taken into account if known to affect traffic flow.

Freeways

- Capacity of 2,200 vehicles/hour/lane (1,600/hr/lane/HOV)
- Use Caltrans truck percentages (includes trucks, buses and RV's)
- Peak-hour factor of 0.98 for congested areas and 0.95 for less congested areas
- Directional distribution of 55% and 45%, if using non-directional volumes from Caltrans volume book
- Design speed of 70 mph

Stop Controlled Intersections

- Current HCM for 2-way and 4-way stops

Project-Related Assumptions

- Use the latest ITE Trip Generation handbook for mixed use internal trip percentages. Higher percentages must be fully justified.
- Pass by trips - Retail uses and fast food restaurants only
- Use ITE procedures to estimate percentage
- For analysis at entry points into site, driveway volume is not reduced (i.e., trip generation rate is still the same). Rather, trips are redistributed based on the assumed prevalent directions of pass-by trips (see recommended ITE procedure).
 - Reductions for transit or TDM are a maximum of 10% unless higher can be justified. Other

- If a new traffic generating development project (other than a single family residential unit) within a federally designated urbanized area abuts a state highway or abuts a highway that intersects a State highway within 500 feet of that intersection, the local jurisdiction in which the development occurs must notify Caltrans and the CMA.
- The TIA procedures will be reviewed biannually. Forward comments to the CMA.
- Industrial warehouse and truck projects may distribute only truck trips by hand. (Employee trip distribution shall be modeled.)
- Intersections will be considered deficient (LOS "F") if the critical v/c ratio equals or exceeds 1.0, even if the LOS defined by the delay value is above the defined LOS standard.
- All the computer-generated traffic forecasts need to be refined for use in TIA reports to provide the best estimate of future volumes possible. Traffic forecasts should be post processed by using "B" turns software available through SCAG or another approved methodology. However, the post processing of turning movements is restricted to local models only.

CEQA Assessment - VMT Analysis

A key element of SB 743, signed in 2013, is the elimination of automobile delay and LOS as the sole basis of determining CEQA impacts. The most recent CEQA guidelines, released in December 2018, recommend VMT as the most appropriate measure of project transportation impacts. However, SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., the general plan), studies, or ongoing network monitoring.

The following recommendations assist in determining VMT impact thresholds and mitigation requirements for various land use projects' TIAs.

Analysis Methodology

For purposes of SB 743 compliance, a VMT analysis should be conducted for land use projects as deemed necessary by the Traffic Division and would apply to projects that have the potential to increase the average VMT per service population (e.g. population plus employment) compared to the SBCTA region or the lead agency boundary. Normalizing VMT per service population essentially provides a transportation efficiency metric that the analysis is based on. Using this efficiency metric allows the user to compare the project to the remainder of the unincorporated area for purposes of identifying transportation impacts.

These guidelines are based on the SBCTA SB 743 Implementation Study which provides options for both methodologies and VMT screening. The methodologies and significance thresholds presented below are based on SBCTA recommendations from the Implementation Study; lead agencies may wish to modify these thresholds with alternative thresholds of significance and methodologies as appropriate.

Project Screening

There are three types of screening that lead agencies can apply to effectively screen projects from project-level assessment. These screening steps are summarized below:

Step 1: Transit Priority Area (TPA) Screening

Projects located within a TPA¹ may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may **NOT** be appropriate if the project:

¹ A TPA is defined as a half mile area around an existing major transit stop or an existing stop along a high quality transit corridor per the definitions below.

Pub. Resources Code, § 21064.3 - 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

For this screening in the SBCTA area, the SBTAM travel forecasting model was used to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to Census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population (population plus employment) was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

To identify if the project is in a low VMT-generating area, the analyst may review the SBCTA screening tool and apply the appropriate threshold (identified later in this chapter) within the tool. Additionally, as noted above, the analyst must identify if the project is consistent with the existing land use within that TAZ and use professional judgement that there is nothing unique about the project that would otherwise be mis-represented utilizing the data from the travel demand model.

The SBCTA screening tool can be accessed at the following location:

<http://gis.fehrandpeers.com/WRCOGVMT/>

Step 3: Project Type Screening

Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

Pub. Resources Code, § 21155 - For purposes of this section, a 'high-quality transit corridor' means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

In addition to local serving retail, the following uses can also be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects on or adjacent to college campuses
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (Public libraries, fire stations, local government)
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Affordable or supportive housing
- Assisted living facilities
- Senior housing (as defined by HUD)
- Projects generating less than 110 daily vehicle trips²
 - This generally corresponds to the following “typical” development potentials:
 - 11 single family housing units
 - 16 multi-family, condominiums, or townhouse housing units
 - 10,000 sq. ft. of office
 - 15,000 sq. ft. of light industrial³
 - 63,000 sq. ft. of warehousing⁷
 - 79,000 sq. ft. of high cube transload and short-term storage warehouse⁷

² This threshold ties directly to the OPR technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

³ Threshold may be higher depending on the tenant and the use of the site. This number was estimated using rates from ITE’s Trip Generation Manual.

VMT Assessment for Non-Screened Development

Projects not screened through the steps above should complete VMT analysis and forecasting through the SBTAM model to determine if they have a significant VMT impact. This analysis should include 'project generated VMT' and 'project effect on VMT' estimates for the project TAZ (or TAZs) under the following scenarios:

- Baseline conditions - This data is already available in the web screening map.
- Baseline plus project for the project - The project land use would be added to the project TAZ or a separate TAZ would be created to contain the project land uses. A full base year model run would be performed and VMT changes would be isolated for the project TAZ and across the full model network. The model output must include reasonableness checks of the production and attraction balancing to ensure the project effect is accurately captured. If this scenario results in a less-than-significant impact, then additional cumulative scenario analysis may not be required (more information about this outcome can be found in the Thresholds Evaluation discussion later in this chapter).
- Cumulative no project - This data is available from SBCTA.
- Cumulative plus project - The project land use would either be added to the project TAZ or a separate TAZ would be created to contain the project land uses. The addition of project land uses should be accompanied by a reallocation of a similar amount of land use from other TAZs; especially if the proposed project is significant in size such that it would change other future developments. Land use projects will generally not change the cumulative no project control totals for population and employment growth. Instead, they will influence the land use supply through changes in general plan land use designations and zoning. If project land uses are simply added to the cumulative no project scenario, then the analysis should reflect this limitation in the methodology and acknowledge that the analysis may overestimate the project's effect on VMT.

The model output should include total VMT, which includes all vehicle trips and trip purposes, and VMT per service population (population plus employment). Total VMT (by speed bin) is needed as an input for air quality, greenhouse gas (GHG), and energy impact analysis while total VMT per service population is recommended for transportation impact analysis⁴.

Both "plus project" scenarios noted above will summarize two types of VMT: (1) project generated VMT per service population and comparing it back to the appropriate benchmark noted in the

⁴ This assumes that the lead agency will use VMT per service population for its impact threshold. If a lead agency decides to isolate VMT by trip purpose, then the lead agency would need to update this section of the recommended guidelines.

thresholds of significance, and (2) the project effect on VMT, comparing how the project changes VMT on the network looking at Citywide VMT per service population or a sub-regional VMT per service population and comparing it to the no project condition.

Project-generated VMT shall be extracted from the travel demand forecasting model using the origin-destination trip matrix and shall multiply that matrix by the final assignment skims. The project-effect on VMT shall be estimated using a sub-regional boundary (such as a City limit or County line) and extracting the total link-level VMT for both the no project and with project condition.

In some cases, it may be appropriate to extract the Project-generated VMT using the production-attraction trip matrix. This may be appropriate when a project is entirely composed of retail or office uses, and there is a need to isolate the home-based-work (HBW) VMT for the purposes of isolating commute VMT. The City should evaluate the appropriate methodology based on the project land use types and context.

A detailed description of this process is attached to these guidelines.

CEQA VMT Impact Thresholds

The SBCTA Implementation Study provided several options related to VMT thresholds of significance and guidance/substantial evidence related to thresholds of significance. Lead agencies should refer to that document for guidance/options.

VMT Impacts

An example of how VMT thresholds would be applied to determine potential VMT impacts is provided below.

A project would result in a significant project-generated VMT impact if either of the following conditions are satisfied:

1. The baseline project-generated VMT per service population exceeds the lead agency's baseline VMT per service population (note, for more efficient cities in the SBCTA region, the lead agency could compare itself to the San Bernardino County regional average instead), or
2. The cumulative project-generated VMT per service population exceeds the lead agency's baseline VMT per service population (note, for more efficient cities in the SBCTA region, the lead agency could compare itself to the San Bernardino County regional average instead).

The project's effect on VMT would be considered significant if it resulted in either of the following conditions to be satisfied:

1. The baseline link-level boundary VMT per service population (City or sub-regional boundary) to increase under the plus project condition compared to the no project condition), or
2. The cumulative link-level boundary VMT per service population (City or sub-regional boundary) to increase under the plus project condition compared to the no project condition).

Please note that the cumulative no project shall reflect the adopted RTP/SCS; as such, if a project is consistent with the regional RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence

VMT Mitigation Measures

To mitigate VMT impacts, the following choices are available to the applicant:

1. Modify the project's built environment characteristics to reduce VMT generated by the project
2. Implement transportation Demand Management (TDM) measures to reduce VMT generated by the project.
3. Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels

As part of the SBCTA Implementation Study, key TDM measures that are appropriate to the region were identified.

Measures appropriate for most of the SBCTA region are summarized in Attachment B of the TDM Strategies Evaluation Memorandum. Evaluation of VMT reductions should be evaluated using state-of-the-practice methodologies recognizing that many of the TDM strategies are dependent on building tenant performance over time. As such, actual VMT reduction cannot be reliably predicted and monitoring may be necessary to gauge performance related to mitigation expectations.

CEQA Assessment - Active Transportation and Public Transit Analysis

Potential impacts to public transit, pedestrian facilities and travel, and bicycle facilities and travel can be evaluated using the following criteria.

- A significant impact occurs if the project conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreases the performance or safety of such facilities.

Therefore, the TIA should include analysis of a project to examine if it is inconsistent with adopted policies, plans, or programs regarding active transportation or public transit facilities, or otherwise decreases the performance or safety of such facilities and make a determination as to whether it has the potential to conflict with existing or proposed facilities supporting these travel modes.

Transportation Impact Study Format

The recommended TIA format is as follows:

1. Executive Summary
 - a. Table summarizing significant impacts and mitigation measures
2. Introduction
 - a. Purpose of the TIA and study objective
 - b. Project location and vicinity map (Exhibit)
 - c. Project size and description
 - d. Existing and proposed land use and zoning
 - e. Site plan and proposed project (Exhibit)
 - f. Proposed project opening year and analysis scenarios
3. Methodology and Impact Thresholds
4. Existing Conditions
 - a. Existing roadway network
 - b. Existing traffic control and intersection geometrics (Exhibit)
 - c. Existing traffic volumes – AM and PM peak hour and ADT (Exhibit)
 - d. Existing level of service (LOS) at intersections (Table)
 - e. Existing bicycle facilities (Exhibit)
 - f. Existing transit facilities (Exhibit)
 - g. Existing pedestrian facilities
5. Project Traffic
 - a. Trip generation (Table)
 - b. Trip distribution and assignment (Exhibit)
 - c. Project peak hour turning movements and ADT (Exhibit)
6. Background Conditions (Opening Year) Analysis
 - a. No Project analysis
 - i. Committed (funded) roadway improvements
 - ii. Approved project trip generation (Table, if required)
 - iii. Approved project trip assignment and distribution (Exhibit, if required)
 - iv. Peak turning movement and ADT (Exhibit)
 - v. Intersection level of service (Table)
 - vi. Roadway segment level of service (Table)
 - b. Plus Project analysis
 - i. Plus Project peak turning movement and ADT (Exhibit)
 - ii. Intersection level of service (Table)
 - iii. Roadway segment level of service (Table)

- iv. Identification of intersection and roadway segment deficiencies
- 7. Cumulative Year Analysis
 - a. No Project analysis
 - i. Committed (funded) roadway improvements
 - ii. Pending projects and verification of how they are included in the travel demand forecasting model
 - iii. Cumulative Year peak turning movement and ADT (Exhibit)
 - iv. Intersection level of service (Table)
 - v. Roadway segment level of service (Table)
 - b. Plus Project Analysis
 - i. Plus Project peak turning movement and ADT (Exhibit)
 - ii. Intersection level of service (Table)
 - iii. Roadway segment level of service (Table)
 - iv. Identification of intersection and roadway segment deficiencies
- 8. Traffic Signal Warrant Analysis
- 9. Site Access Analysis
- 10. Safety and Operation Improvement Analysis
- 11. Active Transportation and Public Transit Analysis
- 12. Improvements and Recommendations
 - a. Proposed improvements at intersections
 - b. Proposed improvements at roadway segments
 - c. Recommended Improvements categorized by whether they are included in fee plan or not. (Identify if these improvements are included in an adopted fee program)
- 13. Vehicle Miles Traveled (VMT) Analysis
 - a. Project VMT per person/employee for all analysis scenarios
 - b. Project effect on VMT for all analysis scenarios
 - c. Identification of VMT impacts
 - d. Proposed VMT Mitigation Measures
- 14. Appendix
 - a. Approved scope of work
 - b. Traffic counts
 - c. Intersection analysis worksheets
 - d. VMT and TDM calculations
 - e. VMT and TDM mitigation calculations
 - f. Signal warrant worksheets

Attachments

Detailed VMT Forecasting Information

Most trip-based models generate daily person trip-ends for each TAZ across various trip purposes (HBW, HBO, and NHB, for example) based on population, household, and employment variables. This may create challenges for complying with the VMT guidance because trip generation is not directly tied to specific land use categories. The following methodology addresses this particular challenge among others.

Production and attraction trip-ends are separately calculated for each zone, and generally: production trip-ends are generated by residential land uses and attraction trip-ends are generated by non-residential land uses. OPR's guidance addresses residential, office, and retail land uses. Focusing on residential and office land uses, the first step to forecasting VMT requires translating the land use into model terms, the closest approximations are:

- Residential: home-based production trips
- Office: home-based work attraction trips

Note that this excludes all non-home-based trips including work-based other and other-based other trips.

The challenges with computing VMT for these two types of trips in a trip-based model are 1) production and attraction trip-ends are not distinguishable after the PA to OD conversion process and 2) trip purposes are not maintained after the mode choice step. For these reasons, it is not possible to use the VMT results from the standard vehicle assignment (even using a select zone re-assignment). A separate post-process must be developed to re-estimate VMT for each zone that includes trip-end types and trip purposes. Two potential approaches to tackle this problem are described below.

Simplified

This approach uses standard model output files and requires minimal custom calculations. It is based on a regional MPO trip-based model with peak (PK) and off-peak (OP) skims and person trip production-attraction (PA) matrices.

- Calculate custom vehicle trip PA matrices from PK and OP person trip matrices
 - Keep trip purposes and modes separate
 - Use average vehicle occupancy rates for drive-alone and shared ride trips
- Use the final congested drive-alone PK and OP skim matrices to estimate trip length between zones
- Multiply the skim matrices by vehicle trip matrices to estimate VMT
- Sum the PK and OP results to estimate daily VMT and aggregate mode trip purpose and mode

- Calculate automobile VMT for individual TAZs using marginal totals:
 - Residential (home-based) - row total
 - Office (home-based work) - column total

Detailed

The process described above simplifies the approach but does not account for different congestion patterns throughout the day (AM, MD, PM, and NT), the direction of travel (all productions are origins and all attractions are destinations), or the benefits of exclusive lanes (HOV or HOT lanes). This more detailed approach attempts to address these limitations and better estimate the VMT produced by the vehicle assignment model.

- Re-skim final loaded congested networks for each mode and time period
- Run a custom PA to OD process that replicates actual model steps, but:
 - Keeps departure and return trips separate
 - Keeps trip purpose and mode separate
 - Converts person trips to vehicle trips based on auto occupancy rates and isolates automobile trips
 - Factors vehicle trips into assignment time periods
- Multiply appropriate distance skim matrices by custom OD matrices to estimate VMT
- Sum matrices by time period, mode, and trip purpose to calculate daily automobile VMT
- Calculate automobile VMT for individual TAZs using marginal totals:
 - Residential (home-based) - row of departure matrix plus column of return matrix
 - Office (home-based work) - column of departure matrix plus row of return matrix

Appropriateness Checks

Regardless of which method is used, the number of vehicle trips from the custom PA to OD process and the total VMT should match as closely as possible with the results from the traditional model process. The estimated results should be checked against the results from a full model run to understand the degree of accuracy. Note that depending on how each model is setup, these custom processes may or may not include IX/XI trips, truck trips, or special generator trips (airport, seaport, stadium, etc.).

When calculating VMT for comparison at the study area, citywide, or regional geography, the same methodology that was used to estimate project-specific VMT should be used. The VMT for these comparisons can be easily calculated by aggregating the row or column totals for all zones that are within the desired geography.

RESOLUTION NO. 2020-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,
STATE OF CALIFORNIA, ADOPTING “VEHICLE MILES TRAVELED”
THRESHOLDS OF SIGNIFICANCE FOR PURPOSES OF ANALYZING
TRANSPORTATION IMPACTS UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

WHEREAS, the California Environmental Quality Act Guidelines (“CEQA Guidelines”) encourage public agencies to develop and publish generally applicable “thresholds of significance” to be used in determining the significance of a project’s environmental effects; and

WHEREAS, CEQA Guidelines section 15064.7(a) defines a threshold of significance as “an identifiable quantitative, qualitative or performance level of a particular environmental effect, noncompliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant”; and

WHEREAS, CEQA Guidelines section 15064.7(b) requires that thresholds of significance must be adopted by ordinance, resolution, rule, or regulations, developed through a public review process, and be supported by substantial evidence; and

WHEREAS, pursuant to CEQA Guidelines section 15064.7(c), when adopting thresholds of significance, a public agency may consider thresholds of significance adopted or recommended by other public agencies provided that the decision of the agency is supported by substantial evidence; and

WHEREAS, Senate Bill 743, enacted in 2013 and codified in Public Resources Code section 21099, required changes to the CEQA Guidelines regarding the criteria for determining the significance of transportation impacts of projects; and

WHEREAS, in 2018, the Governor’s Office of Planning and Research (“OPR”) proposed, and the California Natural Resources Agency certified and adopted, new CEQA Guidelines section 15064.3 that identifies vehicle miles traveled (“VMT”) – meaning the amount and distance of automobile travel attributable to a project – as the most appropriate metric to evaluate a project’s transportation impacts; and

WHEREAS, as a result, automobile delay, as measured by “level of service” (“LOS”) and other similar metrics, will generally no longer constitute a significant environmental effect under CEQA; and

WHEREAS, CEQA Guidelines section 15064.3 requires agencies to stop treating automobile delay/LOS as an environmental impact effective on July 1, 2020, though public agencies may elect to be governed by this section immediately; and

WHEREAS, the City of Loma Linda, following a public review process, wishes to adopt the VMT thresholds of significance for determining the significance of transportation impacts that are recommended in an analysis conducted by the San Bernardino County Transportation Authority on behalf of its member jurisdictions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Loma Linda, State of California, hereby adopts: 1) Utilizing the San Bernardino County Travel Demand Model (SBTAM) as its preferred methodology to measure VMT and; 2) Utilizing a threshold consistent with Table 1 in Exhibit A. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

PASSED AND ADOPTED this 8h day of December 2020, by the following vote:

AYES:

NOES:

ABSENT:

Phillip Dupper, Mayor

Attest:

Barbara Nicholson, City Clerk



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

SUBJECT: Demands Register

Approved/Continued/Denied

By City Council

Date _____

RECOMMENDATION

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

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Voucher List
CITY OF LOMA LINDA
11-24-2020

Page: 1

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632678	11/5/2020	000766 PRUDENTIAL OVERALL SUPPLY	23051219	P-0000016713	SHOP RAGS	51.05
Total :						51.05
632679	11/5/2020	005502 FRONTIER COMMUNICATIONS	2 STATEMENTS		PHONE SERVICE	315.00
Total :						315.00
632680	11/5/2020	005502 FRONTIER COMMUNICATIONS	2 STATEMENTS		PHONE SERVICE	172.04
Total :						172.04
632681	11/5/2020	000265 DIANA DE ANDA	REQUEST		2020 FLEX MEDICAL REIMBURSEMENT	46.60
Total :						46.60
632682	11/5/2020	001965 J.L. LUZADAS	REQUEST		2020 FLEX MEDICAL REIMBURSEMENT	863.93
Total :						863.93
632683	11/5/2020	006205 TALENTZOK	164976	P-0000016826	Temporary Finance Staff FY 20-21	1,370.31
Total :						1,370.31
632684	11/5/2020	000026 VERIZON WIRELESS	9865939126		WIRELESS PHONE SERVICE	2,392.97
Total :						2,392.97
632685	11/10/2020	006205 TALENTZOK	164860	P-0000016826	Temporary Finance Staff FY 20-21	1,377.34
Total :						1,377.34
632686	11/10/2020	006205 TALENTZOK	164918	P-0000016826	Temporary Finance Staff FY 20-21	1,526.53
Total :						1,526.53
632687	11/10/2020	000840 CITY OF SAN BERNARDINO	92661-90878	P-0000016659	WATER SERVICE	36.47
Total :						36.47
632688	11/10/2020	000840 CITY OF SAN BERNARDINO	133-132	P-0000016659	WATER PURCHASES	1,392.47
Total :						1,392.47
632689	11/10/2020	000690 NEW YORK LIFE INSURANCE CO	006924297		LIFE INSURANCE PREMIUM	56.34
Total :						56.34
632690	11/10/2020	000265 DIANA DE ANDA	REQUEST		FLEX MEDICAL REIMBURSEMENT	113.30

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CITY OF LOMA LINDA

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632691	11/10/2020	000917 ZAHADA K SINGH	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	39.69
					Total :	39.69
632692	11/10/2020	005395 USBANK EQUIPMENT FINANCE	427560982	P-0000016818 P-0000016818	PRINTERS LEASE AGREEMENT	2,912.46
					Total :	2,912.46
632693	11/10/2020	005500 WEST COAST ARBORISTS INC	165191	P-0000017008	TREE TRIMMING OF PALM TREES	987.00
					Total :	987.00
632694	11/10/2020	000840 CITY OF SAN BERNARDINO	92661-76164	P-0000016659	WATER PURCHASES	525.50
					Total :	525.50
632695	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104274797-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	89.03
					Total :	89.03
632696	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104326140-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	3.20
					Total :	3.20
632697	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104312790-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	577.72
					Total :	577.72
632698	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104313592-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	119.52
					Total :	119.52
632699	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104365278-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	217.32
					Total :	217.32
632700	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104485280-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	151.14
					Total :	151.14
632701	11/10/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104493968-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIES	83.78
					Total :	83.78
632702	11/12/2020	006254 FLORES-HERNANDEZ, LYDIA	PC869316		REFUND OF AFLAC PREMIUM OVERPAID	84.30
					Total :	84.30

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632703	11/12/2020	003294 US POSTAL SERVICE, NEOPOST POSTAGE-O	47718562		POSTAGE FOR MTR ACCOUNT#477185	1,000.00
					Total :	1,000.00
632704	11/12/2020	003400 INFOSEND, INC	179407	P-0000017041	FLYER INSERT FEE/USED OIL FILTER E	484.88
					Total :	484.88
632705	11/17/2020	000265 DIANA DE ANDA	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	113.58
					Total :	113.58
632706	11/17/2020	001245 SO CALIF EDISON	STMTS-2		ELECTRICITY SERVICE	1,492.55
					Total :	1,492.55
632707	11/17/2020	001245 SO CALIF EDISON	STMTS-10		ELECTRICITY SERVICE	600.17
					Total :	600.17
632708	11/17/2020	001245 SO CALIF EDISON	STMT		ELECTRICITY SERVICE	14.76
					Total :	14.76
632709	11/17/2020	001356 STAPLES BUSINESS ADVANTAGE	3460679597	P-0000016726	OFFICE SUPPLIES	20.43
					Total :	20.43
632710	11/17/2020	001356 STAPLES BUSINESS ADVANTAGE	3460679604	P-0000016726	OFFICE SUPPLIES	34.95
					Total :	34.95
632711	11/17/2020	000304 TYLER TECHNOLOGIES, INC	045-320974	P-0000014040	SOFTWARE IMPL. COST-MUNIS QUOTE	1,275.00
					Total :	1,275.00
632712	11/17/2020	002117 HILLTOP GEOTECHNICAL INC	17437	P-0000016878	GEOTECHNICAL SRVS HINCKLEY HOU	4,250.00
					Total :	4,250.00
632713	11/17/2020	001245 SO CALIF EDISON	2-01-005-0805		ELECTRICITY SERVICE	2,753.50
					Total :	2,753.50
632714	11/17/2020	001245 SO CALIF EDISON	STMTS-6		ELECTRICITY SERVICE	305.17
					Total :	305.17
632715	11/17/2020	001245 SO CALIF EDISON	STMTS-8		ELECTRICITY SERVICE	785.37

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632715	11/17/2020	001245 001245 SO CALIF EDISON	(Continued)		Total :	785.37
632716	11/17/2020	001261 THE GAS COMPANY	STMTS-2		GAS SERVICE	49.96
					Total :	49.96
632717	11/17/2020	000304 TYLER TECHNOLOGIES, INC	045-320153	P-0000014041	SOFTWARE DATA CONV.-MUNIS QUOT	1,275.00
					Total :	1,275.00
632718	11/18/2020	001965 J.L. LUZADAS	REQUEST		DEPENDENT CARE REIMBURSEMENT-	529.00
					Total :	529.00
632719	11/24/2020	000029 AGUA MANSA PROPERTIES, INC	93204	P-0000016648	CONCRETE	220.00
			93307	P-0000016648	CONCRETE	220.00
			93392	P-0000016648	CONCRETE	220.00
			93408	P-0000016648	CONCRETE	220.00
			93420	P-0000016648	CONCRETE	220.00
			93535	P-0000016648	CONCRETE	240.00
					Total :	1,340.00
632720	11/24/2020	005758 ALETHEA INC	LL102020	P-0000016821	ONSITE DESK SUPPORT SPECIALIST	14,100.00
					Total :	14,100.00
632721	11/24/2020	000053 ANIMAL EMERGENCY CLINIC, INC	157586	P-0000016651	ANIMAL CONTROL SERVICES	70.00
			157736	P-0000016651	ANIMAL CONTROL SERVICES	70.00
			158074	P-0000016651	ANIMAL CONTROL SERVICES	90.00
					Total :	230.00
632722	11/24/2020	001400 BOOT BARN 4 SAN BERNARDINO	INV00076329	P-0000016653	UNIFORM BOOTS & UNIFORM PANTS	316.78
					Total :	316.78
632723	11/24/2020	005174 BRENT BILLINGSLEY, AUTOMATED WATER TF 919		P-0000016654	CHLORINE TABLETS FOR WATER WEL	3,729.59
					Total :	3,729.59
632724	11/24/2020	000110 BURTRONICS BUSINESS SYSTEM	AR75322	P-0000017037	REPLACEMENT PRINTER FOR SCADA	1,291.38
					Total :	1,291.38
632725	11/24/2020	000161 CA TOOL & WELDING SUPPLY	555710	P-0000016656	WELDING SUPPLIES, MEDICAL OXYGE	125.85

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632725	11/24/2020	000161 000161 CA TOOL & WELDING SUPPLY	(Continued)		Total :	125.85
632726	11/24/2020	005390 CALIFORNIA HIGHWAY ADOPTION CO	1020137	P-0000016784	CLEAN UP MAINTENANCE AT MT VIEW	500.00
			1020138	P-0000016784	CLEAN UP MAINTENANCE AT MT VIEW	325.00
					Total :	825.00
632727	11/24/2020	004803 CANNON PACIFIC SERVICES INC, DBA PACIFI	152651	P-0000016785	STREET SWEEPING SERVICES	6,094.08
					Total :	6,094.08
632728	11/24/2020	006247 CANYON HYDROSEEDING	4090	P-0000017017	HYDROSEED SMALL DOG PARK	991.00
					Total :	991.00
632729	11/24/2020	005791 CENTURYLINK	170173298	P-0000016811	BANDWIDTH SERVICES AND VOIP	312.45
					Total :	312.45
632730	11/24/2020	005762 CORE & MAIN	M651516		20- 2 INCH TURBINE METERS	8,334.47
				P-0000016379		
			N120318	P-0000016664	WATER METER GOODS	568.90
			N140179	P-0000017003	METER BOXES, COVERS & LIDS FOR V	9,727.67
			N290467	P-0000016664	WATER METER GOODS	702.01
					Total :	19,333.05
632731	11/24/2020	005709 COUNTY TREASURER, OFC OF AUDITOR/COF	1800000528		ADDITIONAL LAFCO 2020-2021 APPOR	427.40
					Total :	427.40
632732	11/24/2020	000954 CWEA-TCP	35079		DANIEL DRUMMOND GRADE 1 CERTIF	91.00
					Total :	91.00
632733	11/24/2020	002238 DAVID CARTER, DIB'S SAFE & LOCK SERVICE	239872	P-0000016668	LOCK AND KEYS	90.98
					Total :	90.98
632734	11/24/2020	005593 DINOSAUR TIRE & ROAD SRVS INC	81055		FRONT TIRES FOR CAT BACKHOE & SI	1,084.62
				P-0000017038		
					Total :	1,084.62
632735	11/24/2020	002179 ENGINEERING RESOURCES OF	54538	P-0000016920	WATER RESERVOIR DESIGN CIP 20-65	16,105.61
					Total :	16,105.61

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632736	11/24/2020	000325 EWING IRRIGATION PRODUCTS	12715687	P-0000016672	IRRIGATION SUPPLIES	76.67
			12857243	P-0000016672	IRRIGATION SUPPLIES	24.56
			12923094	P-0000016672	IRRIGATION SUPPLIES	133.40
					Total :	234.63
632737	11/24/2020	005162 FILARSKY & WATT LLP	OCTOBER 2020	P-0000016876	HR LEGAL SERVICES	5,692.31
					Total :	5,692.31
632738	11/24/2020	003197 FIRE APPARATUS SOLUTIONS	18108	P-0000016676	LADDER TESTING AND APPARATUS SE	848.53
			18109	P-0000017066	AERIAL LADDER TRUCK REPAIR	7,039.37
			18112	P-0000017065	ME-252 REPAIR	6,503.20
			18113	P-0000016676	LADDER TESTING AND APPARATUS SE	663.89
					Total :	15,054.99
632739	11/24/2020	005256 FLYERS ENERGY, LLC	20-213250	P-0000016678	FUEL	3,703.94
			20-217932	P-0000016678	FUEL	1,439.72
					Total :	5,143.66
632740	11/24/2020	005907 FUTURITY IT, INC	2018-804	P-0000017067	ORION ANNUAL SOFTWARE LICENSE F	2,500.00
					Total :	2,500.00
632741	11/24/2020	005255 GOPHER PATROL	440586	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	290.00
			440667	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	140.50
			440668	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	295.00
			440738	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	120.00
			440740	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	275.00
			441496	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	180.00
					Total :	1,300.50
632742	11/24/2020	000402 HACH COMPANY	12178690	P-0000016683	PARTS AND MATERIAL FOR QUALITY D	669.74
					Total :	669.74
632743	11/24/2020	006252 HOSS ARAD	993766248		ACCOUNT CLOSED REFUND PREPAY	36.67
					Total :	36.67
632744	11/24/2020	000480 INLAND WATER WORKS SUPPLY	S1040404.002	P-0000016689	WATER PARTS AND MATERIALS FOR R	172.92
					Total :	172.92

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Voucher List
CITY OF LOMA LINDA

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632745	11/24/2020	005144 JAMES D. HUSS JR., WEST SWPPP SERVICE	201001	P-0000016691	WEED ABATEMENT	140.00
			201002	P-0000016691	WEED ABATEMENT	280.00
			201003	P-0000016691	WEED ABATEMENT	140.00
					Total :	560.00
632746	11/24/2020	000503 JON'S FLAGS & POLES	F83483	P-0000016692	FLAGS	182.70
					Total :	182.70
632747	11/24/2020	002023 JOSEPH E BONADIMAN & ASSOCIATE	4689 J	P-0000017021	CHANGE ORDER-ADD'L LAND SURVEY	4,830.00
			4805 A	P-0000016925	PAVEMENT REHAB-BARTON BENTON /	2,110.00
					Total :	6,940.00
632748	11/24/2020	006087 JUSTIN HILL, FAILSAFE TESTING, LLC	11243	P-0000017059	GROUND LADDER TESTING	915.15
					Total :	915.15
632749	11/24/2020	006253 KATHRYN FLOSSMAN	993766266		ACCOUNT CLOSED, REFUND PREPAY	78.32
					Total :	78.32
632750	11/24/2020	006071 KELLERMEYER BERGENSONS SERVICE	INV0194216	P-0000016848	2020-21 JANITORIAL SRVS FOR CITY B	6,667.00
					Total :	6,667.00
632751	11/24/2020	000541 LAMOTTE COMPANY	659392	P-0000017042	CHLORINE COLORIMETER KIT, TABLET	924.08
					Total :	924.08
632752	11/24/2020	005453 LARRY AGRE, MATCO TOOLS	407296	P-0000016697	TOOLS	218.68
					Total :	218.68
632753	11/24/2020	001933 LILBURN CORPORATION	20-1137	P-0000016778	DEPOSIT FOR SPECIAL STUDIES FOR	5,965.00
			20-1141	P-0000017044	ENVIRONMENTAL STUDIES FOR THE M	4,583.75
					Total :	10,548.75
632754	11/24/2020	000566 LOMA LINDA ANIMAL HOSPITAL INC	10162020	P-0000016700	ANIMAL EMERGENCY SERVICES	84.00
			10292020	P-0000016700	ANIMAL EMERGENCY SERVICES	89.00
					Total :	173.00
632755	11/24/2020	000568 LOMA LINDA CHAMBER OF COMMERCE	4581	P-0000017045	LL CHAMBER OF COMMERCE CONTRIB	25,000.00
					Total :	25,000.00

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Voucher List
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632756	11/24/2020	002045 LOMA LINDA HEATING & AIR, CONDITIONING,	24660	P-0000016701	HVAC SERVICE AND MAINTENANCE	145.00
Total :						145.00
632757	11/24/2020	000575 LOMA LINDA PLUMBING, INC	4082	P-0000016702	PLUMBING	129.00
Total :						129.00
632758	11/24/2020	001733 LOWE'S COMPANIES, INC.	27053	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	46.87
			27069	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	6.13
Total :						53.00
632759	11/24/2020	005918 MATTHEW RYAN	00026415		REIMBURSEMENT FOR ICEMA PARAMI	70.00
Total :						70.00
632760	11/24/2020	004703 MUNICIPAL EMERGENCY SVCS, INC	IN1509069	P-0000017047	PARTICULATE HOOD	1,180.45
Total :						1,180.45
632761	11/24/2020	001935 NARCISCO VALDOVINOS, GOLDEN WEST LAI	000870	P-0000016887	LANDSCAPE MAINT-MISSION RD, CALI	822.95
			000871	P-0000016886	BARTON RD MEDIAN-LANDSCAPE MAI	3,542.00
			000872	P-0000016888	LANDSCAPE MAINT-SO. BARTRON RD	549.41
			000873	P-0000016884	LANDSCAPE CONTRACT FOR LMD, SH	11,984.21
			000874	P-0000016889	MISC LANDSCAPE REPAIRS IN THE LM	4,188.95
			000875	P-0000016890	MISC REPAIRS IN THE LMD L;ANDSCAI	405.76
Total :						21,493.28
632762	11/24/2020	004401 ORKIN PEST CONTROL	204634553	P-0000016834	PEST CONTROL SERVICES FOR PW C	67.14
			204636038	P-0000016842	PEST CONTROL SRVS AT 25964 MISSK	125.00
Total :						192.14
632763	11/24/2020	004401 ORKIN PEST CONTROL	204634901	P-0000016841	PEST CONTROL SRVS CITY HALL/LIBR	52.89
Total :						52.89
632764	11/24/2020	004568 PAMELA SIMMONS	993766198		ACCOUNT CLOSED, PREPAY REFUND	2.53
Total :						2.53
632765	11/24/2020	006153 QUADIENT LEASING USA, INC., DEPT 3682	N8570752	P-0000016891	FY 20-21 Lease N18021483 IN600AF aut	520.21
Total :						520.21
632766	11/24/2020	000266 ROBBINS & HOLDAWAY, A PROFESSIONAL CC	39773		LEGAL SERVICES	2,078.17

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Voucher List
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632766	11/24/2020	000266	000266 ROBBINS & HOLDAWAY, A PROFESSION/ (Continued)		Total :	2,078.17
632767	11/24/2020	004562	ROGER E. FOX. M.D., FOX OCCUPATIONAL MI 122518	P-0000016719	EMPLOYEE MEDICAL SERVICES	405.00
					Total :	405.00
632768	11/24/2020	001379	SAN BERNARDINO COUNTY, BOB DUTTON, A 108756	P-0000016722	ASSESSOR PARCEL INFORMATION	8.00
					Total :	8.00
632769	11/24/2020	004425	SB CO FIRE CHIEF'S EMS EMS2021		ANNUAL MEMBERSHIP DUES FOR JEF	60.00
					Total :	60.00
632770	11/24/2020	000451	SITEONE LANDSCAPE SUPPLY, LLC 104333590-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIE	70.68
			104598701-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIE	339.75
					Total :	410.43
632771	11/24/2020	005849	ST FRANCIS ELECTRIC, LLC 18108778	P-0000016856	ANNUAL TRAFFIC SIGNAL MAINT CON	1,798.81
					Total :	1,798.81
632772	11/24/2020	006251	STEPHANIE RAMIREZ 993766230		ACCOUNT CLOSED PREPAY REFUNDE	17.31
					Total :	17.31
632773	11/24/2020	002880	STEVE HESLOP, STEVE AND BILL'S BACKFLO 1734	P-0000016729	BACKFLOW TESTING	1,500.00
			1743	P-0000016729	BACKFLOW TESTING	170.00
					Total :	1,670.00
632774	11/24/2020	005270	SUPERIOR AUTOMOTIVE WAREHOUSE 067060	P-0000016732	AUTO PARTS	87.03
					Total :	87.03
632775	11/24/2020	000237	THE COUNSELING TEAM, INC. 77655	P-0000016770	BEHAVIORAL HEALTH & WELLNESS SE	600.00
					Total :	600.00
632776	11/24/2020	001261	THE GAS COMPANY 194 068 6736 6		GAS BILL	47.88
					Total :	47.88
632777	11/24/2020	002594	THOMAS INGALLS 31838564		TUITION REIMBURSEMENT FS413 COL	1,260.00
					Total :	1,260.00
632778	11/24/2020	000213	TIME WARNER 0030597111020	P-0000016825	CABLE SERVICE FOR CITY HALL	43.61

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Voucher List
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632778	11/24/2020	000213 000213 TIME WARNER	(Continued)		Total :	43.61
632779	11/24/2020	001854 UNDERGROUND SERVICE ALERT OF	1020200144	P-0000016736	DIG ALERT NOTIFICATION	57.85
			dsb20195800	P-0000016736	DIG ALERT NOTIFICATION	71.05
					Total :	128.90
632780	11/24/2020	004030 US TRONICS	M-12267OC20	P-0000016904	EMERGENCY SATELLITE PHONE SERV	167.85
					Total :	167.85
632781	11/24/2020	001977 VULCAN MATERIALS	72749607	P-0000016739	ASPHALT MATERIAL	567.96
					Total :	567.96
632782	11/24/2020	001919 WILLDAN	002-23488	P-0000016742	BUILDING INSPECTION/PLAN CHECK S	22,536.34
			002-23496	P-0000016742	BUILDING INSPECTION/PLAN CHECK S	210.00
			002-23497	P-0000017001	EOC EXPANSION - BUILDING INSPECT	85.00
					Total :	22,831.34
632783	11/24/2020	004353 WITTMAN ENTERPRISES, LLC	20010069	P-0000016772	EMS BILLING FOR FY 2021	488.25
					Total :	488.25
106 Vouchers for bank code :		bofa			Bank total :	236,500.26
106 Vouchers in this report					Total vouchers :	236,500.26

PAYROLL: \$338,095.77 11/12/2020

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Voucher List
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
632678 through 632783 for a total
disbursement of \$ 236,500.26, and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
12-08-2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

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Voucher List
CITY OF LOMA LINDA
11-30-2020 Month-end

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
552910	11/19/2020	000454 ICMA RETIREMENT CORP	2020111900552910		ICMA CONTRIBUTIONS-10/25-11/7/2020	26,298.91
					Total :	26,298.91
632784	11/19/2020	003628 U.S. BANK CORPORATE PYMNT SYS	4246 0445 5565 0021		CALCARD PURCHASES	3,654.12
					Total :	3,654.12
632785	11/25/2020	004197 C.A.P.F.	DECEMBER 2020 BILLIN		LONG TERM DISABILITY-DEC 2020	767.00
					Total :	767.00
632786	11/25/2020	000690 NEW YORK LIFE INSURANCE CO	006924297		LIFE INSURANCE PREMIUM	56.34
					Total :	56.34
632787	11/25/2020	001730 AFLAC	238898		AFLAC INSURANCE PREMIUM-NOV 2020	2,137.84
					Total :	2,137.84
632788	11/25/2020	001851 UNUM INSURANCE	0091890-001 0		LIFE INSURANCE PREMIUM-DEC 2020	896.35
					Total :	896.35
632789	11/25/2020	001851 UNUM INSURANCE	0091889-001 4		LIFE & DISABILITY INSURANCE-NOV 2020	4,881.18
					Total :	4,881.18
632790	11/25/2020	001154 VISION SERVICE PLAN - CA	810912310		VISION INSURANCE PREMIUM-DEC 2020	1,177.66
					Total :	1,177.66
632791	11/25/2020	000865 SN BERNARDINO CO SHERIFF DEPT	20111	P-0000016824	NOVEMBER 2020-MONTHLY LAW ENFC	512,899.00
					Total :	512,899.00
632792	11/25/2020	003881 SB CO PROFESSIONAL FIREFIGHTER	NOVEMBER 2020		DUES COLLECTED FOR NOVEMBER 2020	3,460.60
					Total :	3,460.60
632793	11/25/2020	005284 CITY EMPLOYEES ASSOCIATES	NOVEMBER 2020 PW		DUES COLLECTED FRO NOVEMBER 2020	483.00
					Total :	483.00
632794	11/25/2020	005284 CITY EMPLOYEES ASSOCIATES	NOV 2020 PAEA		DUES COLLECTED FOR NOVEMBER 2020	152.00
					Total :	152.00
632795	11/25/2020	000570 LOMA LINDA FIREFIGHTERS ASSN	NOVEMBER 2020		DUES & TDON COLLECTED FOR NOV 2020	1,162.00

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Voucher List
CITY OF LOMA LINDA

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632795	11/25/2020	000570	000570 LOMA LINDA FIREFIGHTERS ASSN (Continued)		Total :	1,162.00
632796	11/25/2020	000265	DIANA DE ANDA		REQUEST	FLEX MEDICAL REIMBURSEMENT-2020
					Total :	30.00
632797	11/25/2020	005704	TINGKUEI HSU		993763327	REFUND PREPAYMENT-CLOSED ACCC
					Total :	78.77
632798	11/25/2020	000868	SBC TAX COLLECTOR		PROPERTY TAXES	2020-21 PROP TAXES, 1ST INSTALLMEI
					Total :	10,614.03
632799	11/25/2020	005673	CR&R		OCTOBER 2020	REFUSE PYMTS COLLECTED IN OCT 2
					Total :	99,715.27
632800	11/25/2020	000876	SAN BERNARDINO MUNICIPAL WATER		OCTOBER 2020	SEWER SVC COLLECTIONS IN OCT FC
					Total :	214,339.65
632801	11/25/2020	006205	TALENTZOK		165097	P-0000016826 Temporary Finance Staff FY 20-21
					Total :	1,077.91
632802	11/25/2020	006255	MATTHEW JENNINGS, RIVERSIDE CO TREAS		PROP TAXES	2020-21 PROPERTY TAXES-VARIOUS
					Total :	4,389.76
632803	11/25/2020	004313	AMERICAN ASPHALT SOUTH, INC.		2020-114R	P-0000016896 PAVEMENT REHAB BY SLURRY SEAL (I
					Total :	12,145.13
632804	11/25/2020	000026	VERIZON WIRELESS		9865939127	S.C.A.D.A. MODEM FRO THE SEWER LI
					Total :	38.01
632805	11/25/2020	005502	FRONTIER COMMUNICATIONS		STMTS-5	PHONE SERVICE
					Total :	325.92
632806	11/25/2020	001245	SO CALIF EDISON		STMTS-14	ELECTRICITY SERVICES
					Total :	1,884.21
632807	11/25/2020	001245	SO CALIF EDISON		STMTS-9	ELECTRICITY SERVICE
					Total :	12,931.82

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Voucher List
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632808	11/25/2020	001245 SO CALIF EDISON	STMTS-2		ELECTRICITY SERVICES	266.80
					Total :	266.80
632809	11/25/2020	001245 SO CALIF EDISON	STMTS-3		ELECTRICITY SERVICE	95.01
					Total :	95.01
632810	11/25/2020	001245 SO CALIF EDISON	STMTS (3)		ELECTRICITY SERVICE	42,961.82
					Total :	42,961.82
632811	11/25/2020	001245 SO CALIF EDISON	2-34-867-5984		ELECTRICITY SERVICE	1,084.11
					Total :	1,084.11
632812	11/25/2020	001245 SO CALIF EDISON	STMTS-14		ELECTRICITY SERVICE	5,587.47
					Total :	5,587.47
632813	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986091	P-0000016726	OFFICE SUPPLIES	33.96
					Total :	33.96
632814	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986093	P-0000016726	OFFICE SUPPLIES	36.59
					Total :	36.59
632815	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986091-	P-0000016726	OFFICE SUPPLIES	36.59
					Total :	36.59
632816	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986092	P-0000016726	OFFICE SUPPLIES	36.59
					Total :	36.59
632817	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986090	P-0000016726	OFFICE SUPPLIES	36.59
					Total :	36.59
632818	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986094	P-0000016726	OFFICE SUPPLIES	36.59
					Total :	36.59
632819	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986099	P-0000016726	OFFICE SUPPLIES	200.63
					Total :	200.63
632820	11/25/2020	001356 STAPLES BUSINESS ADVANTAGE	3461986096	P-0000016726	OFFICE SUPPLIES	44.16

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Voucher List
CITY OF LOMA LINDA

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632820	11/25/2020	001356	001356 STAPLES BUSINESS ADVANTAGE (Continued)		Total :	44.16
632821	11/25/2020	001356	STAPLES BUSINESS ADVANTAGE 3461986098	P-0000016726	OFFICE SUPPLIES	107.70
					Total :	107.70
632822	11/25/2020	001356	STAPLES BUSINESS ADVANTAGE 3461986095	P-0000016726	OFFICE SUPPLIES	97.07
					Total :	97.07
632823	11/30/2020	005702	AN HOANG 993761799		REFUND PREPAYMENT-CLOSED ACCC	9.48
					Total :	9.48
632824	11/30/2020	000917	ZAHADA K SINGH REQUEST(1)		FLEX MEDICAL REIMBURSEMENT-2020	42.02
					Total :	42.02
1001697762	11/10/2020	000773	P.E.R.S. 1001697762		HEALTH INSURANCE PREMIUM-NOV 20	62,907.76
					Total :	62,907.76
1001697763	11/10/2020	000773	P.E.R.S. 1001697763		MEDICAL PREMIUM-NOV 2020/HOLDAV	1,331.97
					Total :	1,331.97
1001712096	11/23/2020	000771	P.E.R.S. 1001712096/97/98/99		RETIREMENT	59,875.42
					Total :	59,875.42
1001712174	11/23/2020	000771	P.E.R.S. 1001712174/75		RETIREMENT CONTRIBUTIONS-10/1-10	923.84
					Total :	923.84
46 Vouchers for bank code : bofa						Bank total : 1,091,348.65
46 Vouchers in this report						Total vouchers : 1,091,348.65

PAYROLL: \$326,366.85 11/25/2020

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Voucher List
CITY OF LOMA LINDA

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.

552910; 632784 through 632824, 1001697762, 1001697763, 1001712096 & 1001712174 for a total
disbursement of \$ 1,091,348.65 and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
12/8/2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

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Voucher List
CITY OF LOMA LINDA
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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
412534	12/2/2020	000454 ICMA RETIREMENT CORP	2020120200412534		ICMA CONTRIBUTIONS-11/8-11/21/2020	20,958.59
Total :						20,958.59
632825	12/2/2020	005309 DIRECTV	012696745X201125	P-0000016749	SATELLITE TV SERVICES FOR EOC	43.79
Total :						43.79
632826	12/2/2020	000213 TIME WARNER	0020150111820	P-0000016755	CABLE SERVICES FOR STATION 1 & ST	91.47
Total :						91.47
632827	12/2/2020	004579 LCA BANK CORPORATION	4503075	P-0000016766 P-0000016766	PW ENG PRINTER - LANIER ANNUAL LI	617.41
Total :						617.41
632828	12/2/2020	000367 GFOA	2988324		ANNUAL GOVERNMENTAL GAAP UPDA	135.00
Total :						135.00
632829	12/2/2020	005989 WILLIAM BAKER	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	4,005.34
Total :						4,005.34
632830	12/2/2020	006205 TALENTZOK	165035	P-0000016826	Temporary Finance Staff FY 20-21	733.99
Total :						733.99
632831	12/2/2020	001245 SO CALIF EDISON	2-05-372-3029		ELECTRICITY SERVICE	1,114.55
Total :						1,114.55
632832	12/2/2020	001245 SO CALIF EDISON	STMTS-2		ELECTRICITY SERVICE	2,114.20
Total :						2,114.20
632833	12/2/2020	002888 DELTA DENTAL INSURANCE CO	BE004211640		DENTAL INSURANCE PREMIUM-DEC 20	1,105.77
Total :						1,105.77
632834	12/2/2020	001118 DELTA DENTAL OF CALIFORNIA, CLIENT SER\	BE004210272		DENTAL INSURANCE PREMIUM-DEC 20	3,321.71
Total :						3,321.71
632835	12/8/2020	005399 ALFREDO ARITONANG	993766305		ACCOUNT CLOSED, PREPAY REFUNDI	69.69
Total :						69.69

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Voucher List
CITY OF LOMA LINDA

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Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632836	12/8/2020	001984 ALLSTAR FIRE EQUIP. CO. INC.	227970	P-0000016649	SMALL TOOLS AND PPE	206.88
Total :						206.88
632837	12/8/2020	006182 ATLAS PLANNING SOLUTION	1152	P-0000016572	CONTRACT PLANNING SERVICES FOR	16,247.00
Total :						16,247.00
632838	12/8/2020	005652 BAUER COMPRESSORS	0000273617	P-0000017078	MULTIGAS DETECTOR	2,221.55
Total :						2,221.55
632839	12/8/2020	000161 CA TOOL & WELDING SUPPLY	556398	P-0000016656	WELDING SUPPLIES, MEDICAL OXYGE	123.05
Total :						123.05
632840	12/8/2020	002492 CALIF MUNICIPAL STATISTICS, IN	20112014	P-0000017072	2020 CAFR STATISTICAL PACKAGE	525.00
Total :						525.00
632841	12/8/2020	006006 CALIFORNIA DEPT OF TAX AND FEE, ADMINIS L0008920828			TAX , INTEREST AND PENALTIES	28.19
Total :						28.19
632842	12/8/2020	005390 CALIFORNIA HIGHWAY ADOPTION CO	1120138 1120139	P-0000016784 P-0000016784	CLEAN UP MAINTENANCE AT MT VIEW CLEAN UP MAINTENANCE AT MT VIEW	325.00 500.00
Total :						825.00
632843	12/8/2020	005791 CENTURYLINK	171009567	P-0000016811	BANDWIDTH SERVICES AND VOIP	4,828.99
Total :						4,828.99
632844	12/8/2020	004397 CHEMPAK	114102	P-0000016657	CLEANING SUPPLIES	794.98
Total :						794.98
632845	12/8/2020	002843 CITY OF REDLANDS, OFFICE OF CITY TREAS 412		P-0000016823	ANIMAL SHELTER SERVICES	8,079.50
Total :						8,079.50
632846	12/8/2020	000203 CLINICAL LABORATORY OF	977716	P-0000016662	TEST WATER AT WELL SITE	8,306.50
Total :						8,306.50
632847	12/8/2020	000236 COSTCO WHOLESALE	JAN 2021	P-0000016665	WAREHOUSE GROCERY	180.00
Total :						180.00
632848	12/8/2020	001173 COUNTY OF SAN BERNARDINO, DEPT OF INF 25371		P-0000016666	PAGE MONITORING SERVICES	15.45

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
632848	12/8/2020	001173	001173 COUNTY OF SAN BERNARDINO, DEPT O (Continued)		Total :	15.45	
632849	12/8/2020	001279	DAILY JOURNAL CORPORATION	B3417981	P-0000016667	LEGAL ADVERTISING: NOTICE INVITIN	475.20
					Total :	475.20	
632850	12/8/2020	002238	DAVID CARTER, DIB'S SAFE & LOCK SERVICE	0000205396	P-0000016668	DUPLICATE KEY, KEY RING AND CLEAF	19.19
			239871	P-0000017064	HANDLES & LOCKS FOR LIBRARY	965.24	
			239957	P-0000016668	DUPLICATE KEYS	180.93	
					Total :	1,165.36	
632851	12/8/2020	005593	DINOSAUR TIRE & ROAD SRVS INC	83233	P-0000016669	TIRE COMPANY	69.95
					Total :	69.95	
632852	12/8/2020	001521	FACILITIES PROTECTION SYSTEMS, INTELLIC	284431	P-0000016847	DESIGN & ENGINEERING FOR HINCKLI	5,800.00
					Total :	5,800.00	
632853	12/8/2020	005162	FILARSKY & WATT LLP	11/05/20		LEGAL SERVICES	362.50
					Total :	362.50	
632854	12/8/2020	000212	FLEET SERVICES INC, DBA COLTON TRUCK S	05P52718	P-0000016677	AUTO PARTS & SUPPLIES	17.82
					Total :	17.82	
632855	12/8/2020	005502	FRONTIER COMMUNICATIONS	909-799-7257-0624145		PHONE SERVICE	42.43
					Total :	42.43	
632856	12/8/2020	005255	GOPHER PATROL	440736	P-0000016838	GOPHER PATROL SRVS CITY HALL & C	245.00
					Total :	245.00	
632857	12/8/2020	000389	GRAINGER, INC	9699269230	P-0000016682	INDUSTRIAL SUPPLIES	51.95
				9700855175	P-0000016682	INDUSTRIAL SUPPLIES	45.90
				9708507372	P-0000016682	INDUSTRIAL SUPPLIES	7.98
				9720176727	P-0000016682	INDUSTRIAL SUPPLIES	106.30
					Total :	212.13	
632858	12/8/2020	000402	HACH COMPANY	12215201	P-0000016813	SEWER FLOW METER MONITORING SI	1,000.00
					Total :	1,000.00	
632859	12/8/2020	006232	IBUILD SPECTRUM INC	IBS-100-02	P-0000016937	CONSTRUCTON OF EOC EXPANSION C	78,090.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632859	12/8/2020	006232	006232 IBUILD SPECTRUM INC		(Continued)	Total : 78,090.00
632860	12/8/2020	003400	INFOSEND, INC	180560	P-0000016917	FY20-21 Utility bill printing & mailing 1,341.82
			181355			OIL FILTER INSERT 122.90
					Total :	1,464.72
632861	12/8/2020	000480	INLAND WATER WORKS SUPPLY	S1040765.001	P-0000016689	WATER PARTS AND MATERIALS FOR R 1,310.15
					Total :	1,310.15
632862	12/8/2020	004896	INTERFACE SECURITY SYSTEMS LLC	19856904	P-0000016690	PROVIDING SECURITY MONITORING S 361.98
					Total :	361.98
632863	12/8/2020	005144	JAMES D. HUSS JR., WEST SWPPP SERVICE	2010011	P-0000016691	WEED ABATEMENT 660.00
				2010012	P-0000016765	WEED ABATEMENT SERVICES FOR FY 140.00
				2010013	P-0000016765	WEED ABATEMENT SERVICES FOR FY 280.00
				2010014	P-0000016765	WEED ABATEMENT SERVICES FOR FY 280.00
				2010015	P-0000016765	WEED ABATEMENT SERVICES FOR FY 280.00
				2010016	P-0000016765	WEED ABATEMENT SERVICES FOR FY 240.00
				2010017	P-0000016765	WEED ABATEMENT SERVICES FOR FY 380.00
				201004	P-0000016765	WEED ABATEMENT SERVICES FOR FY 680.00
				201005	P-0000016765	WEED ABATEMENT SERVICES FOR FY 210.00
				201007	P-0000016765	WEED ABATEMENT SERVICES FOR FY 140.00
				201008	P-0000016765	WEED ABATEMENT SERVICES FOR FY 1,320.00
				201009	P-0000016765	WEED ABATEMENT SERVICES FOR FY 280.00
					Total :	4,890.00
632864	12/8/2020	005453	LARRY AGRE, MATCO TOOLS	406928	P-0000016697	TOOLS 61.04
					Total :	61.04
632865	12/8/2020	004701	LEGEND PUMP & WELL SERVICE INC	56565	P-0000016698	REPAIR WELLAND BOOSTER PUMPS 757.75
					Total :	757.75
632866	12/8/2020	000575	LOMA LINDA PLUMBING, INC	4117	P-0000016702	PLUMBING 250.00
				4144	P-0000016702	PLUMBING 129.00
				4155	P-0000016702	PLUMBING 257.50
					Total :	636.50
632867	12/8/2020	001733	LOWE'S COMPANIES, INC.	09931	P-0000016703	IMPROVEMENT SUPPLIES AND MATER 136.65

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CITY OF LOMA LINDA

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632867	12/8/2020	001733 LOWE'S COMPANIES, INC.	(Continued)			
			25850	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	16.78
			27065	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	28.62
			27151	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	26.58
			27166	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	10.73
			27184	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	13.59
			27196	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	35.86
			27369		IMPROVEMENT SUPPLIES AND MATER	50.87
				P-0000016703		
			27441	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	28.62
			27562	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	85.86
			27765	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	65.62
			27780	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	24.52
			27782	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	54.31
			27850	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	41.94
			27988	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	28.63
					Total :	649.18
632868	12/8/2020	001613 OFFICE DEPOT, INC	134699678001	P-0000016707	OFFICE SUPPLIES	59.53
			134743210001	P-0000016707	OFFICE SUPPLIES	64.09
			134744396001	P-0000016707	OFFICE SUPPLIES	10.02
			134744397001	P-0000016707	OFFICE SUPPLIES	75.40
			135567380001	P-0000016707	OFFICE SUPPLIES	401.34
			135569621001	P-0000016707	OFFICE SUPPLIES	15.83
			135569626001	P-0000016707	OFFICE SUPPLIES	31.70
			515287052001	P-0000016707	OFFICE SUPPLIES	-31.70
					Total :	626.21
632869	12/8/2020	004401 ORKIN PEST CONTROL	204634558	P-0000016841	PEST CONTROL SRVS CITY HALL/LIBR	124.27
					Total :	124.27
632870	12/8/2020	004401 ORKIN PEST CONTROL	204635300	P-0000016835	PEST CONTROL SERVICES AT 10466 R	47.27
			204635821	P-0000016753	PEST CONTROL SERVICES FOR STATI	106.05
					Total :	153.32
632871	12/8/2020	004568 PAMELA SIMMONS	993766191		ACCOUNT CLOSED, PREPAY REFUND	17.60

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632871	12/8/2020	004568 004568 PAMELA SIMMONS	(Continued)		Total :	17.60
632872	12/8/2020	001592 PHOENIX GROUP INFORMATION SYST	1020201143	P-0000016710	PARKING CITATION DELIQUENT NOTIC	124.60
			102020143	P-0000016767	DELIQUENT PARKING TICKET RECOV	501.09
					Total :	625.69
632873	12/8/2020	000766 PRUDENTIAL OVERALL SUPPLY	23063710	P-0000016713	SHOP RAGS	51.05
					Total :	51.05
632874	12/8/2020	005772 QUINN COMPANY	PCA00207172	P-0000017082	RADIATOR GP	1,898.16
					Total :	1,898.16
632875	12/8/2020	006169 R&S OVERHEAD DOORS OF IE INC	7539	P-0000017073	REPAIR LIBRARY AUTOMATIC FRONT [450.00
			7541	P-0000017068	REPLACE CHAIN AND WHEELS ON 252	1,054.35
					Total :	1,504.35
632876	12/8/2020	003163 SBCTA	GA DUES 21-12	P-0000017083	SBCTA MEMBERSHIP DUES	6,637.00
					Total :	6,637.00
632877	12/8/2020	003698 SCOTT ZEHM	NOV 2020	P-0000016803	CITY HALL FOUNTAIN MAINTENANCE	135.00
					Total :	135.00
632878	12/8/2020	006168 SHERWIN-WILLIAMS	6313-1		PAINT	262.60
					Total :	262.60
632879	12/8/2020	000957 SIGTRONICS CORP	135169	P-0000017061	REPAIR 7 HEADSETS	1,133.81
			135170	P-0000017061	REPAIR 7 HEADSETS	95.90
					Total :	1,229.71
632880	12/8/2020	000451 SITEONE LANDSCAPE SUPPLY, LLC	104770212-001	P-0000016724	LANDSCAPE MATERIALS AND SUPPLIE	93.28
					Total :	93.28
632881	12/8/2020	005849 ST FRANCIS ELECTRIC, LLC	18108779	P-0000016857	ANNUAL TRAFFIC SIGNAL MAINTENAN	8,698.50
					Total :	8,698.50
632882	12/8/2020	001356 STAPLES BUSINESS ADVANTAGE	3461494834	P-0000016726	OFFICE SUPPLIES	56.37
			3461494835	P-0000016726	OFFICE SUPPLIES	5.05
			3461986087	P-0000016726	OFFICE SUPPLIES	36.59

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632882	12/8/2020	001356 STAPLES BUSINESS ADVANTAGE	(Continued)			
			3461986088	P-0000016726	OFFICE SUPPLIES	5.31
			3462539607	P-0000016726	OFFICE SUPPLIES	131.75
			3462539608	P-0000016726	OFFICE SUPPLIES	1.05
					Total :	236.12
632883	12/8/2020	005270 SUPERIOR AUTOMOTIVE WAREHOUSE	068711	P-0000016732	AUTO PARTS	20.50
			068757	P-0000016732	AUTO PARTS	123.74
			068849	P-0000016732	AUTO PARTS	133.08
			068853	P-0000016732	AUTO PARTS	116.45
			068861	P-0000016732	AUTO PARTS	-19.40
			069149	P-0000016732	AUTO PARTS	6.99
			069161	P-0000016732	AUTO PARTS	14.00
			069230	P-0000016732	AUTO PARTS	8.15
			069313	P-0000016732	AUTO PARTS	126.56
			069517	P-0000016732	AUTO PARTS	53.86
			069591		AUTO PARTS	32.41
				P-0000016732		
			070175	P-0000016732	AUTO PARTS	182.97
			070197	P-0000016732	AUTO PARTS	143.37
			070260	P-0000016732	AUTO PARTS	203.82
			070261	P-0000016732	AUTO PARTS	20.57
			070265	P-0000016732	AUTO PARTS	25.61
			070651	P-0000016732	AUTO PARTS	87.18
			070660	P-0000016732	AUTO PARTS	50.56
			071363		AUTO PARTS	30.14
				P-0000016732		
					Total :	1,360.56
632884	12/8/2020	005436 TAFOYA & ASSOCIATES	2701	P-0000017074	CORP YARD FUEL TANKS.	756.00
					Total :	756.00
632885	12/8/2020	001804 THE SUN	900361126		52 WEEKS RENEWAL SUBSCRIPTION	282.55
					Total :	282.55
632886	12/8/2020	005048 TRANS-WEST TRUCK CENTER LLC	XA500121655:01		AIR BRAKES	437.44

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
632886	12/8/2020	005048	005048 TRANS-WEST TRUCK CENTER LLC (Continued)		Total :	437.44
632887	12/8/2020	001414	UNION PACIFIC RAILROAD COMPANY 309788390	P-0000017084	ANNUAL LEASE FOR BERM AND SOUN	2,600.00
					Total :	2,600.00
64	Vouchers for bank code :	bofa			Bank total :	202,034.72
64	Vouchers in this report				Total vouchers :	202,034.72

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
412534; 632825 through 632887 for a total
disbursement of \$202,034.72, and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
12/8/2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

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City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

SUBJECT: Minutes of October 13 and November 10, 2020

Approved/Continued/Denied

By City Council

Date _____

RECOMMENDATION

It is recommended that the City Council approve the minutes of October 13 and November 10, 2020

City of Loma Linda
City Council Minutes - Draft
Regular Meeting of October 13, 2020

A regular meeting of the City Council was called to order by Mayor Dupper at 7:09 p.m., Tuesday, October 13, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear. The public was invited to participate via Zoom.

Councilmen Present: Mayor Phill Dupper, present in Council Chambers
Mayor pro tempore Ron Dailey, present in Council Chambers
Rhodes Rigsby, present in Council Chambers
John Lenart, present in Council Chambers
Bhavin Jindal, participated via Zoom

Councilmen Absent: None

Others Present: City Manager T. Jarb Thaipejr, present in Council Chambers
City Attorney Richard E. Holdaway, present in Council Chambers

The Pledge of Allegiance and invocation were led by Council Member Jindal.

No items were added or deleted and no public comments were offered upon invitation of the Mayor.

CC-2020-54- Consent Calendar

City Manager responded to questions regarding the award of contract for Art in Public Places (CIP 19-740); and the acceptance and appropriation on Coronavirus Aid, Relief, and Economic Security (CARES) Act funding.

Motion by Dailey and seconded by Lenart to approve the Consent Calendar; the City Clerk called the role and the Consent Calendar was approved unanimously.

The demands register dated:

- September 30, 2020 with commercial demands totaling \$1,179,640.88;
- October 13, 2020 with commercial demands totaling \$3,747,749.38 and payroll demands dated October 1, 2020 totaling \$446,372.34.

The minutes of September 8 and 22, 2020 as presented.

The September 2020 Treasurer's Report for filing.

The September 2020 Fire Department Report for filing.

Adopted Council Bill #R-2020-35.

Resolution No. 3078

A Resolution of the City Council of the City of Loma Linda, California, authorizing submittal of a claim to San Bernardino County Transportation Authority (SBCTA) for Transportation Development Act (TDA) Article 3 Funds for the Transit Stop Access Program Accessibility Improvements (Bus Stop Shelters) at Barton Road and California Street, Eastbound and Westbound, Project

Awarded contract for Septic Tank Installation at Heritage Park (CIP 20-747) to Bennett Excavation, Inc. in the amount of \$25,800 and authorized a contingency amount of \$2,600; Staff to provide inspection and project management.

Awarded contract to Construct foundation for Art in Public Places (CIP 19-740) to Pacific Heritage, Inc. in the amount of \$22,375.52 and authorized a contingency amount of \$2,000.

Accepted as complete and authorized recordation for the Pavement Rehabilitation by Slurry Seal Method on Redland Boulevard (CIP 20-198).

Accepted and appropriated Local Early Action Planning (LEAP) Grants Program funds in the amount of \$150,000 and approved an agreement with MIG, Inc. in an amount not to exceed \$112,925 for work on the Housing Element Update with required Environmental Analysis.

Approved an agreement with Lilburn Corporation for Professional Services between the City of Loma Linda and Lilburn Corp. in the amount of \$34,100 to prepare the required environmental documents for the expansion of the existing Montecito Memorial Park and approve the use of pass through fees to be deposited by the applicant.

Approved an agreement with MIG, Inc. for Professional Services between the City of Loma Linda and MIG, Inc. in an amount not to exceed \$110,000 to prepare an Accessory Dwelling Unit Ordinance, Objective Design Standards, and a Residential Land Inventory

Accepted and appropriated \$302,937.00 in Coronavirus Aid, Relief, and Economic Security (CARES) Act funding from San Bernardino County

Authorized purchase of a Paramedic Squad from Danko Emergency Equipment Company in the amount of \$192,508.31

Old Business

New Business

The Housing Authority was called to order at 7:16 p.m.

CC-2020-055

HA-2020-17 - Joint Public Hearing of the City Council and Housing Authority - Affordable Housing Agreement by and between the Housing Authority and Mary Erickson Community Housing, a non-profit corporation

- a. LLHA Bill #R-2020-03 – Approving an Affordable Housing Agreement by and between The Authority and Mary Erickson Community Housing, a non-profit corporation

- b. Council Bill #R-2020-36 – Consenting to the approval by the Loma Linda Housing Authority of an Affordable Housing Agreement by and between The Authority and Mary Erickson Community Housing, a non-profit corporation

Assistant City Manager presented the report indicating that the Housing Authority had just over \$1 million in excess funds and was required by the State of California to keep that excess under \$1 million. Mary Erickson Community Housing, a non-profit corporation (MECH) had proposed to enter into an agreement with Housing Authority in which MECH would acquire from the Authority two (2) unimproved lots located at 25952 and 25962 Juanita Street, provided that Developer acquires title to property located at 11254 San Mateo Drive and the improvements thereon, namely four (4) units of rental housing. The Authority would loan to MECH approximately Nine Hundred Seventy Five Thousand Dollars (\$975,000.00); MECH would sell the Juanita Street properties and would directly apply the net proceeds from such sales to the improvement of rental housing available to and restricted to households of Very Low Income (income of not greater than 50% of area-wide median income); Developer would also complete the acquisition of the Site and proceed to operate the four (4) rental units on the Site as an affordable rental housing project, with all units to be restricted to availability at affordable rent to Very Low Income households and Low Income households (the latter being households having income of not to exceed 80% of area-wide median income). The terms for repayment of the Agency Loan Amount are included in the Agreement. The Agreement also provides for long term affordability restrictions to be recorded against the Site on a basis senior to any financing. Staff recommended approval.

Chairman Dupper opened the public hearing.

No public comments were offered and the public hearing was closed.

Discussion ensued.

Motion by Dailey, seconded by Rigsby to adopt LLHA Bill #R-2020-03 – Approving an Affordable Housing Agreement by and between The Authority and Mary Erickson Community Housing, a non-profit corporation and Council Bill #R-2020-36 – Consenting to the approval by the Loma Linda Housing Authority of an Affordable Housing Agreement by and between The Authority and Mary Erickson Community Housing, a non-profit corporation; the Secretary called the role and the motion was approved unanimously.

LLHA Resolution No. 17

A Resolution of the Loma Linda Housing Authority approving an Affordable Housing Agreement By and Between the Authority and Mary Erickson Community Housing, a non-profit Corporation

Resolution No. 3079

A Resolution of the City Council of the City Of Loma Linda consenting to the approval by the Loma Linda Housing Authority of an Affordable Housing Agreement By and Between the Authority and Mary Erickson Community Housing, a non-profit Corporation

The Housing Authority recessed 7:34 p.m. to allow completion of the City Council agenda.

Reports Of Councilmen

CC-2020-056– Discussion regarding a change in school district boundaries for the area west of Oakwood Drive and south of Barton Road

Discussed ensued. By common consent staff was directed to place the item on the November 10, 2020 agenda for further discussion and possible action.

Councilman Lenart inquired as to the status of the Rancho del Prado project off Reche Canyon and the Scotch Lane area. Assistant City Manager responded that the letter requesting notification to the City of any future proposed action by LAFCO and the request to remove the Scotch Lane area from consideration was sent to LAFCO as directed by the City Council at the meeting of August 11, 2020; no other action to report.

Councilman Dailey commented on the condition of the bust stop at Redlands Boulevard and Mountain View Avenue by the Dollar Tree.

Reports Of Officers

The meeting adjourned at 7:48 p.m.

Approved at the meeting of

City Clerk

City of Loma Linda
City Council Minutes - Draft
Regular Meeting of November 10, 2020

A regular meeting of the City Council was called to order by Mayor Dupper at 7:09 p.m., Tuesday, October 13, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear. The public was invited to participate via Zoom.

Councilmen Present: Mayor Phill Dupper, present in Council Chambers
Mayor pro tempore Ron Dailey, present in Council Chambers
Rhodes Rigsby, present in Council Chambers
John Lenart, present in Council Chambers
Bhavin Jindal, participated via Zoom

Councilmen Absent: None

Others Present: City Manager T. Jarb Thaipejr, present in Council Chambers
City Attorney Richard E. Holdaway, present in Council Chambers

The Pledge of Allegiance and invocation were led by Council Member Jindal.

City Manager Thaipejr indicated the item requesting approval of Amended Schedule A to the Law Enforcement Services Contract was to be deleted.

No public comments were offered upon invitation of the Mayor.

CC-2020-54- Proclamation – National Nurse Practitioner Week, November 8 – 14, 2020

Mayor Dupper read and presented the proclamation and it was accepted by Allison Brooks, Cardiothoracic Surgery Nurse Practitioner at Loma Linda University Medical Center. Ms. Brooks thanked the City Council for recognizing the contributions of Nurse Practitioner. Mayor pro tempore Dailey also commented.

CC-2020-55- Consent Calendar

City Manager responded to questions regarding the award of contract for Art in Public Places (CIP 19-740); and the acceptance and appropriation on Coronavirus Aid, Relief, and Economic Security (CARES) Act funding.

Motion by Dailey and seconded by Rigsby to approve the Consent Calendar; the City Clerk called the roll and the Consent Calendar was approved unanimously.

The demands register dated:

- October 27, 2020 with commercial demands totaling \$410,005.76 and payroll demands dated October 15, 2020 totaling \$358,232.43;
- October 30, 2020 with commercial demands totaling \$1,229,932.12;

- November 10, 2020 with commercial demands totaling \$1,603,384.11 and payroll demands dated October 29, 2020 totaling \$338,478.68.

The October 2020 Treasurer's Report for filing.

The October 2020 Fire Department Report for filing.

Accepted 2020 Quarter 4 Firehouse Subs Public Safety Foundation Grant funds, declared revenue and appropriated expenditures and authorized City Manager to execute related documents.

Approved a three (3) year lease extension, add one (1) three-year option to extend the term of the Lease, adjust the rental rate schedule, and amend certain other terms of the Lease as more specifically set forth in this amendment (the "Fifth Amendment") for the Loma Linda Branch of the San Bernardino County Library.

Awarded contract for Hinkley House Interior Demolition, 25964 Mission Road (CIP 20-746) to 5M Contracting, Inc. in the amount of \$23,225.00 and authorized a contingency amount of \$21,300.

Awarded contract For replacement of City Black Diamond 8810 routers to Alethea, Inc. in the amount of \$38,652.61.

Approved a Contractual Service Proposal from HdL Companies for business license tax operations management.

Old Business

CC-2020-056 - Discussion and possible action regarding a change in school district boundaries for the area west of Oakwood Drive and south of Barton Road

City Attorney Holdaway reviewed the process for amending schools district boundaries as governed by the State of California Education Code Sections 35720 and 35721. The process could be initiated one of three ways, the most applicable in this situation would be by Resolution approved by a majority of the members of a city council, county board of supervisors, governing body of a special district, or local agency formation commission. The resolution would be forwarded the San Bernardino County Committee on school district reorganization.

Councilman Jindal indicated he had been approached by a resident living in the area south of Barton Road and west of Oakwood Drive (Laurel Heights) that was currently in the Colton Unified School District and would like to be in the Redlands Unified School District. He also provided a petition signed by a majority of residents in the same area the *"We, the undersigned citizens and registered voter of Laurel Heights, respectfully requested that the City Council support a proposition to change the boundary line between the Colton Unified School District and Redlands Unified School District so that the western part of Loma Linda neighborhood now in the Colton USD would be detached therefrom and made a part of Redlands USD as the majority of the City of Loma Linda currently was. As a resident of the City of Loma Linda, I pay all other taxes and fees, such as water, trash, sewer and lighting to the City of Loma Linda, so it is unfair to incur higher taxes for education in the Colton USD."*

Discussion ensued regarding the current boundaries for the Colton and Redlands School Districts and what areas within the City of Loma Linda were in each district. It was noted that there were other areas on the west side of Loma Linda that fell into the Colton USD, while the majority of the City fell within the Redlands USD. A change in district boundaries would have the entire City in one school district, thereby unifying the City. Residents' perception was that they would be better served by the Redlands School

District. It was also noted that the annual property tax assessment for the Colton Unified Bond was considerably higher than that of the Redlands Unified Bond.

A couple of residents in the Laurel Heights area spoke in favor of the City adopting a resolution requesting the San Bernardino County Committee to review the request.

Discussion ensued regarding obtaining additional information as opposed to considering a resolution as the residents have requested; as well as whether to include just the Laurel Heights area or all areas within the incorporated city limits. City Manager noted that he spoke with the Redlands School District Superintendent who indicated that both the Colton and Redlands School Districts would have to agree and that the Colton School District would lose to the Redlands School District any funding received for the number of students being transferred.

Consensus was to have staff provide obtain additional information and work with the City Attorney to draft a resolution for Council consideration at the December 8, 2020 meeting requesting that, pursuant to a request from a number of Loma Linda residents, the San Bernardino County Committee on School District Organization proceed to study and take action to amend the boundaries between the Redlands Unified School District and the Colton Unified School District so that all areas within the incorporated city limits of Loma Linda fall into the Redlands School District boundaries; the City Clerk called the role and the Consent Calendar was approved unanimously.

New Business

Reports Of Councilmen

Reports Of Officers

The meeting adjourned at 8:11 p.m.

Approved at the meeting of

City Clerk



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

Approved/Continued/Denied By City Council Date _____
--

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: Diana De Anda, Finance Director/City Treasurer

A handwritten signature in blue ink, appearing to be "DDA", is written over the name Diana De Anda.

VIA: T. Jarb Thaipejr, City Manager

SUBJECT: November 2020 Treasurer's Report

RECOMMENDATION

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

CITY OF LOMA LINDA
COMPOSITION OF CASH
NOVEMBER 2020

DEMAND DEPOSIT ACCOUNTS

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$ 3,868,739.03
Outstanding Checks as of month-end	<u>(1,458,731.28)</u>
CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE	\$ 2,410,007.75
 BANK OF AMERICA - PAYROLL	 \$ 18,928.35
 HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT	 84,043.84
Outstanding Checks as of month-end	<u>(52.51)</u>
HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE	\$ 83,991.33
 SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT	 92,436.20
Outstanding Checks as of month-end	<u>(133.01)</u>
SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE	\$ 92,303.19

DEMAND DEPOSIT ACCOUNTS - TOTAL	\$ 2,605,230.62
--	------------------------

INVESTMENTS

YIELD

LOCAL AGENCY INVESTMENT FUND (LAIF)

CITY	Not Available	\$	33,277,313.01	
CITY - Former RDA Bond Proceeds	Not Available		2,199,471.23	
CITY -Total				35,476,784.24
SUCCESSOR RDA	Not Available			395,685.46
HOUSING AUTHORITY	Not Available			1,641,878.35

INVESTMENTS TOTALS	\$ 37,514,348.05
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OTHER CASH

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

OTHER CASH TOTAL	\$ 1,850.00
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CASH AND INVESTMENTS - GRAND TOTAL	40,121,428.67
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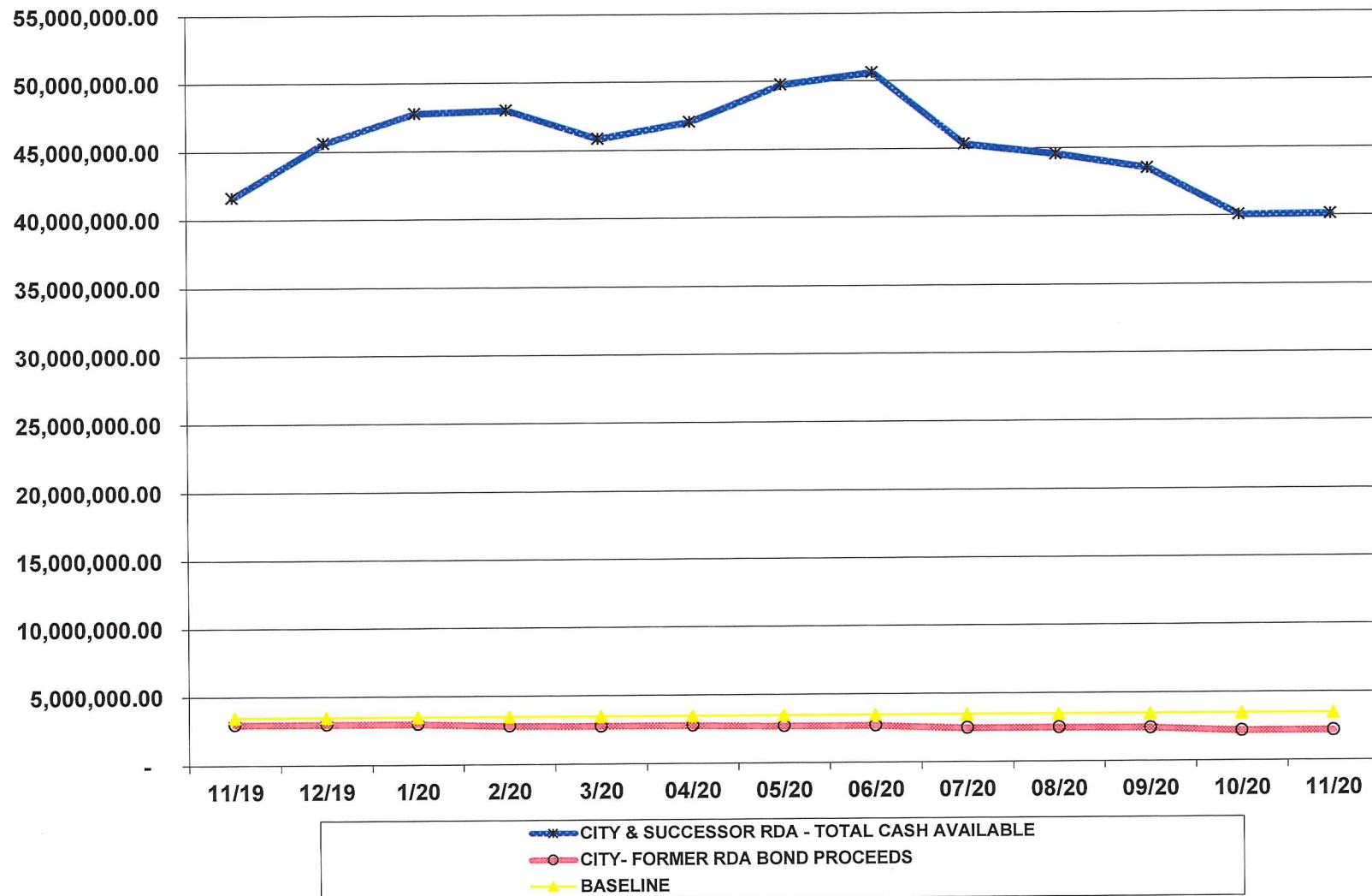
PREVIOUS MONTH	<u>40,073,095.27</u>
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CHANGE +/-	<u>\$ 48,333.40</u>
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All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations. City and Agency funds are pooled.


Treasurer

CITY OF LOMA LINDA
MONTHLY TREASURER'S REPORT 11/19-11/20





City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Dan Harker, Fire Chief *DH*

SUBJECT: November 2020 Fire Department Activity Report

Approved/Continued/Denied
By City Council
Date _____

Operations Division:

The Fire Department's Operations Division responded to 351 incidents in November 2020. Of the 351 incidents, 29 calls were given in Mutual/Automatic Aid. The alarm types are broken down as follows:

Fire & Rescue	Month		YTD	
Medical Aid (MA)	208	59.3%	2300	59.0%
Traffic Collision (TC)	10	2.8%	106	2.7%
MA + TC	218	62.1%	2406	61.7%
Hazardous Conditions	1	0.3%	41	1.1%
Hazardous Material	0	0.0%	0	0.0%
Public Assistance	14	4.0%	206	5.3%
Rescue	3	0.9%	28	0.7%
Structure Fire	2	0.6%	34	0.9%
Cooking	1	0.3%	9	0.2%
Vegetation Fire	4	1.1%	45	1.2%
Vehicle Fire	2	0.6%	23	0.6%
Refuse Fire	6	1.7%	49	1.3%
All Fires	15	4.3%	160	4.1%
Good Intent/Dispatched & Cancelled Enroute	76	21.7%	772	19.8%
Fire Alarm Activation*	24	6.8%	287	7.4%

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

All training, public relations/education were canceled for the month of November

SUBJECT: November 2020 Fire Department Activity Report Continued

Fire Prevention Division:

The Fire Departments Prevention Division monthly activity report is as follows:

Construction Site Inspection	6
Fire Flow Test (Hydrant Testing)	4
Fire Underground – Inspection, test, flush (# of trips)	1
Fire Sprinkler Rough – Commercial	4
Fire Building Final Inspection	1
Knox Box placement, key placement	1
UL-300 Hood Inspections	1
Fire Sprinkler Final – Residential	3
Fire Sprinkler Rough – Residential	4
Plan Check Review / Project Review (hours)	28
Solar PV Inspection	5
Fire Code Research (hours)	23
Fire Extinguisher Training	2
Meetings	11
Annual Fire Inspections	7
Field Investigations / Alarm Responses	2
Weed Abatement (administrative hours)	7
Weed Abatement (parcels inspected)	8



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: T. Jarb Thaipejr, City Manager

SUBJECT: Approve the amended Schedule A to the Law Enforcement Services Contract between the County of San Bernardino and the City of Loma Linda, appropriate expenditures and increase revenues in the amount of \$322,500

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

It is recommended that the City Council approve the amended "Schedule A" to the Law Enforcement Services Contract between the County of San Bernardino and the City of Loma Linda, appropriate expenditures and increase revenues in the amount of \$322,500

BACKGROUND

The City Council previously approved a services agreement with Loma Linda University Health (LLUH) for provision of law enforcement services. The agreement assigned an officer or officers for primary duty at LLUH's campus on an 18-hour a week basis. LLUH agreed to pay to the City a police service mitigation fee equal to the amount actually charged to the City by the Sheriff's Department ("Mitigation Fee") for such services.

ANALYSIS

With the amendment as approved by the City Council on August 11, 2020, the law enforcement services were revised to add an officer or officers to be assigned for primary duty at LLUH's campus on a 24-hour per day, 7-days a week basis. The attached revised "Schedule A" reflects the increased costs.

FINANCIAL IMPACT

Increase in revenues in the amount of \$322,500 in Account 01-9393 LLUH Law Enforcement Services, and an appropriation of \$322,500 in Expenditure Account 01-2000-1830 for the amendment to "Schedule A". Costs are passed through to LLUH by way of the "Mitigation Fee".

Attachment – Revised "Schedule A"

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



Contract Number

94-523 A-31

SAP Number

N/A

Sheriff/Coroner/Public Administrator

Department Contract Representative
Telephone Number

John Ades, Captain
(909) 387-0640

Contractor
Contractor Representative
Telephone Number
Contract Term
Original Contract Amount
Amendment Amount
Total Contract Amount
Cost Center

City of Loma Linda
T. Jarb Thaipejr, City Manager
(909) 864-6861
07/01/2020 through 06/30/2021
\$5,746,703
\$ 306,069
\$6,052,772
4413171000

IT IS HEREBY AGREED AS FOLLOWS:

AMENDMENT No. 31

Effective October 1, 2020, Contract No. 94-523 to provide law enforcement service to the City of Loma Linda is hereby amended by replacing Schedule A referred to in Section II. CONSIDERATION, with the Schedule A attached hereto and incorporated by reference

Except as amended, all other terms and conditions of this contract remain as stated therein.

[With the exception of signatures, this page is intentionally left blank].

COUNTY OF SAN BERNARDINO

►

Curt Hagman, Chairman, Board of Supervisors

Dated: _____

SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

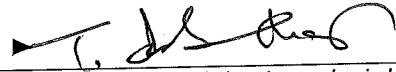
Lynna Monell
Clerk of the Board of Supervisors
of the County of San Bernardino

By _____
Deputy

City of Loma Linda

(Print or type name of corporation, company, contractor, etc.)

By

► 

(Authorized signature - sign in blue ink)

Name T. Jarb Thaipejr

(Print or type name of person signing contract)

Title City Manager

(Print or Type)

Dated: _____

Address 25541 Barton Road

Loma Linda, CA 92354-3125

FOR COUNTY USE ONLY

Approved as to Legal Form

►

Richard D. Luczak, Deputy County Counsel

Date _____

Reviewed for Contract Compliance

►

Date _____

Reviewed/Approved by Department

►

John Ades, Captain

Date _____

SCHEDULE A **Law Enforcement Services Contract** **City of Loma Linda** **2020-21**

CHANGE: Add 42 Patrol Hours Per Week and 1-Marked Unit effective October 1, 2020

	FY 2020-21
<u>LEVEL OF SERVICE</u>	<u>COST</u>
0.59 - Lieutenant	192,183 ¹
2.52 - Sergeant	703,317 ¹
0.56 - Detective/Corporal (20 hours per week)	131,732 ¹
15.07 - Deputy Sheriff (as of 10/01/2020 -- 544 hours per week)	3,176,198 ¹
2.00 - Deputy Sheriff - Traffic (no relief factor)	421,526 ¹
1.00 - Sheriff's Service Specialist	83,824 ¹
3.53 - Office Specialist	271,273 ¹
0.40 - Motor Pool Services Assistant	33,365 ¹
7.00 - Marked Unit (1-effective 10/01/2020)	120,967 ²
0.50 - Unmarked Unit	4,112 ²
0.50 - Command Staff Vehicle	4,974 ²
1.00 - Pickup truck	7,597 ²
1.00 - Ford Escape (COP)	6,366 ²
Dispatch Services	293,447 ¹
Dispatch Services - Parking Enforcement Division	11,235 ¹
22 - HTs (Amortization, Access & Maintenance)	30,998
1 - Additional MDCs	1,137
17 - Taser Replacement (Amortized over 5-years)	5,712
Administrative Support	28,466
Office Automation	80,040
Services & Supplies	31,734
Vehicle Insurance	52,300
Personnel Liability & Bonding	182,788
Workers' Comp Experience Modification	17,932
Law Enforcement Experience Modification	61,031
County Administrative Cost	178,941
Startup Cost	11,756
Cost for FY2020-21	\$ 6,144,950 ¹
Jul to Sept 2020 Credit - Add'l 42 hours starting Oct 1, 2020	\$ (92,178)
Revised cost for FY2020-21	\$ 6,052,772 ¹

Monthly Payment Schedule

1 st payment due July 15, 2020:	\$478,902
2 nd through 3 rd payments due the 5 th of each month:	\$478,891
4 th through 12 th payments due the 5 th of each month:	\$512,899

¹ Personnel costs include salary and benefits and are subject to change by Board of Supervisors' action. Changes in salary and benefit costs will be billed to the City on a quarterly invoice.

² Vehicle costs do not include fuel and maintenance. The City is responsible for fuel, repair and maintenance of all contract vehicles, including collision damage. All fuel, repair and maintenance costs incurred by the County will be billed to the City on a quarterly invoice.

³ No replacement cost is included for grant funded or donated vehicles.

SCHEDULE A **Law Enforcement Services Contract** **City of Loma Linda** **2020-21**

Additional Costs Billed Quarterly:

The City will be billed on a quarterly basis for the following items:

- Increases to salaries and benefits resulting from Board of Supervisors-approved changes to Memorandums of Understanding with the County's various employee organizations.
- Actual overtime cost.
- Actual on-call cost (on call pay for safety employees for 2020-21 is \$195 per week).
- Actual cost of vehicle fuel, repair and maintenance, including the cost of collision repair.
- Professional services from private vendors and other services, supplies and personnel costs above the contract formula.

LEVEL OF SERVICE SUMMARY

SAFETY:

Lieutenant	-	0.59
Sergeant	-	2.52
Detective/Corporal	-	0.56
Deputy Sheriff	-	15.07
Deputy Sheriff - Traffic Car	-	2.00
		<hr/>
		20.74

GENERAL:

Sheriff's Service Specialist	-	1.00
Office Specialist	-	3.53
Motor Pool Service Assistant	-	0.40
Dispatchers	-	2.71
		<hr/>
		7.64

VEHICLES:

Marked Patrol Units	-	7
Unmarked Units	-	1
Pickup Trucks	-	1
Citizen Patrol	-	1
Donated Vehicles-Ins Only	-	2 *
		<hr/>
		12

DONATED VEHICLES LIST:

Yamaha UTV	-	1 *
Cargo Trailer	-	1 *
		<hr/>
		2 *

* (Included for insurance costs only)



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ronald Dailey, Mayor pro tempore
John Lenart, Councilman
Bhavin Jindal, Councilman
Rhodes Rigsby, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: T. Jarb Thaipejr, City Manager/Public Works Director

SUBJECT: Award Contract for Engineering Services to Extend Water Distribution System on Beaumont Avenue

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION:

It is recommended that the City Council award a contract in an amount of \$12,000 to Goodman and Associates of Colton for engineering services to extend the water distribution system easterly on Beaumont Avenue.

BACKGROUND:

The water distribution system ends on Wesley Avenue north of Beaumont Avenue. The subdivision developer in 2001 was not required to extend the water lines as that was the southeast city limit. The City now has begun design for an additional 1M gallon or larger reservoir in Hulda Crooks Park east of Mountain View Avenue extension. This is to cover existing and future water demands north of Beaumont Avenue between San Timoteo Road and San Timoteo Creek Channel. This project will extend the distribution system from Wesley Avenue to New Jersey Street completing a loop system.

ANALYSIS:

In June 2019, staff prepared and distributed a "Request for Proposal" to establish an annual engineering services short list of qualified local professionals. Goodman and Associates is one of the firms that submitted an acceptable proposal. They have performed satisfactorily for the City in the past with good coordination and an excellent work product.

FINANCIAL IMPACT:

Funding is available in Account No. 38-7200-8500.



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ron Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Dan Harker, Fire Chief *DA*

SUBJECT: Authorization to accept FY2019 Emergency Management Performance Grant (EMPG) funds in the amount of \$27,500

RECOMMENDATION:

It is recommended that the City Council accept a grant from the Emergency Management Performance Grant, Fiscal Year 2019 (EMPG-2019) in the amount of \$27,500 and authorize the City Manager to execute related documents. It is also recommended that the City Manager be able to accept additional grant funding should it become available.

BACKGROUND

On an annual basis Emergency Management Performance Grant funds are distributed through State O.E.S Regions and awarded to jurisdictions within the Operational Areas. The Loma Linda Fire Department successfully solicited grant funding from the EMPG FY2019 in the amount of \$27,500. Colton Fire Department allocated their portion of the EMPG FY 2019 grant to the Loma Linda Fire Department. The combine monies are to be used for the retention of a shared or Joint Emergency Services Coordinator between the two Cities. There was a delay in presenting this grant to City Council due to the time-sensitive nature of the application due date and due to a family emergency affecting the Emergency Services Coordinator position.

ANALYSIS

EMPG funds will support the Emergency Services Coordinator (ESC) position. The ESC prepares for, responds to, and recovers from disasters that could affect the City of Loma Linda.

FINANCIAL IMPACT

The grant proceeds will decrease the General Fund expenditure dedicated to this position. The revenue will be appropriated to 01-9334.



Tim McHargue
Fire Chief
Fire Department
303 East "E" Street
Colton, CA 92324
(909) 370-5100

November 4, 2019

Tim McHargue, Fire Chief
Colton Fire Department
303 East "E" Street
Colton, CA 92324

Terri Sumrall
San Bernardino County Fire
157 West 5th Street, 2nd Floor
San Bernardino, CA 92415

Ms. Sumrall,

It is the intent of the City of Colton to allocate their Fiscal Year 2019 Emergency Management Performance Grant (FY2019 EMPG) monies (\$15,104.00) to the City of Loma Linda, and for it to be combined with the City of Loma Linda's FY2019 EMPG monies (\$12,283.00). The combined monies will be used for Organizational Expenses, i.e. to assist in the funding and retention of a Joint Emergency Services Coordinator for the Cities of Loma Linda and Colton.

If you have any questions or require any further clarification, please contact me. I can be reached by phone at: 909-370-5102 or by email at: tmchargue@confire.org.

Respectfully,

Tim McHargue
Fire Chief
Colton Fire Department



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ron Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Dan Harker, Fire Chief *DA*

SUBJECT: Authorization to Apply for and Expend FY2020 Emergency Management
Performance Grant (EMPG) Funds

RECOMMENDATION:

It is recommended that the City Council approve the Fire Department to apply for and expend the FY2020 EMPG funds and to authorize the City Manager to execute related documents. It is also recommended that the City Manager be able to accept additional grant funding should it become available.

BACKGROUND

On an annual basis Emergency Management Performance Grant funds are distributed through State O.E.S Regions and awarded to jurisdictions within the Operational Areas. The City of Colton Fire Department has authorized their FY2020 EMPG funds to be combined with the City of Loma Linda Fire Department's FY2020 EMPG funds. If approved the anticipated amount will be approximately \$27,500.

ANALYSIS

EMPG funds will support the Emergency Services Coordinator (ESC) position. The ESC prepares for, responds to, and recovers from disasters that could affect the City of Loma Linda.

FINANCIAL IMPACT

The grant proceeds will decrease the General Fund expenditure dedicated to this position. The revenue will be appropriated to 01-9334.



Tim McHargue
Fire Chief
Fire Department
303 East "E" Street
Colton, CA 92324
(909) 370-5100

November 18, 2020

Tim McHargue
Colton Fire Department
303 East "E" Street
Colton, CA 92324

Terri Sumrall
San Bernardino County Fire Grants Administration
157 West 5th Street, 2nd Floor
San Bernardino, CA 92415

Ms. Sumrall:

It is the intent of the City of Colton to allocate their Fiscal Year 2020 Emergency Management Performance Grant (FY 2020 EMPG) monies (\$15,157.00) to the City of Loma Linda, and for it to be combined with the City of Loma Linda's FY 2020 EMPG monies (\$12,338.00) for a total of \$27,495.00. The combined monies will be used for Organizational Expenses, i.e. to assist in the funding and retention of a Joint Emergency Services Coordinator for the Cities of Loma Linda and Colton.

If you have any questions or require any further clarification, please contact me. I can be reached by phone at: 909-370-5101 or by email at: tmchargue@confire.org.

Respectfully,

Tim McHargue
Fire Chief
Colton Fire Department



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: Dan Harker, Fire Chief *DH*

VIA: T. Jarb Thaipejr, City Manager *TJT*

SUBJECT: Approve purchase of Fire Department command staff vehicle from Fairview Ford, for the purchase price of \$34,100. As well as approve the purchase of the needed Code 3 response and communication package, not to exceed \$40,000.

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

It is recommended that the City Council approve the purchase of a new Ford F-150 4X4 pick up truck from Fairview Ford, for the amount of \$34,100. As well as approve the purchase of the needed Code 3 response and communication package, not to exceed \$40,000.

BACKGROUND

Based on a normal replacement schedule (10 years and/or 70,000 to 100,000 miles) it is time to replace the command staff 2008 Ford Expedition. This vehicle is used for emergency response, therefore, reliability and safety of the vehicle and its components are of paramount concern.

FINANCIAL IMPACT

This purchase was planned and \$76,000 was appropriated in the 2020/2021 fiscal year budget for the vehicle and the necessary Code 3 package.



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

Approved/Continued/Denied
By City Council
Date _____

SUCCESSOR AGENCY AGENDA AND CITY COUNCIL AGENDA:
December 8, 2020

TO: City Council and Loma Linda Successor Agency Board

FROM: Konrad Bolowich, Assistant City Manager/Assistant Executive Director

SUBJECT: Resolutions to approve an Exclusive Negotiation Agreement pertaining to the proposed sale of real property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as "Special Planning Area "D"", and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08 (the "Property").

RECOMMENDATION

It is recommended that each of the City Council and the Governing Board of the Successor Agency approve resolutions approving the execution by the City and Successor Agency with HighPointe Groves, LLC, a California limited liability company or its designee ("Buyer") of an Exclusive Negotiation Agreement ("ENA") and authorize and direct the Executive Director of the Successor Agency and the City Manager to execute the ENA as submitted herewith. The ENA pertains to the the property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as "Special Planning Area "D"", and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08 (the "Property").

BACKGROUND

Sale of the Property pursuant to a purchase and sale agreement (the "PSA") was previously approved by the Successor Agency. The action of the Successor Agency approving the PSA was subject to review by the San Bernardino County Oversight Board (the "CWOB"). The CWOB approved the PSA, at which time the action of the CWOB was submitted to the California Department of Finance ("DOF"), which has subsequently notified the Successor Agency that it invoked a 40-day review period regarding the proposed sale. As of the preparation of this staff report, there has been no further notification from DOF. Whether or not such approval is received from DOF on or before December 8, 2020, staff recommends approval of the resolutions and execution of the ENA.

ANALYSIS

While Buyer and Successor Agency are moving forward with the proposed sale of the Property pursuant to the PSA, it is possible that circumstances arise that delay or impede the closing of a sale under the PSA. By approving the ENA, the Successor Agency will preserve its ability to continue toward implementation of the sale of the Property to the Buyer whether or not the closing occurs in the near future. The ENA allows for negotiations to continue among Successor Agency, City, and Buyer for the maximum period allowed under the 2019 amendments to the surplus land law. In addition, the ENA memorializes certain matters of intent as between City and Buyer as they relate to public benefit improvements that will be required as conditions of development of the Property. The ENA, as the PSA,

contemplate the use of the Property in a manner consistent with and in implementation of the Specific Plan as previously adopted.

ENVIRONMENTAL

The ENA provides for the parties to discuss various items; it does not commit approvals or approve any development. No environmental clearance is required with respect to the ENA. If the property is sold and development is subsequently to occur, environmental issues raised through the development process will be addressed through that mechanism.

FINANCIAL IMPACT

The ENA does not require any expenditures by City or Successor Agency.

Attachments:

- Exclusive Negotiation Agreement
- Council Bill #R-2020-41 – City Council
- Council Bill #R-2020-42 – Successor Agency

EXCLUSIVE NEGOTIATION AGREEMENT

THIS EXCLUSIVE NEGOTIATION AGREEMENT (the “Agreement”) is made and entered into as of December 8, 2020 (the “Date of Agreement”), by and among the **SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY** (“Successor Agency”), the **CITY OF LOMA LINDA**, a charter city and municipal corporation (“City”), and **HIGHPOINTE GROVES LLC**, a California limited liability company (the “Developer”). Each of Developer, City and Successor Agency is a “Party” and they are collectively referred to herein as the “Parties.”

RECITALS

The following recitals are a substantive part of this Agreement.

A. Successor Agency is the successor to the former Loma Linda Redevelopment Agency (“Former Agency”). Prior to February 1, 2012, the Former Agency was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City. Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”). Consistent with the provisions of the Dissolution Act, Successor Agency prepared and obtained approval of a long range property management plan (the “LRPMP”), as initially approved by the Successor Agency by its Resolution No. 2015-06 and subsequently approved by the oversight board to the Successor Agency (the “Oversight Board”) and the California Department of Finance.

B. In connection with the dissolution of the Former Agency, housing assets of the Former Agency were transferred to the Loma Linda Housing Authority as the successor housing entity to the Former Agency. The beneficial ownership of all other land assets of the Former Agency, including without limitation that certain property described in Exhibit “A” hereto (the “Property”) transferred to the Successor Agency. The Successor Agency is charged with disposing of the Property in conformity with the LRPMP.

C. The Successor Agency engaged in a process to solicit interest of potential purchasers of the Property. As part of the process, notification as to the availability of the Property was given by representatives of the Successor Agency to two hundred seventy-seven (277) private developers. Subsequently, eight (8) written proposals were received by the Successor Agency staff. Representatives of the Successor Agency engaged in an interactive process with those submitting developers, including detailed review of proposals, interviews, presentations, and follow up questions. Developer, as well as other persons submitting expressions of interest, indicated that development would be conducted in conformity with the specific plan as adopted for area including the Property (the “Specific Plan”). As a result of that process, the Developer was ultimately selected as the entity with which Successor Agency would negotiate in connection with the sale of the Property.

D. The Successor Agency and the Developer negotiated an agreement entitled “Purchase and Sale Agreement and Joint Escrow Instructions” dated as of September 22, 2020 (the “2020

Purchase and Sale Agreement”), which, as executed by the Developer, was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077. A copy of the 2020 Purchase and Sale Agreement is on file with the Successor Agency as a public record.

E. The purchase price as reflected in the 2020 Purchase and Sale Agreement was arrived at in part based upon: (i) the circumstance that the price was not less than the appraised value for the Property as determined by CBRE dated as of October 13, 2020 (the “Property Appraisal”), and (ii) the agreement by the Developer that various infrastructure and other improvements and cost reimbursements as referenced at page vi (under the heading “Extraordinary Assumptions”) and pages 96-97 (under the heading “Developer Requirements – Community Benefitting Improvements and Specific Plan Preparation Cost Reimbursements”) of the Property Appraisal are reasonable in connection with the acquisition of the Property and the subsequent development of the Property. The features as referenced under (ii) of this Recital E are referred to herein as “Special Features.”

F. The 2020 Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB, as evidenced by Resolution No. 2020-40 of the CWOB.

G. The Successor Agency and the Developer each reaffirm their desire to consummate the sale of the Property by Successor Agency to Developer under the 2020 Purchase and Sale Agreement on, about and/or prior to December 15, 2020. The Parties have been informed that in order for the title insurer designated in the 2020 Purchase and Sale Agreement to issue an owner’s policy of title insurance conforming to the 2020 Purchase and Sale Agreement, some expression by the California Department of Finance (“DOF”) of its approval of the subject transaction may be necessary. The Parties do not know when any expression from DOF will be forthcoming but acknowledge that such a delay could affect the closing of escrow with the respect to the purchase and sale of the property under the 2020 Purchase and Sale Agreement.

H. In order to preserve the ability of the Parties to continue the ongoing efforts of the Parties to effect the conveyance of the Property by Successor Agency to Developer, the parties desires to enter into this Agreement. This Agreement constitutes an “exclusive negotiating agreement” within the meaning of Section 54234(a) of the California Government Code.

I. Based partly upon (i) the interest of Developer, (ii) assurances by Developer that Developer and/or its joint venturers are experienced in the development and operation of high quality development, (iii) the desirability of accomplishing the development, including, without limitation, both privately owned single family and multifamily dwellings and commercial improvements as well as public improvements (together, the “Facilities”), (iv) the willingness of Developer to pay an all cash purchase price for the Property, and (v) the contention of Developer that the proposed development is feasible, the Parties mutually desire to enter into discussions concerning possible development of the Property consistent with the Specific Plan.

J. The Parties intend that during and for the period of negotiations set forth herein (the “Negotiation Period”) each will perform certain actions and responsibilities under this Agreement.

K. Developer has informed City that Developer intends to negotiate with City and seek to enter into a “development agreement” pertaining to the property as such agreements are described at Sections 65864 through 65869.5 of the California Government Code (a “Development Agreement”).

NOW, THEREFORE, the Parties mutually agree as follows:

1. Exclusive Agreement to Negotiate.

(a) Required Actions.

(1) Within one hundred eighty (180) days from the Date of Agreement, Developer shall submit to Successor Agency a "Preliminary Development Concept Package," consisting of the following in addition to a revised project pro forma:

(A) a development proposal generally describing the Facilities, including all development activities proposed to be undertaken (the "Proposed Development");

(B) all information pertinent to the ownership, control, and financial capacity of the development entity that is proposed to serve as developer of the Property, including, but not limited to, the members of the development team proposed by Developer;

(C) identification of the architect proposed to be used by Developer for the Facilities, the entity which will be responsible for construction management (if other than Developer), and the entity which will be responsible for on-site operational management following completion of the improvements (if other than Developer);

(D) a preliminary iteration of each of a site plan and elevations;

(E) a statement describing the proposed method of financing, including construction and permanent financing. The person(s) or companies providing debt financing or equity, and, if available, the provider of credit enhancement (if applicable), are to be identified by Developer. It is contemplated that there will be private financing of the Facilities to be developed on the Property;

(F) a comprehensive construction and operating pro forma which identifies all sources and uses of funds including without limitation design of the Facilities and supporting infrastructure;

(G) reaffirmation that the Preliminary Development Concept Package and further iterations of development plans will include payment (as applicable) and provision of the Special Features;

(2) Concurrent Actions.

(A) Implement the 2020 Purchase and Sale Agreement and, if it is not feasible to consummate the sale of the Property under the 2020 Purchase and Sale Agreement due to circumstances unrelated to the willingness of the Successor Agency to sell and the Developer to buy, negotiate an agreement with Successor Agency for the purchase and sale of the Property, with the price to be all cash to Successor Agency (as seller);

(B) Negotiate a Development Agreement with City pertaining to the development of the Property in conformity with the Specific Plan and such other parameter as may be agreed upon between the City and Developer; such parameters shall, without limitation, include the

provision of the Special Features. Developer has expressed a desire to enter into a Development Agreement with the City.

(3) On or before the first to occur of (i) the first anniversary of the Date of Agreement, or (ii) the expiration of six (6) months from the date the Executive Director of the Successor Agency (the “Executive Director”) confirms in writing the approval of the Preliminary Development Concept Package, or such later date as may be mutually agreed to by Developer and the Executive Director at the first anniversary of the Date of Agreement, or such later date as may be mutually agreed to by Developer and the Executive Director of the Successor Agency (the “Executive Director”), but not later than November 1, 2022, Developer shall submit to the Executive Director and City a “Final Development Concept Package,” consisting of the following:

(A) updated information, current as of the date of submittal of the Final Development Concept Package, as to each and every item set forth under the heading “Preliminary Development Concept Package” and addressing such other and additional matters as may arise during negotiations;

(B) proposed sources of financing, with a description of the terms and conditions of such financing (such identification may or may not be final);

(C) a proposed construction schedule.

(4) Developer shall bear the cost for its performance under this Agreement; Successor Agency shall have no financial duties under this Agreement.

(5) Successor Agency and Developer will continue to negotiate toward the implementation of a purchase and sale agreement and the consummation of a sale thereunder. In addition, Developer and City shall negotiate toward a Development Agreement.

(b) Term. Subject to conformance under this Agreement, including the schedule for submittals as set forth in Section 1(a), the term of the Negotiation Period shall be for period commencing as of the Date of Agreement and ending as of the second anniversary thereof. The Executive Director is authorized to administratively extend the Negotiation Period once only for a period of his discretion not to extend beyond that date designated for the consummation of the sale of property by a successor agency under Government Code Section 54234(b)(1)(B).

In the event a Development Agreement is entered into between Developer (or another private party) and City and the Property is conveyed by the Successor Agency (including as a result of consummation of the sale to Developer under the 2020 Purchase and Sale Agreement), this Agreement shall terminate as of the later of two such events to occur upon the Executive Director of the Successor Agency giving notice thereof to the Developer, at which time the parties will have no further obligations under this Agreement.

(c) Agreement to Negotiate. Successor Agency (by and through its staff and consultants) and Developer agree that for the term of the Negotiation Period (whether said period expires or is earlier terminated by the provisions herein) each party shall negotiate diligently and in good faith to carry out its obligations under this Agreement. Developer acknowledges that Successor Agency, as the successor to the Former Agency, is the beneficial owner of the Property. Developer expressly agrees and acknowledges that its rights pursuant to this Agreement are subject to and based

upon compliance by Developer with this Agreement (including without limitation the making of all submittals required pursuant to this Agreement in conformity with this Agreement).

Developer agrees that the provision of the Special Features by Developer is fair and reasonable and that conditioning the development of the Property upon assurance that Developer will develop or cause the Special Features to be developed would constitute reasonable conditions for development of the Property without regard to whether a development agreement is entered into by and between Developer, or another private entity, and City; provided that the final terms upon which such Special Features, the parameters of which are delineated in Recital E of this Agreement, are to be provided are subject to further negotiation and agreement between City and Developer.

(d) Supplemental Progress Reports. In addition to the information required in Section 1 above, for so long as this Agreement remains in effect and upon the Successor's Agency's request from time-to-time Developer agrees to make oral progress reports and provide written reports to the Executive Director, the Assistant Executive Director or representatives designated by the Executive Director advising Successor Agency on all matters and all studies being made (excluding confidential and proprietary information).

(e) Special Consideration for Entering Into Agreement. As special consideration for Successor Agency and City to enter into this Agreement, Developer agrees to remit to City the sum of One Thousand Dollars (\$1,000.00) (the "Designated Amount"); such amount shall be retained by City to defray various costs City has incurred in connection with the Property.

2. No Predetermination of Successor Agency Discretion. The Parties agree and acknowledge that nothing in this Agreement in any respect does or shall be construed to affect or prejudice the exercise of Successor Agency's or City's discretion. Further, nothing in this Agreement in any respect does or shall be construed to affect or prejudice Successor Agency's or City's discretion to consider, negotiate, or undertake the acquisition and/or development of any portion of the Property, or shall affect Successor Agency's or City's compliance with the laws, rules, and regulations governing land uses, environmental review, or disposition of the Property.

3. Environmental and Other Requirements. Certain state and local environmental requirements (including, but without limitation, the California Environmental Quality Act of 1970, Public Resources Code Section 21000, et seq.) may be applicable to the Proposed Development. Pursuant to such requirements, certain environmental documents may be required to be prepared and certified for the Proposed Development. Successor Agency, by this Agreement, undertakes no obligation to pay any costs associated with such environmental documents and to supply data and information both to determine the impact of the development on the environment and to assist in the preparation of any necessary environmental documents.

4. Costs and Expenses. Developer shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with the performance of its obligations under this Agreement.

5. No Change in Developer. Developer shall within ninety (90) days after the Date of Agreement, or such greater time as may be designated therefor by the Executive Director, make full disclosure to the Executive Director of all reasonable and non-confidential and non-proprietary information concerning Developer, including any joint venture partners, which is requested by the Executive Director. No person or entity, whether a voluntary or involuntary successor of Developer,

shall acquire any rights or powers under this Agreement nor shall Developer assign all or any part of this Agreement without the prior written approval of Successor Agency, which approval Successor Agency may grant, withhold, condition, or deny at its sole and absolute discretion; the Executive Director is authorized and delegated authority to act on behalf of the Successor Agency with respect to this Section 5. Any other purported transfer, voluntarily or by operation of law, shall be absolutely null and void and shall confer no rights whatsoever upon any purported assignee or transferee.

6. Lead Negotiators. The Executive Director and Assistant Executive Director of the Successor Agency shall be the lead negotiators for the Successor Agency with respect to the subject matter of this Agreement. Steve Vliss and Timothy D. England shall be the lead negotiators for Developer with respect to the subject matter of this Agreement.

7. Non-Discrimination. Developer shall not discriminate against nor segregate, any person, or group of persons on account of sex, race, color, marital status, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Developer establish or permit any such practice or practices of discrimination or segregation in the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

8. Address for Notices. Any notices pursuant to this Agreement shall be in writing and sent (i) by Federal Express (or other established express delivery service which maintains delivery records), (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the following addresses:

To Successor Agency: SUCCESSOR AGENCY TO THE LOMA LINDA
REDEVELOPMENT AGENCY
25541 Barton Road
Loma Linda, California 92354
Attention: Executive Director

To City: CITY OF LOMA LINDA
25541 Barton Road
Loma Linda, California 92354
Attention: City Manager

With a copy to (in the case of notice to Successor Agency and/or City; any communication with Stradling Yocca Carlson & Rauth shall not be deemed to constitute notice to City or Successor Agency):

STRADLING YOCICA CARLSON & RAUTH
660 Newport Center Drive, Suite 1600
Newport Beach, California 92660
Attention: Mark J. Huebsch
Email: mhuebsch@stradlinglaw.com

To Developer: HIGHPOINTE GROVES LLC
Attention: Timothy D. England
530 Technology, Suite 100
Irvine, California 92618

The foregoing addresses for notice are subject to revision from time to time upon notification by a Party to the other Parties.

9. Default. Failure by either party to perform one or more of its duties as provided in this Agreement shall constitute an event of default under this Agreement. The non-defaulting party shall give written notice of a default to the defaulting party, specifying the nature of the default and the action required to cure the default and allow the noticed party a reasonable opportunity to cure such default.

10. Remedies for Breach of Agreement. In the event of an uncured default under this Agreement, the sole remedy of the nondefaulting party shall be to terminate this Agreement. Following such termination, neither party shall have any further rights, remedies or obligations under this Agreement. Neither party shall have any liability to the other for monetary damages or specific performance for the breach of this Agreement, or failure to reach agreement the sale of the Property or the failure of the City and the Developer to enter into a Development Agreement, and each party hereby waives and releases any such rights or claims it may otherwise have at law or at equity. Furthermore, Developer knowingly agrees that it shall have no right to specific performance for conveyance of, nor to claim any right of title or interest in the Property or any portion thereof based upon this Agreement. Notwithstanding anything in this Agreement to the contrary, nothing in this Agreement shall limit, alter or impair the rights, remedies and obligations of Developer and the Successor Agency under the 2020 Purchase and Sale Agreement.

11. Termination; Assignment Prior to Termination. This Agreement shall be subject to termination at the election of the Executive Director, to be made in writing, after notice and a reasonable opportunity to cure, as determined by the Executive Director, in the event Developer shall fail to perform its obligations hereunder to the reasonable satisfaction of the Executive Director. In the event Developer determines it is infeasible for Developer to proceed, Developer agrees to assign its rights under this Agreement to an assignee designated by the Executive Director. In addition, if Developer fails to satisfy any of the requirements of this Agreement and, upon notice by Executive Director, fails to cure such failures within thirty (30) days after receipt of such notice (but in no event to extend later than November 1, 2022), Developer shall assign its rights under this Agreement to an entity designated by the Executive Director; following such assignment, to be accomplished in a manner designated by the Executive Director, Highpointe Groves LLC, a California limited liability company shall have no duties hereunder and the successor as so designated by the Executive Director shall continue as Developer hereunder. Neither a default by a party hereto, nor a termination of this Agreement for any reason including such a default, shall, *ipso facto*, constitute a default by Successor Agency or Developer under the 2020 Purchase and Sale Agreement or, *ipso facto*, result in a termination of that agreement. Neither a default by Developer or Successor Agency under the 2020 Purchase and Sale Agreement, nor a termination of the 2020 Purchase and Sale Agreement for any reason including such a default, shall, *ipso facto*, constitute a default by Successor Agency or Developer under this Agreement. This Agreement shall automatically terminate and be of no further or effect upon the later to occur of (i) City and Developer entering into a Development Agreement with respect to the Property or (ii) Developer's acquisition of the Property pursuant to an escrow closing under the 2020 Purchase and Sale Agreement.

12. Time of Essence. Time is of the essence of every portion of this Agreement in which time is a material part. In no event shall an incomplete submittal by Developer trigger any of Successor Agency's obligations of review, approval and/or performance hereunder; provided, however that Successor Agency shall notify Developer of an incomplete submittal as soon as is practicable and in

no event later than the applicable time set forth for Successor Agency's action on the particular item in question.

13. Real Estate Commissions. Successor Agency shall not be liable for any real estate commission or brokerage fees which may arise with respect to this Agreement or the Property.

14. Developer Not an Agent. Developer is not an agent of Successor Agency or the City.

15. Press Releases. Developer agrees to discuss any press releases with the Executive Director prior to disclosure in order to assure accuracy and consistency of the information.

16. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties or their predecessors in interest with respect to all or any part of the subject matter hereof (provided that the terms of the 2020 Purchase and Sale Agreement are separate and distinct from this Agreement and are not impacted in any way by this Agreement). Notwithstanding the foregoing portion of this Section 16, if a purchase and sale agreement for the Property ("Sale Agreement") is entered into between Successor Agency and Developer, such Sale Agreement shall be effective in accordance with its terms; in the event a sale of the Property is not consummated in accordance with the Sale Agreement, this Agreement shall remain in effect in accordance with its terms.

17. Agreement Does Not Constitute Development Approval. Successor Agency reserves final discretion with respect to the sale of the Property. The City is the entitlement authority with respect to the Property. This Agreement shall not be construed as a grant of development rights or land use entitlements to construct the Proposed Development or any other project. All design, architectural, and building plans for the Proposed Development shall be subject to the review and approval of City. By its execution of this Agreement, Successor Agency is not committing itself to or agreeing to undertake the disposition of the Property or other real property to Developer, or any other acts or activities requiring the subsequent independent exercise of discretion by Successor Agency, or any agency or department thereof.

18. No Third Party Beneficiaries. There shall be no third party beneficiaries of this Agreement.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California.

20. Implementation of Agreement. The Executive Director shall have the authority to issue interpretations, waive provisions, and/or enter into certain amendments of this Agreement on behalf of Successor Agency so long as such actions do not extend the time to negotiate past December 31, 2022 or such later date as may hereafter be adopted by the California Legislature in Government Code Section 54234(b)(1)(B) for the disposition of property by a successor agency without necessity of compliance with other provisions related to the disposition of surplus land.

NOW THEREFORE, the Parties have executed this Exclusive Negotiation Agreement as of the date and year first set forth above.

(signatures on following pages)

SUCCESSOR AGENCY:

**SUCCESSOR AGENCY TO THE LOMA
LINDA REDEVELOPMENT AGENCY**

By: _____
T. Jarb Thaipejr
Its: Executive Director

CITY:

CITY OF LOMA LINDA, a charter city and
municipal corporation

By: _____
T. Jarb Thaipejr
Its: City Manager

(signatures continue on following page)

DEVELOPER:

HIGHPOINTE GROVES LLC, a California
limited liability company

By: Highpointe Investments LLC, a California
limited liability company, its Managing
Member

By: *Timothy D. England*
Name: Timothy D. England
Its: Managing Member

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The Property referred to herein is situated in the City of Loma Linda, County of San Bernardino, State of California, and is described as follows:

LOTS 1 THROUGH 6, INCLUSIVE, OF TRACT NO. 12084, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 201 OF MAPS, PAGES 75 AND 76, RECORDS OF SAID COUNTY; AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 30, 1988, AS INSTRUMENT NO. 88- 093695, OFFICIAL RECORDS.

For conveyancing purposes only: APN(S) 0292-461-04-0-000 THROUGH 0292-461-08-0-000 AND 0292-471-06-0-000

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT BY AND AMONG THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY, THE CITY OF LOMA LINDA, AND HIGHPOINTE GROVES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, prior to February 1, 2012, the Loma Linda Redevelopment Agency (“Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Loma Linda Redevelopment Agency (“Successor Agency”) and administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs; and

WHEREAS, pursuant to Health & Safety Code Section 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the Former Agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with Health & Safety Code Section 34179(j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance (the “DOF”) pursuant to Health & Safety Code Section 34179.7, the Successor Agency was required to prepare, and did prepare, a long range property management plan for the Former Agency’s real property assets and submit the approved long range property management plan to the Oversight Board and DOF for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, during August of 2015, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the DOF; and

WHEREAS, on November 10, 2015, the Successor Agency approved a Long Range Property Management Plan (the “LRPMP”), which LRPMP was subsequently approved by the Oversight Board to the Successor Agency on November 24, 2015, by its Resolution No. 2015-06, and was subsequently submitted to DOF, and per letter dated December 22, 2015 from DOF, was approved by DOF; and

WHEREAS, the LRPMP addresses the disposition of thirteen (13) parcels of land grouped into seven (7) separate sites including that certain property designated within the LRPMP as “Site No. 6 – Special Planning Area D”, located at 26248 Mission Road and 26209 Redlands Boulevard (APNs 0292-471-06 and 0292-461-04 through -08) (herein, the “Property”);

WHEREAS, because six (6) of the seven (7) LRPMP designated sites were disposed of previously, the disposition of the Property will complete the Successor Agency’s implementation of its LRPMP; and

WHEREAS, as a result of a multi-step developer solicitation and selection process, Highpointe Communities, Inc., a California corporation (“HC”) was ultimately selected to negotiate with the Successor Agency for the purchase and sale of the Property; and

WHEREAS, subsequent to the selection of HC, HC formed Highpointe Groves, LLC, a California limited liability company (“Buyer”), and Buyer entered into an agreement entitled “” (the “Purchase and Sale Agreement”) concerning the proposed purchase of the Property by Buyer. The Purchase and Sale Agreement was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077 (the “Successor Agency PSA Resolution”); subsequently, the Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB as evidenced by Resolution No. 2020-40 of the CWOB (the “CWOB Resolution”). Copies of the Purchase and Sale Agreement, the Successor Agency PSA Resolution and the CWOB Resolution are on file with Successor Agency as public records; and

WHEREAS, the proposed sale and the action under the CWOB Resolution has been transmitted to the California Department of Finance (the “DOF”). It is not known when DOF will respond concerning the transmittal. In addition, the Buyer is in the midst of due diligence activities with respect to the Property, including without limitation the condition of title with respect thereto. Because of various circumstances, including those described herein, it is possible that the sale of the Property may not be accomplished under the Purchase and Sale Agreement as contemplated to occur before the end of calendar year 2020; and

WHEREAS, Buyer, Seller, and City mutually desire to authorize a negotiation agreement substantially in the form submitted herewith (the “Exclusive Negotiation Agreement”). The Exclusive Negotiation Agreement constitutes an “exclusive negotiation agreement” within the meaning of Section 54234(a) of the California Government Code; and

WHEREAS, the Exclusive Negotiation Agreement shall not be deemed to amend the Purchase and Sale Agreement; and

WHEREAS, the Exclusive Negotiation Agreement will further the implementation of the LRPMP and the sale of the Property to Buyer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOMA LINDA:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The City Council hereby approves the Exclusive Negotiation Agreement substantially in the form submitted and authorizes and directs the City Manager and his designees, to take

such actions as are necessary or convenient to implement the Exclusive Negotiation Agreement. The City Manager is authorized to approve modifications to the Exclusive Negotiation Agreement that do not materially change the provisions thereof upon consultation with legal counsel.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020.

**CITY COUNCIL OF THE CITY OF LOMA
LINDA**

Phill Dupper, Mayor

ATTEST:

Barbara Nicholson, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF LOMA LINDA)

I, Barbara Nicholson, City Clerk of the City of Loma Linda, hereby certify that the foregoing resolution was duly adopted by the City Council at its regular meeting held on the 8th day of December, 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

RESOLUTION NO. ____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT BY AND AMONG THE SUCCESSOR AGENCY, THE CITY OF LOMA LINDA, AND HIGHPOINTE GROVES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, prior to February 1, 2012, the Loma Linda Redevelopment Agency (“Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Loma Linda Redevelopment Agency (“Successor Agency”) and administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs; and

WHEREAS, pursuant to Health & Safety Code Section 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the Former Agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with Health & Safety Code Section 34179(j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance (the “DOF”) pursuant to Health & Safety Code Section 34179.7, the Successor Agency was required to prepare, and did prepare, a long range property management plan for the Former Agency’s real property assets and submit the approved long range property management plan to the Oversight Board and DOF for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, during August of 2015, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the DOF; and

WHEREAS, on November 10, 2015, the Successor Agency approved a Long Range Property Management Plan (the “LRPMP”), which LRPMP was subsequently approved by the Oversight Board to the Successor Agency on November 24, 2015, by its Resolution No. 2015-06, and was subsequently submitted to DOF, and per letter dated December 22, 2015 from DOF, was approved by DOF; and

WHEREAS, the LRPMP addresses the disposition of thirteen (13) parcels of land grouped into seven (7) separate sites including that certain property designated within the LRPMP as “Site No. 6 – Special Planning Area D”, located at 26248 Mission Road and 26209 Redlands Boulevard (APNs 0292-471-06 and 0292-461-04 through -08) (herein, the “Property”);

WHEREAS, because six (6) of the seven (7) LRPMP designated sites were disposed of previously, the disposition of the Property will complete the Successor Agency’s implementation of its LRPMP; and

WHEREAS, as a result of a multi-step developer solicitation and selection process, Highpointe Communities, Inc., a California corporation (“HC”) was ultimately selected to negotiate with the Successor Agency for the purchase and sale of the Property; and

WHEREAS, subsequent to the selection of HC, HC formed Highpointe Groves, LLC, a California limited liability company (“Buyer”), and Buyer entered into an agreement entitled “” (the “Purchase and Sale Agreement”) concerning the proposed purchase of the Property by Buyer. The Purchase and Sale Agreement was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077 (the “Successor Agency PSA Resolution”); subsequently, the Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB as evidenced by Resolution No. 2020-40 of the CWOB (the “CWOB Resolution”). Copies of the Purchase and Sale Agreement, the Successor Agency PSA Resolution and the CWOB Resolution are on file with Successor Agency as public records; and

WHEREAS, the proposed sale and the action under the CWOB Resolution has been transmitted to the California Department of Finance (the “DOF”). It is not known when DOF will respond concerning the transmittal. In addition, the Buyer is in the midst of due diligence activities with respect to the Property, including without limitation the condition of title with respect thereto. Because of various circumstances, including those described herein, it is possible that the sale of the Property may not be accomplished under the Purchase and Sale Agreement as contemplated to occur before the end of calendar year 2020; and

WHEREAS, Buyer, Seller, and City mutually desire to authorize a negotiation agreement substantially in the form submitted herewith (the “Exclusive Negotiation Agreement”). The Exclusive Negotiation Agreement constitutes an “exclusive negotiation agreement” within the meaning of Section 54234(a) of the California Government Code; and

WHEREAS, the Exclusive Negotiation Agreement shall not be deemed to amend the Purchase and Sale Agreement; and

WHEREAS, the Exclusive Negotiation Agreement will further the implementation of the LRPMP and the sale of the Property to Buyer.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Successor Agency hereby approves the Exclusive Negotiation Agreement substantially in the form submitted and authorizes and directs the Executive Director and his designees,

upon approval by the governing board of the Successor Agency, to take such actions as are necessary or convenient to implement the Exclusive Negotiation Agreement. The Executive Director is authorized to approve modifications to the Exclusive Negotiation Agreement that do not materially change the provisions thereof upon consultation with legal counsel.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The Secretary to the Successor Agency shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020.

**SUCCESSOR AGENCY TO THE LOMA LINDA
REDEVELOPMENT AGENCY**

Phill Dupper, Chairman

ATTEST:

Barbara Nicholson, Secretary

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF LOMA LINDA)

I, Barbara Nicholson, Secretary of the Successor Agency to the Loma Linda Redevelopment Agency, hereby certify that the foregoing resolution was duly adopted by the Successor Agency at its regular meeting held on the 8th day of December, 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Barbara Nicholson, Secretary



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020

TO: City Council

FROM: T. Jarb Thaipejr, City Manager *T.J.T.*

SUBJECT: Council Bill #R-2020-38 – Regarding adjustment of school district boundaries to incorporate all areas of the City of Loma Linda into the Redlands Unified School District

Approved/Continued/Denied

By City Council

Date _____

RECOMMENDATION

It is recommended that the City Council consider the Council Bill #R-2020-38.

BACKGROUND

Councilman Jindal has previously requested that the City Council consider supporting a change in the school district boundary. At the Council Meeting of November 10, 2020, the Council directed staff to prepare for consideration the attached resolution.

ANALYSIS

Attached are the relevant pages from the Department of Education Handbook showing the procedure for initiating a change of school district boundaries. The handbook provides that the City Council may initiate consideration of a proposed transfer by a majority resolution. The County Committee then conducts a preliminary hearing and may grant or deny the City's petition. If a tentative recommendation is granted, a formal hearing process must take place that may lead to an election. The City itself has no direct role in the process after adoption of the initial resolution. (See pages 42-44 of the Handbook.)

ENVIRONMENTAL

Not a project under CEQA.

FINANCIAL IMPACT

The resolution does not require any expenditure by City.

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA REGARDING ADJUSTMENT OF SCHOOL DISTRICT BOUNDARIES TO INCORPORATE ALL AREAS OF THE CITY OF LOMA LINDA INTO THE REDLANDS UNIFIED SCHOOL DISTRICT.

WHEREAS, the Laurel Heights neighborhood located West of Oakwood Drive and South of Barton Road in the City of Loma Linda is currently within the boundaries of the Colton Unified School District; and

WHEREAS, the majority of the City of Loma Linda is currently within the boundaries of the Redlands Unified School District; and

WHEREAS, on November 10, 2020, the City Council of the City of Loma Linda received a petition signed by a majority of the residents of the Laurel Heights neighborhood requesting that the City Council of the City of Loma Linda support a proposition to change the school boundary to transfer the Laurel Heights neighborhood from the Colton Unified School District to the Redlands Unified School District; and

WHEREAS, California Education Code Section 35721(a) provides that on receipt of a resolution approved by a majority of the members of a city council that has jurisdiction over all or a portion of the school district for consideration of unification or other reorganization of any area, the county committee shall hold a public hearing on the proposal at a regular or special meeting.

WHEREAS, the City Council supports the residents of the Laurel Heights neighborhood in their desire to be part of the school district that would best serve the interests of their children; and

WHEREAS, the City Council supports the proposition that all residents of the City of Loma Linda be part of the same Redlands Unified School District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOMA LINDA:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The City Council of the City of Loma Linda hereby requests that the San Bernardino County Committee on School District Reorganization, the affected school districts, or any other body having appropriate jurisdiction, conduct a public hearing, make a recommendation and take such other steps as may be necessary to initiate, study and accomplish the change of school boundaries to transfer the Laurel Heights neighborhood and any other areas within the incorporated city limits of the City of Loma Linda from the Colton Unified School District to the Redlands Unified School District.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020.

**CITY COUNCIL OF THE CITY OF LOMA
LINDA**

Phill Dupper, Mayor

ATTEST:

Barbara Nicholson, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF LOMA LINDA)

I, Barbara Nicholson, City Clerk of the City of Loma Linda, hereby certify that the foregoing resolution was duly adopted by the City Council at its regular meeting held on the 8th day of December, 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

B. Process: Quick-Reference Chart 5.2

**TERRITORY TRANSFER INITIATED BY 10% PETITION OR LOCAL AGENCY
(See Flowchart B)**

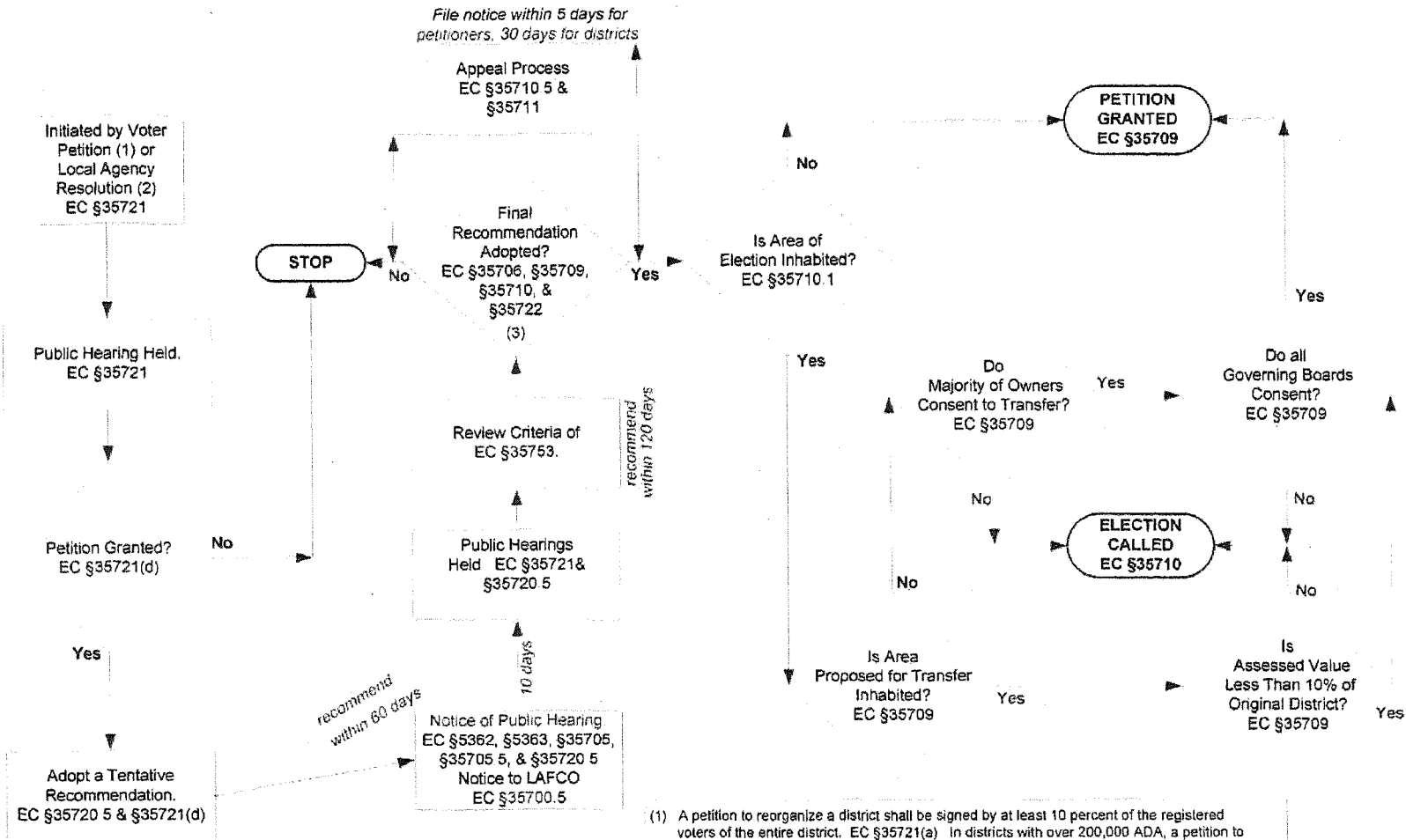
1. Initiation of Proposals for Territory Transfer (*EC 35720, EC 35721*)
 - a. Petition signed by at least 10 percent of the registered voters of the entire school district; or,
 - b. Petition signed by at least 5 percent of the registered voters to reorganize a district with over 200,000 ADA into two or more districts; or,
 - c. Resolution approved by a majority of the members of a city council, county board of supervisors, governing body of a special district, or local agency formation commission.
2. Preliminary Hearing (*EC 35721*)
 - a. A preliminary hearing of the petition shall be held at a regular or special meeting. Following the hearing, the county committee must grant or deny the petition.
 - b. If the petition is granted, the county committee must adopt a tentative recommendation and may add to the petition any of the appropriate provisions specified in *EC* sections 35730 through 35738.
3. Public Hearing (*EC 35720.5, 35721*). A public hearing in the area proposed for reorganization must be held by the county committee. The public hearing should be held no later than 60 days after the committee's adoption of a tentative recommendation.
4. Notice of Hearing (*EC 35705, 35705.5, 35720.5*). The county committee shall send a notice to the governing board of each school district involved and to the chief petitioners as appropriate at least ten days prior to the hearing. The notice must contain information about the time, place, and purpose of the hearing. The notice of the public hearing must be either:
 - a. Posted at three public places in the school districts involved and at every school in each school district involved, or
 - b. Published in a newspaper of general circulation published within the school district, or, if there is no such newspaper, then in any

newspaper of general circulation that is regularly circulated in the district.

5. Notice to Local Agency Formation Commission (*EC 35721.5*). Before initiating proceedings to consider any reorganization plan, the county committee on school district organization shall provide written notice of the proposed action to the local agency formation commission for the affected area.
6. CEQA Review (*Public Resources Code* sections 21000 through 21177). The county committee must comply with the requirements of CEQA.
7. County Committee Study of the Territory Transfer (*EC 35722, 35709, 35710*). The county committee study must determine the impact of the territory transfer on the conditions listed in *EC 35753*.
8. Approval Process (*EC 35709, 35710, 35710.1, 35722*)
 - a. Within 120 days of the first public hearing or within 120 days of complying with CEQA, if the county committee determines that the territory transfer is a project under CEQA, the county committee should adopt a final recommendation.
 - b. If any of the following three conditions exist, the county committee may approve the territory transfer *without* an election:
 - i. The territory is uninhabited, the majority of the owners of the territory consent to the transfer, and the governing boards of all affected school districts consent to the transfer.
 - ii. The territory is inhabited, the territory constitutes less than 10 percent of the assessed valuation of the district from which the territory is being transferred, and the governing boards of all affected districts consent.
 - iii. The election area for the territory transfer, as determined pursuant to *EC 35732*, is uninhabited territory as described in *Education Code* Section 35517.
 - c. For all other territory transfers, if the county committee approves the transfer, the county superintendent must call an election in the area determined by the county committee.
9. An action by the county committee approving or disapproving a petition to transfer territory may be appealed to the State Board of Education by the chief petitioners or one or more affected school districts. (*EC 35710.5*)

- a. Appellant, except for affected school districts, shall file with the county committee a notice of appeal within five days after the final action of the county committee.
 - b. Affected school districts shall file with the county committee a notice of appeal within 30 days after the final action of the county committee.
 - c. Within 15 days after filing the notice of appeal, the appellants shall file with the county committee a statement of reasons and factual evidence.
 - d. Within 15 days of receipt of the statement of reasons and factual evidence, the county committee shall send to the State Board of Education the statement and the complete administrative record of the county committee proceedings.
10. Any person questioning the finding of the county committee that the proposed reorganization will not adversely affect the racial or ethnic integration of the schools of the districts affected may appeal a decision based on that finding to the State Board of Education within 30 days after the final action of the county committee. (EC 35711)

TERRITORY TRANSFER INITIATED BY 10% PETITION OR LOCAL AGENCY



- (1) A petition to reorganize a district shall be signed by at least 10 percent of the registered voters of the entire district. EC §35721(a). In districts with over 200,000 ADA, a petition to reorganize a district into two or more districts may be signed by 5% of the registered voters EC §35721(b).
- (2) The city council, county board of supervisors, governing body of a special district, or LAFCO may initiate a proposal to reorganize a district. EC 35721(c).
- (3) The County Committee, as lead agency for CEQA, must comply with provisions of CEQA before approving a territory transfer if it determines that the territory transfer is a project under CEQA. If the transfer is determined to be a project under CEQA, the 120 day timeline begins upon completion of CEQA requirements.



City of Loma Linda Official Report

Rhodes Rigsby, Mayor
Phillip Dupper, Mayor pro tempore
Ovidiu Popescu, Councilman
Ronald Dailey, Councilman
John Lenart, Councilman

COUNCIL AGENDA: December 8, 2020

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Barbara Nicholson, City Clerk *BN*

SUBJECT: Historical Commission Appointment

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

Appoint one member to the Historical Commission.

BACKGROUND

The Historical Commission consists of nine (9) members. Jim Shipp resigned his appointment some time ago, thereby creating a vacancy. Staff and Commissioners request this vacancy be filled.

Applications are on file from Wesley James, Cindee Marshall Nelson, and Joseph Frink and are attached. At the time of preparation of this report, I can confirm that Wesley James and Joseph Frink are still interested and available to serve; Cindee Marshall Nelson has not yet responded.

Historical Commission

Number of Members:

Nine

Term:

Four Years

Current Members:

Georgia Hodgkin
Fred Ramos
Dick Wiley
William Coffman
Michael Stewart
Betty Stark
Dick Schaefer
Lori Curtiz

Meeting Schedule:

Bi-monthly on the first Monday

Applications on File:

See Attached

Comments:

The Historical Preservation Ordinance limits membership to nine.

Recommendation:

Appoint one member to the Historical Commission for four-year term to replace Jim Shipp



CITY OF LOMA LINDA
APPLICATION

Historical Commission COMMITTEE

	City Clerk's Office 25541 Barton Road Loma Linda, CA 92354
--	--

Name: Wesley James Home Phone: 909-799-7607

Home Address: 25977 Brentwood Ave, Loma Linda, CA 92354 Years resided at address: 8

Email address: wjames231@msn.com

Have you lived at any other address in Loma Linda: ☒ Yes ☐ No

If yes, give previous address: 25581 Cottonwood Ave, Loma Linda, CA 92354

Employer: Loma Linda University Health

Employer Address: 24887 Taylor St, Suite 201, Loma Linda, CA 92350 Employer Phone: 909-558-8544

Occupation: Research Administrator How Long: 14 in current job | 24 in LLUH entities

Education (Highest Grade Completed): MA, MPH

Licenses or special certificates held: 0

Name, location of Colleges/Universities Attended	Major	Degree	Last Year Attended
Loma Linda University, Loma Linda, CA, USA	Global Health/Health Eds	MPH	1994
Pune University, Pune, INDIA	Clinical Psychology	MA	1984
Spicer Memorial College, Pune, INDIA	Religious Philosophy	B.A.	1982

Prior or Current Civic Experience (Include Membership in Professional, charitable or community organizations)	Office Held (if any)	Dates of Membership
Loma Linda Broadcasting Network - South Asia	Volunteer / Director	2007 - current
World Medics, Inc.	Member, Board of Director	2013 - current
Global Health Education & Development Services (GHEDS) - INDIA	Founder / Member, Board of Directors	2013 - current

I declare under penalty of perjury that all statements in this application and the attached responses are true and complete to the best of my knowledge and belief.

Wesley James
Signature of Applicant

CITY OF LOMA LINDA
APPLICATION

Historical COMMITTEE

	City Clerk's Office 25541 Barton Road Loma Linda, CA 92354
--	--

Name: M. Joseph FRANK "Joe" Home Phone: 909-557-5890

Home Address: 720 So. Wabash, 12dLs 92324 Years resided at address: 5

Email address: JF62VJ@Hotmail.com

Have you lived at any other address in Loma Linda: / Yes No

If yes, give previous address: 26220 Mission Rd, Loma Linda

Employer: SAN BERNARDINO COUNTY SHERIFF'S DEPT.

Employer Address: _____ Employer Phone: _____

Occupation: Retired/Law ENF How Long: 25 yrs

Education (Highest Grade Completed): Some College - 186 Units

Licenses or special certificates held: Too many To list
OFFICER OF THE YEAR - 1985, Loma Linda

Name, location of Colleges/Universities Attended	Major	Degree	Last Year Attended
UCLA - Riverside	CRIMINAL JUSTICE		1991
SBVC	" "		1991
OCVC	GEN ED		1996

* you know my historical knowledge of the area,

Prior or Current Civic Experience (Include Membership in Professional, charitable or community organizations)	Office Held (if any)	Dates of Membership
Rolls Veterans Committee	Chair	Current
Rolls Eblis		11
Corvettes West	Treasurer	1993

I declare under penalty or perjury that all statements in this application and the attached responses are true and complete to the best of my knowledge and belief.

Signature of Applicant

3/12/18



CITY OF LOMA LINDA
APPLICATION

HISTORICAL COMMITTEE

	City Clerk's Office 25541 Barton Road Loma Linda, CA 92354
--	--

Name: Cindee Marshall Nelson Home Phone: 909-799-9053

Home Address: 11873 Hollis Court Loma Linda Years resided at address: 19

Email address: cnelson1275@gmail.com

Have you lived at any other address in Loma Linda: _____ Yes _____ X No

If yes, give previous address: _____

Employer: Loma Linda University Health Care

Employer Address: 25805 Barton Rd. Loma Linda Employer Phone: 909-558-5500

Occupation: Coordinator-Authorizations How Long: 12 years

Education (Highest Grade Completed): BA Degree ~ UCR

Licenses or special certificates held: none

Name, location of Colleges/Universities Attended	Major	Degree	Last Year Attended
UCR Riverside	Sociology	BA	

Prior or Current Civic Experience (Include Membership in Professional, charitable or community organizations)	Office Held (if any)	Dates of Membership
Redlands Classic Home Owners Association	President	Present ~ 15 yrs
Walk Yourself Fit		Present ~ 2 yrs
Loma Linda Lopers	Member	Present ~ 4 yrs

I declare under penalty or perjury that all statements in this application and the attached responses are true and complete to the best of my knowledge and belief.

Cindee Marshall
Signature of Applicant



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: December 8, 2020
TO: City Council
FROM: Barbara Nicholson, City Clerk *BN*
SUBJECT: Calendar Year 2021 Meeting Schedule

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

It is recommended that the City Council adopt a meeting schedule for the 2021 calendar year as follows:

January 12	July 13
February 9	August 10
March 9	September 14
April 13	October 12
May 11	November 9
June 8	December 14

BACKGROUND

In past years the City Council modified its meeting schedule to address reduced staffing, holidays and school breaks to accommodate and facilitate workloads and vacation scheduling for City Council members and Staff. While retaining the meeting schedule of the second and fourth Tuesdays of each month so that two meetings could be held if needed, the effort is for items to be calendared for only one meeting per month.

The recommendation for 2020 is to schedule the meetings on the second Tuesday as indicated above; reserving the fourth Tuesday each month should business necessitate a second meeting.

2021 Yearly Planner

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

= Paydays
 = Holiday
 = Converted to Floating Holiday

City Council Meetings

January 12
 February 9
 March 9
 April 13
 May 11
 June 8
 July 13
 August 10
 September 14
 October 12
 November 9
 December 14

** Dates subject to modification*

Planning Commission Meetings

January 6
 February 3
 March 3
 April 7
 May 5
 June 2
 July 7
 August 4
 September 1
 October 6
 November 3
 December 1

** Dates subject to modification*



Holidays

New Year's Day - Friday, January 1 (Converts to floating holiday)
 Martin Luther King Day - Monday, January 18
 President's Day, Monday, February 15
 Memorial Day - Monday, May 31
 Independence Day - Monday, July 5
 Labor Day - Monday, September 6
 Veteran's Day - Thursday, November 11
 Thanksgiving Day - Thursday, November 25
 Christmas Day - Saturday, December 25 (Converts to floating holiday)
 New Year's Day 2022 - Saturday, January 1, 2022 (Converts to floating holiday)
 1 Regular Floating Holiday (2 for Fire Union Only)

LOMA LINDA HOUSING AUTHORITY
AGENDA
REGULAR MEETING OF DECEMBER 8, 2020

7:00 p.m. or as soon thereafter as possible

CORONAVIRUS DISEASE (COVID-19) ADVISORY

The City Council Chambers not will be open to the public.

**THIS MEETING WILL BE AVAILABLE TO THE PUBLIC VIA WEBINAR/TELECONFERENCE
FOR THE PURPOSE OF PUBLIC COMMENTS.**

Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting will allow for remote participation via the ZOOM virtual meeting platform and for viewing via YouTube. Please see the City Council Agenda for connection instructions.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

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

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The Housing Authority meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

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

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

Agenda item requests for the January 12, 2021 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, December 29, 2020.

A. Call To Order

B. Roll Call

C. Closed Session

D. Items To Be Added Or Deleted

E. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)

F. **Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest

G. **Scheduled Items**

H. **Consent Calendar**

1. Demands Registers
2. Minutes of November 10, 2020

I. **New Business**

J. **Chair and Member Reports**

K. **Reports of Officers**

L. **Adjournment**



Loma Linda Housing Authority Official Report

Phill Dupper, Chairman
Ronald Dailey, Vice Chairman
Rhodes Rigsby, Member
John Lenart, Member
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: December 8, 2020

TO: Housing Authority Board

SUBJECT: Demands Registers

Approved/Continued/Denied By Housing Authority Board Date _____

RECOMMENDATION

It is recommended that the Housing Authority Board approve the attached list of demands for payment.

vchlist
11/18/2020 1:36:58PM

Voucher List
CITY OF LOMA LINDA
11-24-2020 HA

Page: 1

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2330	11/10/2020	005395 USBANK EQUIPMENT FINANCE	427560982 HA	P-0000016818	PRINTERS LEASE AGREEMENT	27.01
Total :						27.01
2331	11/17/2020	006187 STATE FARM	71-ET-R654-6	P-0000017062	HOMEOWNERS INS - BABAYAN - 25478	912.00
Total :						912.00
2332	11/17/2020	005798 UNIVERSAL NORTH AMERICA INS CO, PROCE	HCA1008040	P-0000017063	HOMEOWNERS INS - BAPTISTA - 25392	872.00
Total :						872.00
2333	11/17/2020	006140 FARMERS INSURANCE, PAYMENT PROCESSI	93133-21-90	P-0000017039	HOMEOWNERS INS - AGNELO - 10599	1,753.72
Total :						1,753.72
2334	11/17/2020	005443 SBC TAX COLLECTOR	PROPERTY TAX		PROPERTY TAXES-MULTIPLE PARCELS	35,152.44
Total :						35,152.44
2335	11/24/2020	005791 CENTURYLINK	170173298 HA	P-0000016811	BANDWIDTH SERVICES AND VOIP	2.63
Total :						2.63
2336	11/24/2020	000266 ROBBINS & HOLDAWAY, A PROFESSIONAL CC	39781		PROFESSIONAL/LEGAL SERVICES	49.88
Total :						49.88
2337	11/24/2020	001799 STRADLING,YOCCA, CARLSON, & RAUTH	369094-0000		PROFESSIONAL/LEGAL SERVICES	1,197.30
			369095-0006		PROFESSIONAL/LEGAL SERVICES	3,187.02
Total :						4,384.32
8 Vouchers for bank code : bofaha						Bank total : 43,154.00
8 Vouchers in this report						Total vouchers : 43,154.00

Page: 1

vhlist

11/18/2020

1:36:58PM

Voucher List
CITY OF LOMA LINDA

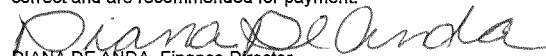
Page: 2

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
---------	------	--------	---------	------	---------------------	--------

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
2330 through 2337 for a total
disbursement of \$ 43,154.00, and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipetr, City Manager

Approved by the City Council at their meeting held on
12/08/2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

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Loma Linda Housing Authority Official Report

Phill Dupper, Chairman
Ronald Dailey, Vice Chairman
Rhodes Rigsby, Member
John Lenart, Member
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: December 8, 2020

TO: Housing Authority Board

SUBJECT: Minutes of November 10, 2020

Approved/Continued/Denied By Housing Authority Board Date _____

RECOMMENDATION

It is recommended that the Housing Authority Board approve the minutes of November 10, 2020.

City of Loma Linda
Housing Authority Minutes
Regular Meeting of November 10, 2020

A regular meeting of the Housing Authority was called to order by Chairman Dupper at 8:11 p.m. on Tuesday, November 10, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and a\safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear. The public was invited to participate via ZOOM.

Board Members Present: Mayor Phill Dupper, present in the Council Chambers
Mayor pro tempore Ron Dailey, present in the Council Chambers
Rhodes Rigsby, present in the Council Chambers
John Lenart, , present in the Council Chambers
Bhavin Jindal, present via ZOOM virtual meeting platform

Board Members Absent: None

Others Present: City Manager T. Jarb Thaipejr, present in Council Chambers City
Attorney Richard E. Holdaway, present in Council Chambers

No items were added or deleted and no public comments were offer upon invitation of the Chairman.

HA-2020-19 - Consent Calendar

Motion by Dailey and seconded by Lenart to approve the Consent Calendar; the City Clerk called the role and the Consent Calendar was approved unanimously.

The demands registers dated:

- October 27, 2020 with commercial demands totaling \$15,543.51; and
- November 10, 2020 with commercial demands totaling \$216.06.

Minutes of October 13, 2020.

Old Business - None

New Business - None

Reports of Councilmen - None

Reports of Officers - None

The meeting adjourned at 8:12 p.m.

Approved at the meeting of

City Clerk

CITY OF LOMA LINDA
CITY COUNCIL AS SUCCESSOR AGENCY
TO THE LOMA LINDA REDEVELOPMENT AGENCY
AGENDA
REGULAR MEETING OF DECEMBER 8, 2020
7:00 p.m. or as soon thereafter as possible

CORONAVIRUS DISEASE (COVID-19) ADVISORY

The City Council Chambers will not be open to the public.

THIS MEETING WILL ALSO BE AVAILABLE TO THE PUBLIC VIA
WEBINAR/TELECONFERENCE FOR THE PURPOSE OF PUBLIC COMMENTS.

Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting will allow for remote participation via the ZOOM virtual meeting platform and for viewing via YouTube. Please see the City Council Agenda for connection instructions.

In acting in the limited capacity of Successor Agency as provided in California Health and Safety Code §§ 34173 and 34176, the City Council expressly determines, recognizes, reaffirms, and ratifies the statutory limitation on the City and the City Council's liability with regards to the responsibilities of the former Loma Linda Redevelopment Agency under AB 1X26. Nothing herein shall be construed as an action, commitment, obligation, or debt of the City itself, or a commitment of any resources, funds, or assets of the City to fund the City's limited capacity as the Successor Agency to the Loma Linda Redevelopment Agency. Obligations of the Successor Agency shall be funded solely by those funds or resources provided for that purpose pursuant to AB 1X26 and related statutes.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

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

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

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

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

Agenda item requests for the January 12, 2021 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, December 29, 2020.

A. Call To Order

B. Roll Call

C. Closed Session – 6:00 p.m. – Community Room

Conference with Real Property Negotiator – Government Code 54956.8

Property: Located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as “Special Planning Area “D””, and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08

Negotiating Parties: Konrad Bolowich on behalf of the Successor Agency; HighPointe Groves, LLC

Under Discussion: Price and Terms of payment regarding sale of property

D. Items To Be Added Or Deleted

E. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)

F. Conflict of Interest Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

G. Scheduled Items

H. Consent Calendar

1. Demands Register
2. Minutes of November 10, 2020
3. Recognized Obligation Payment Schedule and Administrative Budget for the period of July 1, 2021 through June 30, 2022 **[Finance]**
 - a. Council Bill #R-2020-39 - Approving the Administrative Budget
 - b. Council Bill #R-2020-40 - Adopting the Recognized Obligation Payment Schedule (ROPS) 2021-2022
4. Council Bill #R-2020-42 - Approving an Exclusive Negotiation Agreement by and among the Successor Agency to the Loma Linda Redevelopment Agency, the City of Loma Linda, and Highpointe Groves, LLC, a California Limited Liability Company, and authorizing related actions in connection therewith for the property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as “Special Planning Area “D””, and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08

I. Adjournment



City of Loma Linda Official Report

Rhodes Rigsby, Mayor
John Lenart, Mayor pro tempore
Ovidiu Popescu, Councilman
Phillip Dupper, Councilman
Ronald Dailey, Councilman

SUCCESSOR AGENCY AGENDA: December 8, 2020
TO: City Council
SUBJECT: Demands Register

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

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

vchlist
11/18/2020 1:59:03PM

Voucher List
CITY OF LOMA LINDA
11-24-2020 SA

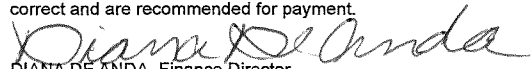
Page: 1

Bank code : bofasa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1389	11/24/2020	000266 ROBBINS & HOLDAWAY, A PROFESSIONAL CC	39772		PROFESSIONAL/LEGAL SERVICES	133.01
					Total :	133.01
1390	11/24/2020	001799 STRADLING,YOCCA, CARLSON, & RAUTH	369096-0000		PROFESSIONAL/LEGAL SERVICES	2,933.38
					Total :	2,933.38
2 Vouchers for bank code : bofasa						Bank total : 3,066.39
2 Vouchers in this report						Total vouchers : 3,066.39

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
1389 through 1390 for a total
disbursement of \$ 3,066.39, and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
12-08-2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

Page: 1



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

SUCCESSOR AGENCY AGENDA: December 8, 2020
TO: City Council
SUBJECT: Minutes of September 22, 2020

Approved/Continued/Denied By Successor Agency Date _____
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RECOMMENDATION

It is recommended that the City Council approve the minutes of November 10, 2020.

City of Loma Linda
Successor Agency Minutes
Regular Meeting of November 10, 2020

A regular meeting of the City Council acting in the capacity of Successor Agency to the former Redevelopment Agency was called to order by Mayor Dupper at 8:12 p.m. on Tuesday, November 10, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and a\safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear. The public was invited to participate via ZOOM.

Councilmen Present: Mayor Phill Dupper, present in the Council Chambers
Mayor pro tempore Ron Dailey, present in the Council Chambers
Rhodes Rigsby, , present in the Council Chambers
John Lenart, present in the Council Chambers
Bhavin Jindal, present via ZOOM virtual meeting platform

Councilman Absent: None

Others Present: City Manager T. Jarb Thaipejr, present in Council Chambers City Attorney
Richard E. Holdaway, present in Council Chambers

SA-2020-12 - Consent Calendar

Motion by Lenart and seconded by Dailey to approve the Consent Calendar; the City Clerk called the role and the Consent Calendar was approved unanimously.

The demands register dated October 27, 2020 with commercial demands totaling \$14,023.58.

Minutes of October 13, 2020.

Old Business - None

New Business - None

Reports of Councilmen - None

Reports of Officers

Executive Director Thaipejr reported that the sale of the Successor Agency property referred to as “Area D” had been approved by the County Oversight Board and forwarded to the State Department of Finance for final approval.

The meeting adjourned at 8:13 p.m.

Approved at the meeting of

City Clerk



City of Loma Linda Official Report

Rhodes Rigsby, Mayor
John Lenart, Mayor pro tempore
Ovidiu Popescu, Councilman
Phillip Dupper, Councilman
Ronald Dailey, Councilman

SUCCESSOR AGENCY AGENDA: December 8, 2020

TO: Board Members

SUBJECT: Council Bills #R-2020-39 - Approval of the Successor Agency
Administrative Budget for the period of July 1, 2021 through
June 30, 2022

Council Bill #R-2020-40– Approving the Recognized
Obligation Payment Schedule (ROPS) for the period of July 1,
2021 through June 30, 2022

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION:

It is recommended that the City Council, as the Successor Agency to the Redevelopment Agency, adopt City Council Bill #R-2020-39 approving the Successor Agency’s administrative budget and City Council Bill #R-2020-40 approving the ROPS for the period of July 1, 2021 through June 30, 2022.

BACKGROUND AND OVERVIEW:

Assembly Bill x1 26 (Redevelopment Dissolution Statutes) requires each successor agency to prepare a ROPS using a form provided by Department of Finance (“DOF”), which sets forth the minimum payment amounts and due dates for all enforceable obligations of the former redevelopment agency for each six-month fiscal period. The ROPS also includes authorization for the administrative obligations necessary for the continued administration of the successor agency to wind down the former redevelopment agency.

The first major change to AB x1 26 was AB 1484, the redevelopment dissolution/unwind trailer bill passed by the Legislature and signed by the Governor on June 29, 2012. AB 1484 made certain technical and substantive amendments to AB x1 26 including actions related to the ROPS. Under AB 1484, this ROPS must be approved by the Oversight Board and submitted to DOF by October 1st. Failure to do so will result in a \$10,000 per day penalty assessed against the City of Loma Linda.

The second major change to the Redevelopment Dissolution Statutes occurred in 2015 by SB 107. SB 107 was adopted in September 2015 and became effective immediately as a budget trailer provision. It changed ROPS deadlines and requirements and delayed the consolidation of oversight boards. Starting with 2016-17, the ROPS is changed to an annual ROPS and includes two six month fiscal periods: “A” covers the period of July 1st to December 31st and “B” covers the following January 1st through June 30th.

In San Bernardino County, the current 26 oversight boards were consolidated into a single oversight board for the entire County starting in July, 2018 (Countywide Oversight Board). ROPS 2021-21 will be presented to the Countywide Oversight Board on January 14, 2021 and submitted to DOF prior to the February 1st deadline.

Administrative Budget

The format of the administrative budget has changed, which changes were requested by the County-wide Oversight Board and include budget amounts and expenditures for prior years. The budget includes two 6

month periods to coincide with the ROPS. Both amounts proposed by the Successor Agency are lower than prior years as the Successor Agency's administrative costs have gone down. The budget line item amounts are based, in part, on prior expenditures as adjusted by amounts estimated to be needed in the current year.

Summary ROPS 2021-21

The entries included in the current ROPS have gotten very straightforward: payments for the 2016A and 2016B Bond debt service; repayment of the City loan; costs related to supporting the bonds, such as trustee fees; and costs associated with maintaining the properties the Agency still owns.

FINDINGS AND ALTERNATIVES:

The alternatives available to the City and the Successor Agency, respectively, are to adopt the resolution approving the budget and adopt the resolution approving ROPS 2021-21; or provide staff with alternative direction.

Attachments:

1. Proposed Resolution No. R-2020-39
Exhibit A, Administrative Budget
2. Proposed Resolution No. R-2020-40
Exhibit A, 2021-21 ROPS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LOMA LINDA ACTING AS SUCCESSOR AGENCY TO THE
LOMA LINDA REDEVELOPMENT AGENCY APPROVING AN
ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1,
2021 THROUGH JUNE 30, 2022

WHEREAS, the Loma Linda Redevelopment Agency (“Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* (“CRL”), and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (“Dissolution Act”); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby (“Supreme Court Decision”); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City determined to become and serve as the “successor agency” to the dissolved Agency under the Dissolution Act’ and

WHEREAS, as of and on and after February 1, 2012, the City serves as the “Successor Agency” and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency’s affairs, all subject to the review and approval by a seven-member Oversight Board formed thereunder; and

WHEREAS, Health and Safety Code Section 34177(j) provides that the Successor Agency may prepare a proposed administrative budget (“Successor Agency Administrative Budget”) and submit it to the Oversight Board for the Oversight Board’s approval; and

WHEREAS, by this Resolution, the City Council, serving as and on behalf of the Successor Agency, approves the Administrative Budget attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL SERVING AS THE SUCCESSOR AGENCY:

Section 1. The foregoing recitals are incorporated into this resolution by this reference, and constitute a material part hereof.

Section 2. The Administrative Budget for July 1, 2021 through June 30, 2022 is hereby approved, together with such augmentation, modification, additions or revisions as the City Manager and/or the Finance Director or their authorized designees may make thereto from time to time.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this day of December 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

**CITY OF LOMA LINDA SERVING AS
SUCCESSOR AGENCY**

Phill Dupper, Mayor

ATTEST:

Barbara Nicholson, City Clerk
on behalf of Successor Agency

ADMINISTRATIVE BUDGET FY: 2021 - 2022			SUCCESSOR AGENCY NAME:		Loma Linda			COMMENTS/NOTES ON VARIANCES:	
REVENUE									
Complete all four columns for Revenue and Expenses throughout form.			Requested FY 2019-20	Actual FY 2019-20	= Variance	Requested FY 2020-21	Requested FY 2021-22		= Variance
RPTTF to Successor Agency ¹			\$ 250,000	\$ 250,000	\$ -	\$ 240,000	\$ 220,000		\$ 20,000
Entity General Fund to Cover RPTTF Shortfall (If applicable)				18,057	(18,057)				
Total Administrative Budget			\$ 250,000	\$ 268,057	\$ (18,057)	\$ 240,000	\$ 220,000	\$ 20,000	
EXPENSES ¹									
ADMINISTRATIVE COSTS		%	Requested FY 2019-20	Actual FY 2019-20	= Variance	Requested FY 2020-21	Requested FY 2021-22	= Variance	Percent allocations are for 2021-22, calculated against the 2020-21 budget by department
STAFF:	Description	Allocated							
City Mgr/City Council	Administrative oversight; agendas, meetings, etc.	4%	\$ 34,000	\$ 31,063	\$ 2,937	\$ 27,000	\$ 21,000	\$ 6,000	
City Clerk's Office	Agendas, posting mtg, minutes, website postings, record	4%	15,000	13,704	1,296	8,000	7,000	1,000	
Community/Econ Development	Property maintenance and disposition	4%	80,000	73,088	6,912	63,000	48,000	15,000	changed percentage to reflect Diana's changes and to round to the nearest whole number
Finance/Info Systems	Accounting, budgeting, administrating the SA	8%	80,000	73,088	6,912	62,000	68,000	(6,000)	
General Gov/Operations	Other Operating	3%	-	-	-	16,000	20,900	(4,900)	
Public Works/Facilities	Involved with historic house on Agency-owned property	2%		-	-	7,000	6,000	1,000	
Public Works/Maintenance	Oversees property maintenance	3%		-	-	26,000	19,000	7,000	
					-			-	
Sub-Total Personnel Costs			\$ 209,000	\$ 190,943	\$ 18,057	\$ 209,000	\$ 189,900	\$ 19,100	
Other/Indirect:	Other - Specify Purpose	% Allocated							
Office Operating	Direct SA Charges	100%	\$ 1,000	\$ 4	\$ 996	\$ 1,000	\$ 100	\$ 900	
Contractual Svcs/Consultants	Services provided	100%	25,000	11,179	\$ 13,821	15,000	15,000	-	
Agency Counsel/City Attny	Services provided to SA	100%	10,000	45,919	\$ (35,919)	10,000	10,000	-	
Auditing Services	Portion of total audit costs	25%	5,000	1,955	\$ 3,045	5,000	5,000	-	
General Fund Expenditures	Fund tree removal costs	N/A			\$ -	-	-	-	The tree removal was accomplished using General Funds, but those expenditures are not reflected in the Agency's accounting records.
Total Expenses - should equal "RPTTF to Successor Agency" ¹			\$ 250,000	\$ 250,000	\$ -	\$ 240,000	\$ 220,000	\$ 20,000	
¹ Itemized "Expenses" should only reflect the portion paid by RPTTF, <i>not</i> General Fund or other funds									
BUDGET METHODOLOGY (Specify: Cost Allocation Plan, Time Study, etc.):				Cost Allocation			Methodology Implementation Date:		2020-21

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LOMA LINDA ACTING AS SUCCESSOR AGENCY TO THE
LOMA LINDA REDEVELOPMENT AGENCY APPROVING A
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE
PERIOD JULY 1, 2021 THROUGH JUNE 30, 2022

WHEREAS, the Loma Linda Redevelopment Agency (“Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* (“CRL”), and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (“Dissolution Act”); and

WHEREAS, on December 29, 2011, in the petition *California Redevelopment Association v. Matosantos*, Case No. S194861, the California Supreme Court upheld the Dissolution Act and thereby all redevelopment agencies in California were dissolved as of and on February 1, 2012 under the dates in the Dissolution Act that were reformed and extended thereby (“Supreme Court Decision”); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting the City determined to become and serve as the “successor agency” to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the City serves as the “Successor Agency” and will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency’s affairs, all subject to the review and approval by a seven-member Oversight Board formed thereunder; and

WHEREAS, pursuant Part 1.85 of the Dissolution Act, Section 34171(g), a “Recognized Obligation Payment Schedule” means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each six-month fiscal period until June 30, 2016, as provided in subdivision (m) of Section 34177;

WHEREAS, on and after July 1, 2016, Section 34171(g) provides that “Recognized Obligation Payment Schedule” means the document setting forth the minimum payment amounts and due dates of payments required by enforceable obligations for each fiscal year, as provided in subdivision (o) of Section 34177; and

WHEREAS, by this Resolution, the City Council, serving as and on behalf of the Successor Agency, approves the ROPS 2021-21 attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL SERVING AS THE SUCCESSOR AGENCY:

Section 1. The foregoing recitals are incorporated into this resolution by this reference, and constitute a material part hereof.

Section 2. The ROPS 2021-22 is approved together with such augmentation, modification, additions or revisions as the City Manager and/or the Finance Director or their authorized designees may make thereto from time to time.

Section 3. The City Manager or his authorized designees on behalf of the Successor Agency shall cause the ROPS 2021-22 to be transmitted to the County Auditor-Controller, the State Controller's Office, and the Department of Finance; further, the City Manager or his authorized designees on behalf of the Successor Agency shall cause the ROPS 2021-22 to be posted on the City's website.

Section 4. This Resolution shall be effective immediately upon adoption.

Section 5. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

**CITY OF LOMA LINDA SERVING AS
SUCCESSOR AGENCY**

Phill Dupper, Mayor

(SEAL)

ATTEST:

Barbara Nicholson, City Clerk
on behalf of Successor Agency

Resolution No.

Exhibit A

Recognized Obligation Payment Schedule (ROPS 21-22) - Summary
Filed for the July 1, 2021 through June 30, 2022 Period

Successor Agency: Loma Linda
County: San Bernardino

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		21-22 A Total (July - December)	21-22 B Total (January - June)	ROPS 21-22 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 1,135,000	\$ -	\$ 1,135,000
B	Bond Proceeds	-	-	-
C	Reserve Balance	1,135,000	-	1,135,000
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,472,312	\$ 2,481,733	\$ 4,954,045
F	RPTTF	2,362,312	2,371,733	4,734,045
G	Administrative RPTTF	110,000	110,000	220,000
H	Current Period Enforceable Obligations (A+E):	\$ 3,607,312	\$ 2,481,733	\$ 6,089,045

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety Code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named successor
agency.

Signature	Title
Signature	Title

[illegible]

Loma Linda Successor Agency Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount	4,547		1,171,690	56,372	1,242,109	For column E and F, amounts are the amounts authorized to be spent from reserves for bond debt service in 2018-19 ROPS. For Column G, amount is the revised 2017-18 PPA reported by the County
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller	52		0	61,881	4,900,226	Column G is from County Distribution Reports; Column F from acctg reports, the 2018-19 Revenue Status Report..
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			1,171,690	1,758	3,790,135	From PPA report for 2018-19 as filed by Loma Linda 10/1/2020; Column E and F are the amounts spent from Reserves and Other for bond debt svc during 2018-19 (PPA report combines E and F into reserves)
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				54,614	\$ 1,097,500	Column G is amt reserved for bond debt service due August 1, 2019; amt per 2018-19 PPA Report 10/1/2020. Column F is the amount of Other Funds used for ROPS 2019-20 and 2020-21.
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC	No entry required				12,591	Amount of PPA determined by San Bernardino County is not yet available; amount shown is an estimate of the PPA for 2018-19
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 4,599	\$ 0	\$ 0	\$ 61,881	\$ 1,242,109	Column G is the 2017-18 PPA that was used to offset the RPTTF distribution in 2020-21. Column F is available as funding for ROPS 2021-22

Loma Linda Recognized Obligation Payment Schedule (ROPS 21-22) - Notes July 1, 2021 through June 30, 2022	
Item #	Notes/Comments
6	The estimated cost for continuing disclosure requirements. Note: New consultants need to be found to complete the reports for 2021-22, which search has already commenced.
7	The estimated cost for property appraisals in the event the property sale is not successful.
14	Assumes DOF approves transfer of property to private party, which was approved by the Countywide Oversight Board in October 2020. DOF has until late November 2020 to review and approve (or not) the transfer. Maintenance costs are assumed to be incurred until the property is fully transferred, estimated to be about September 2021.
15	The estimated past due balance on the City loan was fully retired in 2017-18B. As such, only the semi-annual payment amount of \$819,574 is due. The Total Debt Outstanding for the City loan shown for Item #15 is the balance as of 6/30/2020. Background: The terms of the City/Agency Loan are as specified in the Settlement Agreement by and between the City, the Successor Agency, the State Department of Finance and the State Controller's Office. Copies of the Settlement Agreement were previously provided to the Department. Amounts that were shown as due in ROPS 2017-18 and prior ROPS included the amounts that are provided for in the Settlement Agreement as the Past Due Balance of \$5,759,804, plus the \$819,574 regular semi-annual payments, less the amounts that were estimated to have already been paid in prior ROPS.
27	Requested administrative cost allowance has been reduced by 12.5%, or \$20,000 from last years amount, which was lower than the prior year..
47	Debt service due on the 2016A refunding bonds. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The Total Debt Outstanding for Item #47 equals the amount outstanding after the February 1, 2021 debt service payment is made, less the amounts shown as outstanding as reserves.
48	Reserve Requirement per the Bond Indenture. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The amount shown is the amount required to be reserved from the January payment. Actual expenditure of the reserved balances are shown under Item #47. The Total Debt Outstanding for the 2016A Bonds is also included in Item #47: only as the total of the amount due in the current year is included under Item #48.
49	Debt service due on the 2016B refunding bonds. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The Total Debt Outstanding equals the amount outstanding after the February 1, 2021 debt service payment is made, less the amounts shown as reserves.
50	Reserve Requirement per the Bond Indenture. Payment dates are February 1 (interest) and August 1 (principal and interest). The Bond Documents require that an amount equal to 50% of the principal due on a given August 1 be reserved from the January RPTTF and the balance payable from the June RPTTF payment. The amount shown is the amount required to be reserved from the January payment. Actual expenditure of the reserved balances are shown under Item #49. The Total Debt Outstanding for the 2016B Bonds is also included in Item #49: only as the total of the amount due in the current year is included under Item #50.
51	Trustee fees as required by the 2016A and B Refunding Bonds. Amounts are generally due to the Trustee in August of each year.



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

Approved/Continued/Denied
By City Council
Date _____

SUCCESSOR AGENCY AGENDA AND CITY COUNCIL AGENDA:
December 8, 2020

TO: City Council and Loma Linda Successor Agency Board

FROM: Konrad Bolowich, Assistant City Manager/Assistant Executive Director

SUBJECT: Resolutions to approve an Exclusive Negotiation Agreement pertaining to the proposed sale of real property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as "Special Planning Area "D"", and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08 (the "Property").

RECOMMENDATION

It is recommended that each of the City Council and the Governing Board of the Successor Agency approve resolutions approving the execution by the City and Successor Agency with HighPointe Groves, LLC, a California limited liability company or its designee ("Buyer") of an Exclusive Negotiation Agreement ("ENA") and authorize and direct the Executive Director of the Successor Agency and the City Manager to execute the ENA as submitted herewith. The ENA pertains to the the property located to the west of California Street, bordered to the north by Redlands Boulevard and to the south by Mission Road, and which is described in the LRPMP as "Special Planning Area "D"", and delineated by addresses 26248 Mission Road and 26209 Redlands Boulevard, APN 0292-471-06 and 0292-461-04 through -08 (the "Property").

BACKGROUND

Sale of the Property pursuant to a purchase and sale agreement (the "PSA") was previously approved by the Successor Agency. The action of the Successor Agency approving the PSA was subject to review by the San Bernardino County Oversight Board (the "CWOB"). The CWOB approved the PSA, at which time the action of the CWOB was submitted to the California Department of Finance ("DOF"), which has subsequently notified the Successor Agency that it invoked a 40-day review period regarding the proposed sale. As of the preparation of this staff report, there has been no further notification from DOF. Whether or not such approval is received from DOF on or before December 8, 2020, staff recommends approval of the resolutions and execution of the ENA.

ANALYSIS

While Buyer and Successor Agency are moving forward with the proposed sale of the Property pursuant to the PSA, it is possible that circumstances arise that delay or impede the closing of a sale under the PSA. By approving the ENA, the Successor Agency will preserve its ability to continue toward implementation of the sale of the Property to the Buyer whether or not the closing occurs in the near future. The ENA allows for negotiations to continue among Successor Agency, City, and Buyer for the maximum period allowed under the 2019 amendments to the surplus land law. In addition, the ENA memorializes certain matters of intent as between City and Buyer as they relate to public benefit improvements that will be required as conditions of development of the Property. The ENA, as the PSA,

contemplate the use of the Property in a manner consistent with and in implementation of the Specific Plan as previously adopted.

ENVIRONMENTAL

The ENA provides for the parties to discuss various items; it does not commit approvals or approve any development. No environmental clearance is required with respect to the ENA. If the property is sold and development is subsequently to occur, environmental issues raised through the development process will be addressed through that mechanism.

FINANCIAL IMPACT

The ENA does not require any expenditures by City or Successor Agency.

Attachments:

- Exclusive Negotiation Agreement
- Council Bill #R-2020-41 – City Council
- Council Bill #R-2020-42 – Successor Agency

EXCLUSIVE NEGOTIATION AGREEMENT

THIS EXCLUSIVE NEGOTIATION AGREEMENT (the “Agreement”) is made and entered into as of December 8, 2020 (the “Date of Agreement”), by and among the **SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY** (“Successor Agency”), the **CITY OF LOMA LINDA**, a charter city and municipal corporation (“City”), and **HIGHPOINTE GROVES LLC**, a California limited liability company (the “Developer”). Each of Developer, City and Successor Agency is a “Party” and they are collectively referred to herein as the “Parties.”

RECITALS

The following recitals are a substantive part of this Agreement.

A. Successor Agency is the successor to the former Loma Linda Redevelopment Agency (“Former Agency”). Prior to February 1, 2012, the Former Agency was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City. Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”). Consistent with the provisions of the Dissolution Act, Successor Agency prepared and obtained approval of a long range property management plan (the “LRPMP”), as initially approved by the Successor Agency by its Resolution No. 2015-06 and subsequently approved by the oversight board to the Successor Agency (the “Oversight Board”) and the California Department of Finance.

B. In connection with the dissolution of the Former Agency, housing assets of the Former Agency were transferred to the Loma Linda Housing Authority as the successor housing entity to the Former Agency. The beneficial ownership of all other land assets of the Former Agency, including without limitation that certain property described in Exhibit “A” hereto (the “Property”) transferred to the Successor Agency. The Successor Agency is charged with disposing of the Property in conformity with the LRPMP.

C. The Successor Agency engaged in a process to solicit interest of potential purchasers of the Property. As part of the process, notification as to the availability of the Property was given by representatives of the Successor Agency to two hundred seventy-seven (277) private developers. Subsequently, eight (8) written proposals were received by the Successor Agency staff. Representatives of the Successor Agency engaged in an interactive process with those submitting developers, including detailed review of proposals, interviews, presentations, and follow up questions. Developer, as well as other persons submitting expressions of interest, indicated that development would be conducted in conformity with the specific plan as adopted for area including the Property (the “Specific Plan”). As a result of that process, the Developer was ultimately selected as the entity with which Successor Agency would negotiate in connection with the sale of the Property.

D. The Successor Agency and the Developer negotiated an agreement entitled “Purchase and Sale Agreement and Joint Escrow Instructions” dated as of September 22, 2020 (the “2020

Purchase and Sale Agreement”), which, as executed by the Developer, was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077. A copy of the 2020 Purchase and Sale Agreement is on file with the Successor Agency as a public record.

E. The purchase price as reflected in the 2020 Purchase and Sale Agreement was arrived at in part based upon: (i) the circumstance that the price was not less than the appraised value for the Property as determined by CBRE dated as of October 13, 2020 (the “Property Appraisal”), and (ii) the agreement by the Developer that various infrastructure and other improvements and cost reimbursements as referenced at page vi (under the heading “Extraordinary Assumptions”) and pages 96-97 (under the heading “Developer Requirements – Community Benefitting Improvements and Specific Plan Preparation Cost Reimbursements”) of the Property Appraisal are reasonable in connection with the acquisition of the Property and the subsequent development of the Property. The features as referenced under (ii) of this Recital E are referred to herein as “Special Features.”

F. The 2020 Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB, as evidenced by Resolution No. 2020-40 of the CWOB.

G. The Successor Agency and the Developer each reaffirm their desire to consummate the sale of the Property by Successor Agency to Developer under the 2020 Purchase and Sale Agreement on, about and/or prior to December 15, 2020. The Parties have been informed that in order for the title insurer designated in the 2020 Purchase and Sale Agreement to issue an owner’s policy of title insurance conforming to the 2020 Purchase and Sale Agreement, some expression by the California Department of Finance (“DOF”) of its approval of the subject transaction may be necessary. The Parties do not know when any expression from DOF will be forthcoming but acknowledge that such a delay could affect the closing of escrow with the respect to the purchase and sale of the property under the 2020 Purchase and Sale Agreement.

H. In order to preserve the ability of the Parties to continue the ongoing efforts of the Parties to effect the conveyance of the Property by Successor Agency to Developer, the parties desires to enter into this Agreement. This Agreement constitutes an “exclusive negotiating agreement” within the meaning of Section 54234(a) of the California Government Code.

I. Based partly upon (i) the interest of Developer, (ii) assurances by Developer that Developer and/or its joint venturers are experienced in the development and operation of high quality development, (iii) the desirability of accomplishing the development, including, without limitation, both privately owned single family and multifamily dwellings and commercial improvements as well as public improvements (together, the “Facilities”), (iv) the willingness of Developer to pay an all cash purchase price for the Property, and (v) the contention of Developer that the proposed development is feasible, the Parties mutually desire to enter into discussions concerning possible development of the Property consistent with the Specific Plan.

J. The Parties intend that during and for the period of negotiations set forth herein (the “Negotiation Period”) each will perform certain actions and responsibilities under this Agreement.

K. Developer has informed City that Developer intends to negotiate with City and seek to enter into a “development agreement” pertaining to the property as such agreements are described at Sections 65864 through 65869.5 of the California Government Code (a “Development Agreement”).

NOW, THEREFORE, the Parties mutually agree as follows:

1. Exclusive Agreement to Negotiate.

(a) Required Actions.

(1) Within one hundred eighty (180) days from the Date of Agreement, Developer shall submit to Successor Agency a "Preliminary Development Concept Package," consisting of the following in addition to a revised project pro forma:

(A) a development proposal generally describing the Facilities, including all development activities proposed to be undertaken (the "Proposed Development");

(B) all information pertinent to the ownership, control, and financial capacity of the development entity that is proposed to serve as developer of the Property, including, but not limited to, the members of the development team proposed by Developer;

(C) identification of the architect proposed to be used by Developer for the Facilities, the entity which will be responsible for construction management (if other than Developer), and the entity which will be responsible for on-site operational management following completion of the improvements (if other than Developer);

(D) a preliminary iteration of each of a site plan and elevations;

(E) a statement describing the proposed method of financing, including construction and permanent financing. The person(s) or companies providing debt financing or equity, and, if available, the provider of credit enhancement (if applicable), are to be identified by Developer. It is contemplated that there will be private financing of the Facilities to be developed on the Property;

(F) a comprehensive construction and operating pro forma which identifies all sources and uses of funds including without limitation design of the Facilities and supporting infrastructure;

(G) reaffirmation that the Preliminary Development Concept Package and further iterations of development plans will include payment (as applicable) and provision of the Special Features;

(2) Concurrent Actions.

(A) Implement the 2020 Purchase and Sale Agreement and, if it is not feasible to consummate the sale of the Property under the 2020 Purchase and Sale Agreement due to circumstances unrelated to the willingness of the Successor Agency to sell and the Developer to buy, negotiate an agreement with Successor Agency for the purchase and sale of the Property, with the price to be all cash to Successor Agency (as seller);

(B) Negotiate a Development Agreement with City pertaining to the development of the Property in conformity with the Specific Plan and such other parameter as may be agreed upon between the City and Developer; such parameters shall, without limitation, include the

provision of the Special Features. Developer has expressed a desire to enter into a Development Agreement with the City.

(3) On or before the first to occur of (i) the first anniversary of the Date of Agreement, or (ii) the expiration of six (6) months from the date the Executive Director of the Successor Agency (the “Executive Director”) confirms in writing the approval of the Preliminary Development Concept Package, or such later date as may be mutually agreed to by Developer and the Executive Director at the first anniversary of the Date of Agreement, or such later date as may be mutually agreed to by Developer and the Executive Director of the Successor Agency (the “Executive Director”), but not later than November 1, 2022, Developer shall submit to the Executive Director and City a “Final Development Concept Package,” consisting of the following:

(A) updated information, current as of the date of submittal of the Final Development Concept Package, as to each and every item set forth under the heading “Preliminary Development Concept Package” and addressing such other and additional matters as may arise during negotiations;

(B) proposed sources of financing, with a description of the terms and conditions of such financing (such identification may or may not be final);

(C) a proposed construction schedule.

(4) Developer shall bear the cost for its performance under this Agreement; Successor Agency shall have no financial duties under this Agreement.

(5) Successor Agency and Developer will continue to negotiate toward the implementation of a purchase and sale agreement and the consummation of a sale thereunder. In addition, Developer and City shall negotiate toward a Development Agreement.

(b) Term. Subject to conformance under this Agreement, including the schedule for submittals as set forth in Section 1(a), the term of the Negotiation Period shall be for period commencing as of the Date of Agreement and ending as of the second anniversary thereof. The Executive Director is authorized to administratively extend the Negotiation Period once only for a period of his discretion not to extend beyond that date designated for the consummation of the sale of property by a successor agency under Government Code Section 54234(b)(1)(B).

In the event a Development Agreement is entered into between Developer (or another private party) and City and the Property is conveyed by the Successor Agency (including as a result of consummation of the sale to Developer under the 2020 Purchase and Sale Agreement), this Agreement shall terminate as of the later of two such events to occur upon the Executive Director of the Successor Agency giving notice thereof to the Developer, at which time the parties will have no further obligations under this Agreement.

(c) Agreement to Negotiate. Successor Agency (by and through its staff and consultants) and Developer agree that for the term of the Negotiation Period (whether said period expires or is earlier terminated by the provisions herein) each party shall negotiate diligently and in good faith to carry out its obligations under this Agreement. Developer acknowledges that Successor Agency, as the successor to the Former Agency, is the beneficial owner of the Property. Developer expressly agrees and acknowledges that its rights pursuant to this Agreement are subject to and based

upon compliance by Developer with this Agreement (including without limitation the making of all submittals required pursuant to this Agreement in conformity with this Agreement).

Developer agrees that the provision of the Special Features by Developer is fair and reasonable and that conditioning the development of the Property upon assurance that Developer will develop or cause the Special Features to be developed would constitute reasonable conditions for development of the Property without regard to whether a development agreement is entered into by and between Developer, or another private entity, and City; provided that the final terms upon which such Special Features, the parameters of which are delineated in Recital E of this Agreement, are to be provided are subject to further negotiation and agreement between City and Developer.

(d) Supplemental Progress Reports. In addition to the information required in Section 1 above, for so long as this Agreement remains in effect and upon the Successor's Agency's request from time-to-time Developer agrees to make oral progress reports and provide written reports to the Executive Director, the Assistant Executive Director or representatives designated by the Executive Director advising Successor Agency on all matters and all studies being made (excluding confidential and proprietary information).

(e) Special Consideration for Entering Into Agreement. As special consideration for Successor Agency and City to enter into this Agreement, Developer agrees to remit to City the sum of One Thousand Dollars (\$1,000.00) (the "Designated Amount"); such amount shall be retained by City to defray various costs City has incurred in connection with the Property.

2. No Predetermination of Successor Agency Discretion. The Parties agree and acknowledge that nothing in this Agreement in any respect does or shall be construed to affect or prejudice the exercise of Successor Agency's or City's discretion. Further, nothing in this Agreement in any respect does or shall be construed to affect or prejudice Successor Agency's or City's discretion to consider, negotiate, or undertake the acquisition and/or development of any portion of the Property, or shall affect Successor Agency's or City's compliance with the laws, rules, and regulations governing land uses, environmental review, or disposition of the Property.

3. Environmental and Other Requirements. Certain state and local environmental requirements (including, but without limitation, the California Environmental Quality Act of 1970, Public Resources Code Section 21000, et seq.) may be applicable to the Proposed Development. Pursuant to such requirements, certain environmental documents may be required to be prepared and certified for the Proposed Development. Successor Agency, by this Agreement, undertakes no obligation to pay any costs associated with such environmental documents and to supply data and information both to determine the impact of the development on the environment and to assist in the preparation of any necessary environmental documents.

4. Costs and Expenses. Developer shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with the performance of its obligations under this Agreement.

5. No Change in Developer. Developer shall within ninety (90) days after the Date of Agreement, or such greater time as may be designated therefor by the Executive Director, make full disclosure to the Executive Director of all reasonable and non-confidential and non-proprietary information concerning Developer, including any joint venture partners, which is requested by the Executive Director. No person or entity, whether a voluntary or involuntary successor of Developer,

shall acquire any rights or powers under this Agreement nor shall Developer assign all or any part of this Agreement without the prior written approval of Successor Agency, which approval Successor Agency may grant, withhold, condition, or deny at its sole and absolute discretion; the Executive Director is authorized and delegated authority to act on behalf of the Successor Agency with respect to this Section 5. Any other purported transfer, voluntarily or by operation of law, shall be absolutely null and void and shall confer no rights whatsoever upon any purported assignee or transferee.

6. Lead Negotiators. The Executive Director and Assistant Executive Director of the Successor Agency shall be the lead negotiators for the Successor Agency with respect to the subject matter of this Agreement. Steve Vliss and Timothy D. England shall be the lead negotiators for Developer with respect to the subject matter of this Agreement.

7. Non-Discrimination. Developer shall not discriminate against nor segregate, any person, or group of persons on account of sex, race, color, marital status, religion, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Developer establish or permit any such practice or practices of discrimination or segregation in the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

8. Address for Notices. Any notices pursuant to this Agreement shall be in writing and sent (i) by Federal Express (or other established express delivery service which maintains delivery records), (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the following addresses:

To Successor Agency: SUCCESSOR AGENCY TO THE LOMA LINDA
REDEVELOPMENT AGENCY
25541 Barton Road
Loma Linda, California 92354
Attention: Executive Director

To City: CITY OF LOMA LINDA
25541 Barton Road
Loma Linda, California 92354
Attention: City Manager

With a copy to (in the case of notice to Successor Agency and/or City; any communication with Stradling Yocca Carlson & Rauth shall not be deemed to constitute notice to City or Successor Agency):

STRADLING YOCICA CARLSON & RAUTH
660 Newport Center Drive, Suite 1600
Newport Beach, California 92660
Attention: Mark J. Huebsch
Email: mhuebsch@stradlinglaw.com

To Developer: HIGHPOINTE GROVES LLC
Attention: Timothy D. England
530 Technology, Suite 100
Irvine, California 92618

The foregoing addresses for notice are subject to revision from time to time upon notification by a Party to the other Parties.

9. Default. Failure by either party to perform one or more of its duties as provided in this Agreement shall constitute an event of default under this Agreement. The non-defaulting party shall give written notice of a default to the defaulting party, specifying the nature of the default and the action required to cure the default and allow the noticed party a reasonable opportunity to cure such default.

10. Remedies for Breach of Agreement. In the event of an uncured default under this Agreement, the sole remedy of the nondefaulting party shall be to terminate this Agreement. Following such termination, neither party shall have any further rights, remedies or obligations under this Agreement. Neither party shall have any liability to the other for monetary damages or specific performance for the breach of this Agreement, or failure to reach agreement the sale of the Property or the failure of the City and the Developer to enter into a Development Agreement, and each party hereby waives and releases any such rights or claims it may otherwise have at law or at equity. Furthermore, Developer knowingly agrees that it shall have no right to specific performance for conveyance of, nor to claim any right of title or interest in the Property or any portion thereof based upon this Agreement. Notwithstanding anything in this Agreement to the contrary, nothing in this Agreement shall limit, alter or impair the rights, remedies and obligations of Developer and the Successor Agency under the 2020 Purchase and Sale Agreement.

11. Termination; Assignment Prior to Termination. This Agreement shall be subject to termination at the election of the Executive Director, to be made in writing, after notice and a reasonable opportunity to cure, as determined by the Executive Director, in the event Developer shall fail to perform its obligations hereunder to the reasonable satisfaction of the Executive Director. In the event Developer determines it is infeasible for Developer to proceed, Developer agrees to assign its rights under this Agreement to an assignee designated by the Executive Director. In addition, if Developer fails to satisfy any of the requirements of this Agreement and, upon notice by Executive Director, fails to cure such failures within thirty (30) days after receipt of such notice (but in no event to extend later than November 1, 2022), Developer shall assign its rights under this Agreement to an entity designated by the Executive Director; following such assignment, to be accomplished in a manner designated by the Executive Director, Highpointe Groves LLC, a California limited liability company shall have no duties hereunder and the successor as so designated by the Executive Director shall continue as Developer hereunder. Neither a default by a party hereto, nor a termination of this Agreement for any reason including such a default, shall, *ipso facto*, constitute a default by Successor Agency or Developer under the 2020 Purchase and Sale Agreement or, *ipso facto*, result in a termination of that agreement. Neither a default by Developer or Successor Agency under the 2020 Purchase and Sale Agreement, nor a termination of the 2020 Purchase and Sale Agreement for any reason including such a default, shall, *ipso facto*, constitute a default by Successor Agency or Developer under this Agreement. This Agreement shall automatically terminate and be of no further or effect upon the later to occur of (i) City and Developer entering into a Development Agreement with respect to the Property or (ii) Developer's acquisition of the Property pursuant to an escrow closing under the 2020 Purchase and Sale Agreement.

12. Time of Essence. Time is of the essence of every portion of this Agreement in which time is a material part. In no event shall an incomplete submittal by Developer trigger any of Successor Agency's obligations of review, approval and/or performance hereunder; provided, however that Successor Agency shall notify Developer of an incomplete submittal as soon as is practicable and in

no event later than the applicable time set forth for Successor Agency's action on the particular item in question.

13. Real Estate Commissions. Successor Agency shall not be liable for any real estate commission or brokerage fees which may arise with respect to this Agreement or the Property.

14. Developer Not an Agent. Developer is not an agent of Successor Agency or the City.

15. Press Releases. Developer agrees to discuss any press releases with the Executive Director prior to disclosure in order to assure accuracy and consistency of the information.

16. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties or their predecessors in interest with respect to all or any part of the subject matter hereof (provided that the terms of the 2020 Purchase and Sale Agreement are separate and distinct from this Agreement and are not impacted in any way by this Agreement). Notwithstanding the foregoing portion of this Section 16, if a purchase and sale agreement for the Property ("Sale Agreement") is entered into between Successor Agency and Developer, such Sale Agreement shall be effective in accordance with its terms; in the event a sale of the Property is not consummated in accordance with the Sale Agreement, this Agreement shall remain in effect in accordance with its terms.

17. Agreement Does Not Constitute Development Approval. Successor Agency reserves final discretion with respect to the sale of the Property. The City is the entitlement authority with respect to the Property. This Agreement shall not be construed as a grant of development rights or land use entitlements to construct the Proposed Development or any other project. All design, architectural, and building plans for the Proposed Development shall be subject to the review and approval of City. By its execution of this Agreement, Successor Agency is not committing itself to or agreeing to undertake the disposition of the Property or other real property to Developer, or any other acts or activities requiring the subsequent independent exercise of discretion by Successor Agency, or any agency or department thereof.

18. No Third Party Beneficiaries. There shall be no third party beneficiaries of this Agreement.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California.

20. Implementation of Agreement. The Executive Director shall have the authority to issue interpretations, waive provisions, and/or enter into certain amendments of this Agreement on behalf of Successor Agency so long as such actions do not extend the time to negotiate past December 31, 2022 or such later date as may hereafter be adopted by the California Legislature in Government Code Section 54234(b)(1)(B) for the disposition of property by a successor agency without necessity of compliance with other provisions related to the disposition of surplus land.

NOW THEREFORE, the Parties have executed this Exclusive Negotiation Agreement as of the date and year first set forth above.

(signatures on following pages)

SUCCESSOR AGENCY:

**SUCCESSOR AGENCY TO THE LOMA
LINDA REDEVELOPMENT AGENCY**

By: _____
T. Jarb Thaipejr
Its: Executive Director

CITY:

CITY OF LOMA LINDA, a charter city and
municipal corporation

By: _____
T. Jarb Thaipejr
Its: City Manager

(signatures continue on following page)

DEVELOPER:

HIGHPOINTE GROVES LLC, a California
limited liability company

By: Highpointe Investments LLC, a California
limited liability company, its Managing
Member

By: *Timothy D. England*
Name: Timothy D. England
Its: Managing Member

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The Property referred to herein is situated in the City of Loma Linda, County of San Bernardino, State of California, and is described as follows:

LOTS 1 THROUGH 6, INCLUSIVE, OF TRACT NO. 12084, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 201 OF MAPS, PAGES 75 AND 76, RECORDS OF SAID COUNTY; AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 30, 1988, AS INSTRUMENT NO. 88- 093695, OFFICIAL RECORDS.

For conveyancing purposes only: APN(S) 0292-461-04-0-000 THROUGH 0292-461-08-0-000 AND 0292-471-06-0-000

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT BY AND AMONG THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY, THE CITY OF LOMA LINDA, AND HIGHPOINTE GROVES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, prior to February 1, 2012, the Loma Linda Redevelopment Agency (“Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Loma Linda Redevelopment Agency (“Successor Agency”) and administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs; and

WHEREAS, pursuant to Health & Safety Code Section 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the Former Agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with Health & Safety Code Section 34179(j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance (the “DOF”) pursuant to Health & Safety Code Section 34179.7, the Successor Agency was required to prepare, and did prepare, a long range property management plan for the Former Agency’s real property assets and submit the approved long range property management plan to the Oversight Board and DOF for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, during August of 2015, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the DOF; and

WHEREAS, on November 10, 2015, the Successor Agency approved a Long Range Property Management Plan (the “LRPMP”), which LRPMP was subsequently approved by the Oversight Board to the Successor Agency on November 24, 2015, by its Resolution No. 2015-06, and was subsequently submitted to DOF, and per letter dated December 22, 2015 from DOF, was approved by DOF; and

WHEREAS, the LRPMP addresses the disposition of thirteen (13) parcels of land grouped into seven (7) separate sites including that certain property designated within the LRPMP as “Site No. 6 – Special Planning Area D”, located at 26248 Mission Road and 26209 Redlands Boulevard (APNs 0292-471-06 and 0292-461-04 through -08) (herein, the “Property”);

WHEREAS, because six (6) of the seven (7) LRPMP designated sites were disposed of previously, the disposition of the Property will complete the Successor Agency’s implementation of its LRPMP; and

WHEREAS, as a result of a multi-step developer solicitation and selection process, Highpointe Communities, Inc., a California corporation (“HC”) was ultimately selected to negotiate with the Successor Agency for the purchase and sale of the Property; and

WHEREAS, subsequent to the selection of HC, HC formed Highpointe Groves, LLC, a California limited liability company (“Buyer”), and Buyer entered into an agreement entitled “” (the “Purchase and Sale Agreement”) concerning the proposed purchase of the Property by Buyer. The Purchase and Sale Agreement was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077 (the “Successor Agency PSA Resolution”); subsequently, the Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB as evidenced by Resolution No. 2020-40 of the CWOB (the “CWOB Resolution”). Copies of the Purchase and Sale Agreement, the Successor Agency PSA Resolution and the CWOB Resolution are on file with Successor Agency as public records; and

WHEREAS, the proposed sale and the action under the CWOB Resolution has been transmitted to the California Department of Finance (the “DOF”). It is not known when DOF will respond concerning the transmittal. In addition, the Buyer is in the midst of due diligence activities with respect to the Property, including without limitation the condition of title with respect thereto. Because of various circumstances, including those described herein, it is possible that the sale of the Property may not be accomplished under the Purchase and Sale Agreement as contemplated to occur before the end of calendar year 2020; and

WHEREAS, Buyer, Seller, and City mutually desire to authorize a negotiation agreement substantially in the form submitted herewith (the “Exclusive Negotiation Agreement”). The Exclusive Negotiation Agreement constitutes an “exclusive negotiation agreement” within the meaning of Section 54234(a) of the California Government Code; and

WHEREAS, the Exclusive Negotiation Agreement shall not be deemed to amend the Purchase and Sale Agreement; and

WHEREAS, the Exclusive Negotiation Agreement will further the implementation of the LRPMP and the sale of the Property to Buyer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOMA LINDA:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The City Council hereby approves the Exclusive Negotiation Agreement substantially in the form submitted and authorizes and directs the City Manager and his designees, to take

such actions as are necessary or convenient to implement the Exclusive Negotiation Agreement. The City Manager is authorized to approve modifications to the Exclusive Negotiation Agreement that do not materially change the provisions thereof upon consultation with legal counsel.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020.

**CITY COUNCIL OF THE CITY OF LOMA
LINDA**

Phill Dupper, Mayor

ATTEST:

Barbara Nicholson, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF LOMA LINDA)

I, Barbara Nicholson, City Clerk of the City of Loma Linda, hereby certify that the foregoing resolution was duly adopted by the City Council at its regular meeting held on the 8th day of December, 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

RESOLUTION NO. ____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT BY AND AMONG THE SUCCESSOR AGENCY, THE CITY OF LOMA LINDA, AND HIGHPOINTE GROVES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, prior to February 1, 2012, the Loma Linda Redevelopment Agency (“Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council (“City Council”) of the City of Loma Linda (“City”); and

WHEREAS, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

WHEREAS, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Loma Linda Redevelopment Agency (“Successor Agency”) and administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs; and

WHEREAS, pursuant to Health & Safety Code Section 34179, the Successor Agency previously established the Loma Linda Oversight Board to assist in the wind-down of the Former Agency through June 30, 2018, at which time it was dissolved by operation of law; and

WHEREAS, consistent with Health & Safety Code Section 34179(j), on July 1, 2018 the San Bernardino Countywide Oversight Board (the “CWOB”) was established to assist in winding-down the dissolved redevelopment agencies within the County of San Bernardino; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance (the “DOF”) pursuant to Health & Safety Code Section 34179.7, the Successor Agency was required to prepare, and did prepare, a long range property management plan for the Former Agency’s real property assets and submit the approved long range property management plan to the Oversight Board and DOF for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, during August of 2015, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the DOF; and

WHEREAS, on November 10, 2015, the Successor Agency approved a Long Range Property Management Plan (the “LRPMP”), which LRPMP was subsequently approved by the Oversight Board to the Successor Agency on November 24, 2015, by its Resolution No. 2015-06, and was subsequently submitted to DOF, and per letter dated December 22, 2015 from DOF, was approved by DOF; and

WHEREAS, the LRPMP addresses the disposition of thirteen (13) parcels of land grouped into seven (7) separate sites including that certain property designated within the LRPMP as “Site No. 6 – Special Planning Area D”, located at 26248 Mission Road and 26209 Redlands Boulevard (APNs 0292-471-06 and 0292-461-04 through -08) (herein, the “Property”);

WHEREAS, because six (6) of the seven (7) LRPMP designated sites were disposed of previously, the disposition of the Property will complete the Successor Agency’s implementation of its LRPMP; and

WHEREAS, as a result of a multi-step developer solicitation and selection process, Highpointe Communities, Inc., a California corporation (“HC”) was ultimately selected to negotiate with the Successor Agency for the purchase and sale of the Property; and

WHEREAS, subsequent to the selection of HC, HC formed Highpointe Groves, LLC, a California limited liability company (“Buyer”), and Buyer entered into an agreement entitled “” (the “Purchase and Sale Agreement”) concerning the proposed purchase of the Property by Buyer. The Purchase and Sale Agreement was approved by the Successor Agency at its meeting of September 22, 2020 by Successor Agency Resolution No. 3077 (the “Successor Agency PSA Resolution”); subsequently, the Purchase and Sale Agreement was approved by the San Bernardino Countywide Oversight Board (the “CWOB”) at the October 15, 2020 meeting of the CWOB as evidenced by Resolution No. 2020-40 of the CWOB (the “CWOB Resolution”). Copies of the Purchase and Sale Agreement, the Successor Agency PSA Resolution and the CWOB Resolution are on file with Successor Agency as public records; and

WHEREAS, the proposed sale and the action under the CWOB Resolution has been transmitted to the California Department of Finance (the “DOF”). It is not known when DOF will respond concerning the transmittal. In addition, the Buyer is in the midst of due diligence activities with respect to the Property, including without limitation the condition of title with respect thereto. Because of various circumstances, including those described herein, it is possible that the sale of the Property may not be accomplished under the Purchase and Sale Agreement as contemplated to occur before the end of calendar year 2020; and

WHEREAS, Buyer, Seller, and City mutually desire to authorize a negotiation agreement substantially in the form submitted herewith (the “Exclusive Negotiation Agreement”). The Exclusive Negotiation Agreement constitutes an “exclusive negotiation agreement” within the meaning of Section 54234(a) of the California Government Code; and

WHEREAS, the Exclusive Negotiation Agreement shall not be deemed to amend the Purchase and Sale Agreement; and

WHEREAS, the Exclusive Negotiation Agreement will further the implementation of the LRPMP and the sale of the Property to Buyer.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE LOMA LINDA REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Successor Agency hereby approves the Exclusive Negotiation Agreement substantially in the form submitted and authorizes and directs the Executive Director and his designees,

upon approval by the governing board of the Successor Agency, to take such actions as are necessary or convenient to implement the Exclusive Negotiation Agreement. The Executive Director is authorized to approve modifications to the Exclusive Negotiation Agreement that do not materially change the provisions thereof upon consultation with legal counsel.

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The Secretary to the Successor Agency shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 8th day of December 2020.

**SUCCESSOR AGENCY TO THE LOMA LINDA
REDEVELOPMENT AGENCY**

Phill Dupper, Chairman

ATTEST:

Barbara Nicholson, Secretary

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF LOMA LINDA)

I, Barbara Nicholson, Secretary of the Successor Agency to the Loma Linda Redevelopment Agency, hereby certify that the foregoing resolution was duly adopted by the Successor Agency at its regular meeting held on the 8th day of December, 2020, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Barbara Nicholson, Secretary