

# SAN BERNARDINO LAFCO APPLICATION 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 San Bernardino LAFCO, 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: Sphere of Influence Expansion or CSA 54 and Reorganization to include Annexations to CSA 54, Detachment from CSA SL-1, and Dissolutions of CSA 73 and CSA 53 Zone A (Streetlight Reorganization for the Mountain area)
2. NAME OF APPLICANT: Special Districts Department  
MAILING ADDRESS: 157 W 5<sup>th</sup> Street, San Bernardino CA 92415  
  
PHONE: (909) 387-5940  
FAX: (909) 387-5542  
E-MAIL ADDRESS: PVandervoort@SDD.SBCounty.gov
3. GENERAL LOCATION OF PROPOSAL: Mountain communities including Crest Forest, Lake Arrowhead, Hilltop and Bear Valley
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES \_\_\_ NO x If YES, provide written authorization for change.
5. Indicate the reasons that the proposed action has been requested.  
The action is being requested for cost reduction and increase efficiencies for providing streetlight services to the mountain communities.
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES \_\_\_ NO X If YES, please provide a written justification for the proposed boundary configuration.

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## LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): Please see attached table.

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments): Please see attached table.

3. Approximate current population in area: Please see attached table.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): Not applicable

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

Please see attached table.

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:

There are no special land use concerns.

6. Indicate the existing land use.

Please see attached table.

What is the proposed land use?

There are no changes to the existing land use.

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

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.

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8. 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.

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9. 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
- Any other unusual features of the area or permits required: \_\_\_\_\_
- Agricultural Preserve Designation
- Area where Special Permits are Required

10. 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.

Not applicable.

11. Provide a narrative response to the following factor of consideration as identified in §56668(o): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

This reorganization is for existing facilities. No new facilities will be added or proposed.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography.

The topography is mountainous in nature, with rolling hills, meadows, and areas of steep slopes.

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

Residential _____%	Agricultural _____%
Commercial _____%	Vacant _____%
Industrial _____%	Other _____%

3. Describe the surrounding land uses: See attached summary.

NORTH \_\_\_\_\_

EAST \_\_\_\_\_

SOUTH \_\_\_\_\_

WEST \_\_\_\_\_

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.).

None

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

6. Are there any existing out-of-agency service contracts/agreements within the area? YES \_\_\_  
NO X If YES, please identify.

7. Is this project a part of a larger project or series of projects? YES \_\_\_ NO X If YES, please explain.

**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 Pam Vandervoort TELEPHONE NO. 909 387-5940

ADDRESS:  
157 W 5<sup>th</sup> Street, 2<sup>nd</sup> Floor, San Bernardino CA 92415

NAME Jeff Rigney TELEPHONE NO. 909 387-5967

ADDRESS:  
see above

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

\_\_\_\_\_

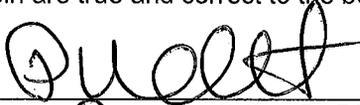
**CERTIFICATION**

As a part of this application, the city of \_\_\_\_\_, or the County Service Area 53a, County Service Area 73 and County Service Area SL-1 district, County Service Area 53a, County Service Area 73 and County Service Area SL-1 (the applicant) and/or the \_\_\_\_\_ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application 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.

As the proponent, I/We acknowledge that annexation to the city of \_\_\_\_\_ or the County Service Area 54 may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

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.

DATE 2/16/13

  
SIGNATURE OF APPLICANT  
Pamela Underwood  
PRINTED NAME OF APPLICANT  
Regional manager  
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 OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

## Application and Preliminary Environmental Description Form

### Land Use and Development Potential

#### 1. Total Land Area

Area	Acreage
CSA SL-1 Cedar Glen Area	9
CSA 73	429
CSA 53A	7859

#### 2. Current Dwelling Units

Area	Single Family Residence	Duplex	Triplex
CSA SL-1 Cedar Glen Area	3		
CSA 73	933		
CSA 53A	812	10	9

#### 3. Population

Area	Population
CSA SL-1 Cedar Glen Area	8
CSA 73	704
CSA 53A	1495

#### 4. General Plan Designation

Area	Designation
CSA SL-1 Cedar Glen Area	CG
CSA 73	CG, CS, IC, IN, RC, RM, RS, SD
CSA 53A	CG, FW, IN, RC, RL, RM, RS, SD

#### 6. Designated Land Use

Area	Land Use
CSA SL-1 Cedar Glen Area	Residential, Commercial, Vacant lands
CSA 73	Residential, Commercial, Industrial, Vacant
CSA 53A	Residential, Commercial, Industrial, Vacant

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## ENVIRONMENTAL INFORMATION

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

CSA SL-1, Cedar Glen (total acreage: ± 9 ac)

Residential: 1 ac., 11.1 %  
Commercial: 3 ac., 33.3 %  
Industrial: 0 ac., 0%  
Agricultural: 0 ac., 0%  
Vacant: 2 ac., 22.2 %  
Other: 3 ac., 33.3%

CSA 73 (total acreage: 429 ac.)

Residential: 124 ac., 29%  
Commercial: 25 ac., 5.8%  
Industrial: 7 ac., 1.6%  
Agricultural: 0, 0%  
Vacant: 228 ac., 53.1%  
Other: 45 ac., 10.5%

CSA 53a (total acreage of all three areas: 7859 ac)

CSA 53a Area 1 (Total acreage: 5925.3)

Residential: 322.7 ac., 5.4%  
Commercial: 4.5 ac., .06%  
Industrial: 3.6 ac., .04%  
Agricultural: 0 ac., 0%  
Vacant: 4909.5 ac., 82.9%  
Other: 685 ac., 11.6%

CSA 53a Area 2 (Total acreage: 1776.4)

Residential: 0 ac., 0%  
Commercial: 0 ac., 0%  
Industrial: 0 ac, 0%.  
Agricultural: 0 ac., 0%  
Vacant: 1667.2 ac., 94%  
Other: 109.2 ac., 6%

CSA 53a Area 3 (Total acreage: 157.3)

Residential: 0 ac., 0%

Commercial: 0 ac., 0%

Industrial: 0 ac., 0%

Agricultural: 0 ac., 0%

Vacant: 157.3 ac., 100%

Other: 0 ac., 0%

3. Describe the surrounding land uses:

CSA SL-1, Cedar Glen (total acreage: ± 9 ac)

North = Low density residential and vacant

South = Low density res., vacant with small amount of industrial & commercial

East = Vacant, low density res

West = Low density res.

CSA 73 (total acreage: 429 ac.)

North = Vacant and organized camp

South = Vacant

East = Vacant

West = Vacant & low density residential

CSA 53a (total acreage of all three areas: 7859 ac)

CSA 53a Area 1 (Total acreage: 5925.3)

North = Vacant

South = Lake, residential, mixed use

East = Lake, vacant, residential, mixed use

West = Vacant

CSA 53a Area 2 (Total acreage: 1776.4)

North = Residential and mixed use

South = Vacant

East = Recreation (ski resort)

West = Vacant

CSA 53a Area 3 (Total acreage: 157.3)

North = Vacant, low density res.

South = Vacant

East = Vacant, low density res.

West = Vacant