

**LAFCO 3214**

**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: Orchard Heights

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2. NAME OF APPLICANT: City of Loma Linda

APPLICANT TYPE:     Landowner             Local Agency  
                           Registered Voter     Other \_\_\_\_\_

MAILING ADDRESS:  
City of Loma Linda Community Development Department  
25541 Barton Road, Loma Linda, CA 92354

PHONE:            ( 909 ) 799-2830

FAX:                ( 909 ) 799-4413

E-MAIL ADDRESS: lmatarrita@lomalinda-ca.gov

3. GENERAL LOCATION OF PROPOSAL: An approximate 80-acre area located east and west of Nevada Street, south and west of the Mission Zanja Creek, and north of Barton Road within the City of Loma Linda's Sphere of Influence.

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. The City of Loma Linda is initiating the annexation in order to provide services for a 95 unit single-family residential development proposed on 30 acres of the 80-acre annexation area.

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**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
80 acres

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2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
Six (6) single-family residential units.

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3. Approximate current population within area:  
23

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4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

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See attached response.

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San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
Multiple Residential (RM) and Community Industrial (CI); RM allows for multi-family development up to 20 units per acre and CI allows for light manufacturing, warehouse with a FAR of 0.45:1

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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 land use concerns as most of the citrus groves are not in production; thus farm equipment mixed with vehicular traffic does not pose a safety hazard. ASK SAM

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6. Indicate the existing use of the subject territory.  
Scattered residential, religious assembly and agricultural.  
Development within the vicinity includes: institutional uses (i.e., Mission Elementary School and the Heart & Surgical Hospital).

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What is the proposed land use?

With the exception of 95 single-family units within a 30-acre area, the existing land uses within the 80-acre area would remain unchanged.

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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:

- 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

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:* Upon annexation, the City would provide services including general government, police, police and fire services, parks, and public works services. Based on the analysis of current service delivery capabilities, the City is equipped to handle additional demand from the proposed 95-unit single-family development.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The area is relatively flat and at approximately 1,180 feet above mean sea level. There are no hills or prominent landforms in the immediate vicinity.

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

Residential	<u>2</u> %	Agricultural	<u>56</u> %
Commercial	<u>1</u> %	Vacant	<u>15</u> %
Industrial	<u>1</u> %	Other	<u>5</u> %

(waterways/roads)

3. Describe the surrounding land uses:

- NORTH Residential, commercial, agricultural
- EAST Residential, commercial, agricultural
- SOUTH Multi-family residential, Institutional, agricultural
- WEST Agricultural, residential, 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.).

See attached response (Environmental Information #4)

5. Will service extensions accomplished by this proposal induce growth on this site? YES   
 NO  Adjacent sites? YES  NO  Unincorporated  Incorporated   
 See attached response (Environmental Information #5)
6. Are there any existing out-of-agency service contracts/agreements within the area? YES   
 NO  If YES, please identify.
7. Is this proposal a part of a larger project or series of projects? YES  NO  If YES, please explain. This application includes all adjacent land to the east and within the City's Sphere of Influence and ensures that an "island" would not be created.

### 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 Loma Linda Community Development TELEPHONE NO. 909-799-2830

ADDRESS:

25541 Barton Road, Loma Linda, CA 92354

NAME Stratus Development TELEPHONE NO. 949-249-6990

ADDRESS:

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

NAME Natalie Patty, Lilburn Corp TELEPHONE NO. 909-890-1818

ADDRESS:

1905 Business Center Drive, San Bernardino, CA 92408

### CERTIFICATION

As a part of this application, the City/Town of Loma Linda, or the \_\_\_\_\_ District/Agency, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (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,

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 9/21/16

T. David Thomas

SIGNATURE

City of Loma Linda

Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

City Manager  
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