

City of Loma Linda

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

Community Development Department

NOTICE OF INTENT TO ADOPT/ PUBLIC HEARING NOTICE MITIGATED NEGATIVE DECLARATION

Project Title: Loma Linda Corporate Business Center

NOTICE IS HEREBY GIVEN that the City of Loma Linda (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for a proposed Development Application Project # MDA-2024-0014 ("Project"). The MND has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's office at the address cited or on the City's website at:

<https://www.lomalinda-ca.gov/cms/One.aspx?portalId=7279530&pageId=7867377>.

Project Location: The proposed project is located at the northeast corner of Mountain View Avenue and Business Center Drive in the City of Loma Linda, within the County of San Bernardino, CA. Section 19, Township 1 South, Range 3 West of the USGS 7.5 Minute Redlands, CA topographical quadrangle. Latitude/Longitude: 34.06553°, -117.24300°. Assessor's Parcel Map Number; 0292-451-14.

Project Description: Development of approximately 4.3 acres located at the northeast corner of Mountain View Avenue and Business Center Drive to construct two fast food restaurants with drive-throughs (1,600 sq. ft. and 2,467 sq. ft., respectively), a 6,900 sq. ft. convenience store with a gas station, and a four-story 51,570 sq. ft. hotel. The Planning Commission will consider the following actions:

1. Adopt the Mitigated Negative Declaration and associated mitigations for the Project, and;
2. Approve General Plan Amendment (GPA) No. 2024-0002: Changing the land use designation from Business Park (BP) to General Commercial (C2), and;
3. Approve Zone Map Amendment (ZMA) No. 2024-0001: Rezoning from Business Park (BP) to General Commercial (C2), and;
4. Approve Tentative Parcel Map (TPM) No. 2024-0002 (Map No. 20665): Subdividing one parcel into four parcels to accommodate each use, and;
5. Approve Conditional Use Permit (CUP) No. 2024-0002: A Conditional Use Permit to allow for the operation of the two fast food restaurants with drive-throughs, and;
6. Approve Precise Plan of Design (PPD) No. 2024-0002: The architectural site review and layout of the two fast food restaurants with drive-through (1600 sq. ft. and 2,467 sq. ft.), a 6,900 sq. ft. convenience store with a gas station, and a four story 51,570 sq. ft. hotel.

Project Applicant: LL CDM LLC;
9541 Business Center Drive Suite C,
Rancho Cucamonga, CA 91730

Environmental Issues: The Draft Mitigated Declaration examined potential impacts that the Project may cause pertaining to the following topics: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology/Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Mineral Resources; Noise; Population & Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities & Service Systems; and risks of Wildfire.

Environmental Effects: Evaluation of several of the above issues resulted in the determination that the project could cause significant environmental impacts without mitigation, including Biological Resources; Cultural Resources; Geology and Soils; Noise; Transportation; and Tribal Cultural Resources. Appropriate Mitigation Measures have been identified to reduce all impacts to a less than significant level. With Mitigation, Findings were made that the proposed Project would not:

- “substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory”;
- “have impacts that are individually limited, but cumulatively considerable”: and
- “have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly”.

Compliance with all identified Mitigation Measures will be made a Project Condition of Approval and will be monitored in accordance with CEQA Guidelines Section 10597.

Public Review Period: February 19 through March 10, 2026.

Written comments on this MND should be addressed and can be emailed to:

City of Loma Linda
Community Development Department
Attn: Gabriel Rivera, Associate Planner
25541 Barton Road
Loma Linda, CA. 92354
Email:Grivera@lomalinda-ca.gov

A copy of the Mitigated Negative Declaration is available at the above address and at the Loma Linda Public Library, 25581 Barton Rd, Loma Linda, CA 92354, as well as on the City’s website at <https://www.lomalinda-ca.gov/cms/One.aspx?portalId=7279530&pageId=7867377>.

All written comments regarding the CEQA document must be received by 5:00 p.m. on March 10, 2026 either via mail or email. See contact details below. Comments regarding the Project Application must be received no later than March 18 by 5:00 p.m. Comments received regarding CEQA and issues raised will be evaluated to determine if the mitigation and project conditions of approval have adequately addressed the concerns. All comments received will be included as part of the project administrative record.

Public Meeting: March 18, 2026 at 6:00 p.m. The will be held in the City Council Chambers, Loma Linda City Hall, located at 25541 Barton Road, Loma Linda, CA 92354.

The City of Loma Linda, as Lead Agency under CEQA, has prepared a Mitigated Negative Declaration (MND) for Development Application No. MDA-2024-0014 (as described above). Mitigation measures have been incorporated to reduce all impacts to a less-than-significant level. With mitigation, the project would not result in significant environmental effects as defined by CEQA. All mitigation measures will be conditions of project approval and monitored in compliance with CEQA Guidelines.