

LAFCO 3207

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 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
11.24 ACRES INTO THE CITY OF REDLANDS

2. NAME OF APPLICANT: URBAN ENVIRONS PATRICK J. MEYER
MAILING ADDRESS:

1345 FOUNTAIN PLACE
REDLANDS, CA. 92373

PHONE: (909) 798-4446

FAX: (909) 335-9747

E-MAIL ADDRESS: enviroense@verizon.net

3. GENERAL LOCATION OF PROPOSAL: EAST SIDE OF WABASH AVENUE,
NORTH OF SYLVAN BLVD.

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. IN ORDER TO
RECEIVE MUNICIPAL SERVICES AND UTILITIES FROM THE
CITY OF REDLANDS IN CONJUNCTION WITH A
SINGLE FAMILY 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): 11.24 ACRES
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments) ONE SINGLE FAMILY DETACHED
3. Approximate current population in area: 3.0
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): CITY OF REDLANDS - LOW DENSITY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL
- San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
RL-5 ONE UNIT PER FIVE 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: THE PROPOSED RESIDENTIAL PROJECT IS
CONSISTENT WITH THE CITY GENERAL PLAN AND
THEREFORE THE REGIONAL TRANSPORTATION PLAN.

6. Indicate the existing land use. ONE SINGLE FAMILY RESIDENCE, BALANCE IS
CITRUS GROVE.

What is the proposed land use?
A SINGLE FAMILY DETACHED RESIDENTIAL
DEVELOPMENT CONSISTING OF 40 DWELLING UNITS.

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.

CITY OF REDLANDS ZONING WILL BE R-1, SINGLE FAMILY RESIDENTIAL

- 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:

- X 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:

THE PROPOSED RESIDENTIAL DEVELOPMENT IS NOT INTENDED FOR LOW INCOME HOUSING.

ENVIRONMENTAL INFORMATION

- 1. Provide general description of topography. THE SITE IS GENERALLY FLAT, WITH NO PHYSICAL LAND FEATURES.

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

Residential	<u>5</u> %	Agricultural	<u>30</u> %
Commercial	_____ %	Vacant	<u>45</u> %
Industrial	_____ %	Other	_____ %

3. Describe the surrounding land uses:

NORTH SINGLE FAMILY RESIDENTIAL
EAST SINGLE FAMILY RESIDENTIAL
SOUTH SINGLE FAMILY RESIDENTIAL, AGRICULTURE
WEST ELEMENTARY SCHOOL

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 SITE WILL BE DEVELOPED AS A SINGLE FAMILY DETACHED NEIGHBORHOOD WITH A FULL RANGE OF MUNICIPAL UTILITIES EXTENDED INTO THE PROJECT FROM WABASH AVENUE.

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.

ATTN: RAY DORAME
NAME MASTERCRAFT HOMES GROUP TELEPHONE NO. (949) 252-1122

ADDRESS: 20201 SW BIRCH ST., STE. 100, NEWPORT BEACH, CA. 92660

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

ADDRESS: 1345 FOUNTAIN PLACE, REDLANDS, CA. 92373

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the city of _____, or the _____ district, SAN-REDLANDS LLC (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 7-11-2016

Patrick J. Meyer
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