

**LAFCO 3188A**

**Notice of Filing Attachments:**

**Application**

## 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 application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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: Amended Application for LAFCO 3188  
\_\_\_\_\_  
\_\_\_\_\_
  
2. NAME OF APPLICANT: Montecito Equities LTD  
APPLICANT TYPE:    Landowner            Local Agency  
                           Registered Voter    Other \_\_\_\_\_  
MAILING ADDRESS:  
31877 Del Obispo Street, Suite 206  
San Juan Capistrano, California 92675  
PHONE:            ( 949 ) 296-3078  
FAX:               (         ) \_\_\_\_\_  
E-MAIL ADDRESS: JeffWeber1@msn.com
  
3. GENERAL LOCATION OF PROPOSAL: North of W. Meyers Road between Martin Ranch Road and Wendy Ranch Road (East of North Little League Drive).  
\_\_\_\_\_  
\_\_\_\_\_
  
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 reason(s) that the proposed action has been requested. Approval of the Project (Spring Trails Specific Plan No. 10-01, GPA No. 02-09-DCA 12-10, TTM No. 15576, and DA No. 11-01) requires annexation into the City of San Bernardino.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
Approximately 349 acres.
  
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
One single-family residence.
  
3. Approximate current population within area:  
Two.
  
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
The project has a General Plan designation of Spring Trails Specific Plan with a pre-zoning designation of RE (Residential Estate) which permits single-family residential and other compatible uses.  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
The County General Plan designation is RC (Resource Conservation) which generally permits single-family residential with minimum 10 acre lots and agricultural uses.
  
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:  
Not applicable, approved Specific Plan is consistent with the regional transportation plan.
  
6. Indicate the existing use of the subject territory.  
With the exception of one single-family dwelling, the annexation area consists of vacant unimproved land.  
  
What is the proposed land use?  
Single-family residential and/or uses consistent with Specific Plan No. 10-01.
  
7. 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  If YES, please explain.  
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8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- |                          |  |                                     |   |
|--------------------------|--|-------------------------------------|---|
| <input type="checkbox"/> | Agricultural Land Uses   | <input type="checkbox"/>            | Agricultural Preserve Designation       |
| <input type="checkbox"/> | Williamson Act Contract  | <input checked="" type="checkbox"/> | Area where Special Permits are Required |
| <input type="checkbox"/> | Any other unusual features of the area or permits required: <u>The project will likely require a Section 7 consultation with the U.S. Fish and Wildlife Service.</u> |                                     |   |

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *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 will provide for public services through extension and development of water and sewer infrastructure.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. A plateau rising in elevation from 1,200 to 2,200 feet.

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

Residential	<u>5</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>95</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH	<u>Vacant United States Forest Service Land</u>
EAST	<u>Vacant privately owned land</u>
SOUTH	<u>Single-family residential</u>
WEST	<u>Vacant privately owned land</u>

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.).

Installation of sewer, water, storm drain, streets, parks, and trails.

(FOR LAFCO USE ONLY)

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

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

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

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#### 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 Jeff Weber TELEPHONE NO. (949) 254-0135

ADDRESS: 4000 Barranca Parkway, Suite 250, Irvine, California 92604

NAME Mark A. Ostoich, Gresham Savage TELEPHONE NO. (909) 890-4499

ADDRESS: 550 E. Hospitality Lane, Suite 300, San Bernardino, CA 92408

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

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

#### CERTIFICATION

As a part of this application, the City/Town of \_\_\_\_\_, or the \_\_\_\_\_  
District/Agency, \_\_\_\_\_ (the applicant) and/or the Montecito Equities, LTD (real party in  
interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify,  
hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

(FOR LAFCO USE ONLY)

and release 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, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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 11-10-2016

*YU-YING H. LIN*  
SIGNATURE

YU-YING H. LIN  
Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

*Grace Lin & Associates, General Partner*  
Title and Affiliation (if applicable)

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