

LAFCO 3195

Notice of Filing Attachments:

Application

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3195

(FOR LAFCO USE ONLY)

LAFCO
San Bernardino County

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: ANNEXATION OF APPROXIMATELY
19 ACRES INTO THE CITY OF REDLANDS.

2. NAME OF APPLICANT: LARRY JAGINTO
MAILING ADDRESS: 9555 WABASH AVENUE
REDLANDS, CA. 92359
PHONE: (909) 794-2151
FAX: (909) 794-9382
E-MAIL ADDRESS: _____

3. GENERAL LOCATION OF PROPOSAL: SOUTHEAST CORNER OF
WABASH AVENUE AND CITRUS 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. ANNEXATION
TO THE CITY OF REDLANDS IN ORDER TO FACILITATE
THE PROVISION OF MUNICIPAL UTILITIES AND
SERVICES FOR A RESIDENTIAL DEVELOPMENT.

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): 19 ACRES

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments) NO EXISTING DWELLING UNITS.

3. Approximate current population in area: NONE

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
EXISTING: RURAL LIVING
PROPOSED: LOW DENSITY RESIDENTIAL (VERY)

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

RL-5: RURAL LIVING, ONE UNIT PER 5 ACRES.

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:

6. Indicate the existing land use.
AGRICULTURE - CITRUS

What is the proposed land use?
SINGLE FAMILY RESIDENTIAL

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.

RESIDENTIAL ESTATE (R-E). ONE DWELLING PER
14,000 SQUARE FEET. 2.7 UNITS PER ACRE.

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.

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.

N/A

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:

WE WILL NOT ADVOCATE FOR DISCRIMINATION.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. 3-4% SLOPING FROM
SOUTH TO NORTH WITH NO UNIQUE
TOPOGRAPHIC FEATURES.

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

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

3. Describe the surrounding land uses:

NORTH SINGLE FAMILY RESIDENTIAL

EAST VACANT, AGRICULTURE

SOUTH ASSISTED ~~AGING~~ RETIREMENT COMMUNITY

WEST SINGLE FAMILY RESIDENTIAL

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.).

THE PROPERTY WILL BE GRADED FOR A STANDARD SUBDIVISION WITH REQUISITE UTILITIES, INCLUDING SEWER, WATER, STORM DRAINS, TELEPHONE, GAS & ELECTRICITY.

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

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

7. Is this project a part of a larger project or series of projects? YES ___ NO 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 PATRICK J. MEYER TELEPHONE NO. (909) 798-4446

ADDRESS: URBAN ENVIROUS, 1345 FOUNTAIN PLACE, REDLANDS, CA. 92373

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

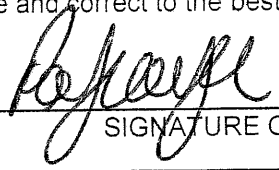
CERTIFICATION

As a part of this application, the city of _____, or the _____ district, CARRY VASINIS (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 REDLANDS 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 4-29-2015



SIGNATURE OF APPLICANT

PRINTED NAME OF APPLICANT

PATRICK J. MEYER

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

KRM-Rev. 8/15/2012