

## 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: Citrus Lane Project, APN 0292-161-01, 08, 11 and 12.
  
2. NAME OF APPLICANT: Stratus Development Partners  
MAILING ADDRESS:  
C/o Thatcher Engineering and Associates Attn: Vicky Valenzuela, Project Manager  
1461 Ford Street, Suite 105, Redlands, CA 92373  
PHONE: (909)748-7777 x.30  
FAX: (909) 748-7776  
E-MAIL ADDRESS: vickyv@thatcherengineering.com
  
3. GENERAL LOCATION OF PROPOSAL: The proposed annexation area is located on the east side of California Street, between Citrus and Orange Avenues.
  
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 purpose of this Annexation request is to obtain water and sewer service from the City of Loma Linda for APN 0292-161-01 and 11 for the development of Tentative Tract 18963.
  
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.  
N/A

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres):  
20.2 Acres
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, fourplex, 10-unit), apartments)  
Three single family residences
3. Approximate current population in area:  
7 people
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
The current General Plan Designation for the subject property is "Business Park". A General Plan Amendment Application has been filed with the City of Loma Linda to amend the existing designation to 'Low Density Residential' (0-4 dwelling units per acre)  
  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
The current San Bernardino County General Plan Designation is 'RM' (Multiple Residential). Uses permitted by this designation include multiple family dwellings and single-family residential structures with a planned development permit.  
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:  
We are not aware of any special land use concerns associated with the annexation proposal. It is not anticipated that the proposed annexation will have a negative impact on the Regional Transportation Plan for the area.  
6. Indicate the existing land use.  
The subject property is currently occupied by an existing single family residential structure, garage, shed, and related improvements.  
  
What is the proposed land use?  
A Tentative Tract Map Application has been filed to develop APN 0292-161-01 and 11 with a 35 lot single-family residential subdivision.  
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 x
  - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES x 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 proposed pre-zoning classification is R-1 (Single-Family Residence) zone, which requires minimum 7,200 SF lots. The anticipated timing to complete the Pre-Zoning process with the City of Loma Linda is approximately 4-6 months.

- 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.

N/A

- 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.

\_\_\_\_\_

- 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:*

The project complies with the basic principles of environmental justice, as it does not expose minority or disadvantaged populations within the proposed annexation area to proportionately greater risks or impacts compared with those borne by other individuals. All property owners within the proposed annexation area are supportive of the request.

**ENVIRONMENTAL INFORMATION**

- 1. Provide general description of topography. The proposed annexation area is relatively flat and currently slopes from southeast to northwest and drains as sheet flow from southeast to northwest at an approximate grade of 0.38%

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

|             |                               |              |                               |
|-------------|-------------------------------|--------------|-------------------------------|
| Residential | <u>Appx. 1</u> %              | Agricultural | <u>Appx. 99</u> %             |
| Commercial  | <u>                    </u> % | Vacant       | <u>                    </u> % |
| Industrial  | <u>                    </u> % | Other        | <u>                    </u> % |

3. Describe the surrounding land uses:

NORTH Citrus Grove

EAST Citrus Grove

SOUTH Multi-Family Residential Units

WEST Citrus Grove

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.).

Proposed grading and drainage improvements, along with extension of water and sewer facilities are proposed as part of the development of Tentative Tract Map No.18963 on APN 0292-161-01 and 11.

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

Unknown

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

Unknown

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

N/A

**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.

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NAME C/o Stratus Development Partners TELEPHONE NO. (949) 294-6990

ADDRESS:  
17 Corporate Plaza Drive, Suite 200, Newport Beach, CA 92660

NAME Laura Anne Ramirez TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
P.O. Box 1525 Loma Linda, CA 92354

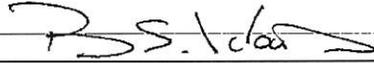
**CERTIFICATION**

As a part of this application, the city of Loma Linda, or the \_\_\_\_\_ district, Stratus Development (the applicant) and/or the SEE ATTACHED (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 Loma Linda or the \_\_\_\_\_ district 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 5.8.11

  
SIGNATURE OF APPLICANT  
Stratus Development Partners, LLC  
PRINTED NAME OF APPLICANT

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

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