



NOTICE OF DETERMINATION

CLERK STAMP (Date Filed/ Posted):

DATE FILED & POSTED

Posted On: 04.28.26

Removed On: 06.03.26

Receipt No: 36-04282026-271

TO: Clerk of the Board of Supervisors
San Bernardino County
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: City of Loma Linda
Community Development Dept
25541 Barton Road
Loma Linda, CA 92354
909-799-2839

Office of Planning and Research (if project requires state approval)
P.O. Box 3044, Sacramento, CA 95812-3044

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

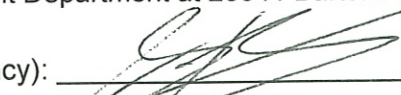
SAN BERNARDINO COUNTY
2026 APR 28 PM 4:37
CLERK OF THE BOARD OF SUPERVISORS

- State Clearinghouse Number: 2026020748
- Project Title: Mountain View Business Center
- Project Applicant: Creative Development Management (CDM) Inc.
- Project Location - Specific: The site is located at the northeast corner of Mountain View Avenue and Business Center Drive, within Loma Linda, San Bernadino County, APN: 0292-451-14.
- Project Location (City and County): Loma Linda, San Bernardino County
- Project Description: The proposed project involves the development of two fast food restaurants with drive-throughs (1,650 sq. ft. and 1,865 sq. ft. respectively, a 6,900 sq. ft. convenience store with gas station, and a four story, 59,712 sq. ft., hotel. The project also includes a General Plan Amendment and Zone Map Change to adjust the Land Use and Zoning designation from Business Park (BP) to General Commercial (C-2), a Conditional Use Permit, Tentative Parcel Map (Map No. 20665), architectural review, and a sign program.

This is to advise that the Lead Agency, the City of Loma Linda, has approved the above-described project on April 14, 2026, and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made part of the conditions of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at: City of Loma Linda, Community Development Department at 25541 Barton Road, Loma Linda, CA 92354.

Signature (Public Agency):  Title: Associate Planner

Date: April 28, 2026 Date Received for filing at OPR: _____

CLERK OF THE
BOARD OF SUPERVISORS
2026 APR 28 PM 4: 37
SAN BERNARDINO COUNTY
CALIFORNIA



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:
 36 — 04/28/2026 — 271
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2026020748

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Loma Linda	LEAD AGENCY EMAIL -	DATE 04/28/2026
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER -	

PROJECT TITLE

Mountain View Business Center

PROJECT APPLICANT NAME Creative Development Management (CDM) Inc.	PROJECT APPLICANT EMAIL -	PHONE NUMBER (909) 799-2839
PROJECT APPLICANT ADDRESS 25541 Barton Road	CITY Loma Linda	STATE CA
		ZIP CODE 92354

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 3,043.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD: #5634

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Alicia Meza, Deputy Clerk
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