

**Petition, and
Application Materials Received**

Attachment 2

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490 • (909) 383-9900 • FAX (909) 383-9900
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RECEIVED
SEP 18 2012

LANDOWNER PETITION INITIATING PROCEEDINGS

LAFCO
San Bernardino County

We, the undersigned Landowners, do hereby petition the Local Agency Formation Commission, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), as follows:

Reorganization to include Detachment from the City of Redlands and Annexation to the San Bernardino County Fire Protection District, its Valley Service Zone, County Service Area 70 and its Zone EV-1

(List all proposed changes of organization)

To the best of our knowledge, the proposal is consistent with the adopted sphere(s) of influence for an affected agency or agencies, and we understand that this proposal cannot be considered unless and until such spheres are consistent.

We certify that we are true and legal landowners of the named property and understand that these petitions may not be circulated separately from a current legal description and a current map showing the area of review.

The names and addresses of the Chief Petitioners for this proposal are as follows (not to exceed three persons):

Treh Partners LLC _____
4 Corporate Plaza Suite 210 _____
Newport Beach, CA 92660 _____

The reason(s) for this proposal is (are): To Consolidate land holdings for development under a single land use jurisdiction.

The requested terms and conditions for this proposal, if any, are as follows: Standard conditions imposed by LAFCO.

We hereby request that the Local Agency Formation Commission for San Bernardino County conduct proceedings on this proposal pursuant to the provisions of Government Code Sections 56000 et seq.

The landowner must sign his/her name, residence address, and the date of signing in his/her own handwriting. His/her parcel number must be included. If signing on behalf of a business or corporation, documentation must be attached showing ability to sign as legal representative for that enterprise.

SIGN NAME PRINT NAME <u>Thomas N. Robinson</u>	RESIDENCE ADDRESS TREH PARTNERS LLC 4 CORPORATE PLAZA, SUITE 210 NEWPORT BEACH, CA 92660	DATE <u>9-18-12</u>	PARCEL NUMBER 0292-072-07 & 12
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: DETACHMENT FROM THE CITY OF REDLANDS.

2. NAME OF APPLICANT: TREH PARTNERS, LLC
MAILING ADDRESS: 4 CORPORATE PLAZA, SUITE 210
NEWPORT BEACH, CA. 92660
PHONE: (949) 631-6620
FAX: (949) 733-3326
E-MAIL ADDRESS: trih@qol.com

3. GENERAL LOCATION OF PROPOSAL: NORTH WEST QUADRANT OF INTERSTATE 210 AND SAN BERNARDINO AVENUE.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES NO If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. THE LANDOWNERS HAVE ASSEMBLED THE PROPERTY IN THE IMMEDIATE VICINITY, IN TWO SEPARATE JURISDICTIONS, MAKING DEVELOPMENT PLANS ANKWARD.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
YES NO If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): 13.26 ACRES

2. Current dwelling units in area: 0

3. Approximate current population in area: 0

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): COMMERCIAL

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
PROPOSED COMMERCIAL AND/OR INDUSTRIAL

5. Describe any special land use concerns expressed in the above plans.
NONE - THE DESIGNATION WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

6. Indicate the existing land use.
VACANT

What is the proposed land use?
COMMERCIAL AND/OR INDUSTRIAL

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES ___ NO
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES NO ___

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

THE PRE-ZONING WILL BE CONDUCTED BY THE COUNTY OF SAN BERNARDINO CONCURRENT WITH SITE PLAN APPROVAL.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Agricultural Preserve Designation
- Area where Special Permits are Required

Any other unusual features of the area or permits required: NONE

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

N/A

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ___ NO X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. THE PROPERTY IS GENERALLY FLAT.

2. Describe any existing improvements on the site as % of total area.

Residential _____ %	Agricultural _____ %
Commercial _____ %	Vacant <u>100</u> %
Industrial _____ %	Other _____ %

3. Describe the surrounding land uses:

NORTH INDUSTRIAL - UNDER CONSTRUCTION

EAST INTERSTATE 210

SOUTH PLANNED COMMERCIAL - MOUNTAIN GROVE

WEST PLANNED INDUSTRIAL

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

GRADING AND TYPICAL INFRASTRUCTURE
IMPROVEMENTS.

5. Will service extensions accomplished by this proposal induce growth on this site? YES ___ NO Adjacent sites? YES ___ NO Unincorporated Incorporated ___

6. Is this project a part of a larger project or series of projects? YES NO ___ If YES, please explain.

THE APPLICANT HAS ASSEMBLED APPROXIMATELY
37 ACRES FOR DEVELOPMENT.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME TREH PARTNERS TELEPHONE NO. (949) 631-6620

ADDRESS: 4 CORPORATE PLAZA, SUITE 210, NEWPORT BEACH, CA. 92662

NAME URBAN ENVIRONS TELEPHONE NO. (909) 798-4446

ADDRESS: 1345 FOUNTAIN PLACE, REDLANDS, CA. 92373

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 9-6-2012



SIGNATURE OF APPLICANT

PATRICK J. MEYER

PRINTED NAME OF APPLICANT

REPRESENTATIVE

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
215 NORTH D STREET, SUITE 204
SAN BERNARDINO, CA 92415-0490
PHONE: (909)383-9900 • FAX: (909) 383-9901
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

**SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

DETACHED FROM

COUNTY OF SAN BERNARDINO

CITY OF REDLANDS

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

NO

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

NO

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

N/A - THE PROPERTY IS ZONED FOR
COMMERCIAL DEVELOPMENT AS PART OF
THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

5. **PLAN FOR SERVICES:**

N/A

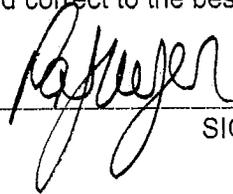
For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 9-6-2012



SIGNATURE OF APPLICANT

/krm – 12/8/2000