

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: PETITION FOR A SPHERE OF INFLUENCDE AMENDMENT & ANNEXATION TO THE CITY OF REDLANDS TO CONSOLIDATE THE JURSDICTION OF THE ENTIRE PARCEL LOCATED AT THE NORTHWEST CORNER OF WEST LUGONIA AND TENNESSEE STREET(APN: 0167-171-13-0000) UNDER A SINGLE JURISDICTION, AND DETACHMENT FROM THE SAN BERNARDINO FIRE PROTECTION DISTRICT AND ITS VALLEY SERVICE ZONE AND COUNTY SERVICE AREA 70.

2. NAME OF APPLICANT: Jody Newton, Masterworks, LLC % Hal Sears Revocable Trust

APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:

360 East Happy Canyon Road, Castle Rock, Colorado 80108

PHONE: (303) 809-7766

FAX: (303) 663-0070

E-MAIL ADDRESS: jody@masterworks.cc

3. GENERAL LOCATION OF PROPOSAL: A 1.55-acre of land located at the northwest corner of West Lugonia Avenue and Tennessee Street (APN: 0167-171-13-0000).

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES NO If YES, provide written authorization for change.

Hal Marshall Sears is the owner of the subject parcel and a Landowner Consent form is attached.

5. Indicate the reason(s) that the proposed action has been requested. _____

Due to the unique jurisdictional situation resulting from a historical appeal on behalf of Majestic Development to de-annex from the City of Redlands in the late 1980's, the 1.55-acre parcel currently straddles the jurisdictional boundary line between the City of Redlands and the County of San Bernardino. In order to proceed with any future development efforts, the subject land must be consolidated within a single governing entity. Therefore, the landowner petitions LAFCO to

proceed with a Sphere of Influence Amendment and reorganization to Annex the westerly 0.38-acre portion of the parcel into the City of Redlands.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): Total site includes 1.55 acres. Portion of the total site requested for annexation equates to 0.38-acres of the total site.
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments):

N/A Subject parcel is currently vacant and uninhabited.
3. Approximate current population within area:

71,288 per 2016 census.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

The City of Redlands City Council has approved Resolution No. 7771 to amend the General Land Use Map for the westerly 0.38-acre portion of the subject property (currently outside City limits) to designate that portion as "Commercial" upon Annexation, to be consistent with the easterly 1.17 acre portion of the subject property (currently within the City's boundary) and is currently designated as "Commercial" on the General Plan Land Use Map.

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

Service Commercial Zone District allows for: agricultural services; manufacturing; storage facilities; commercial entertainment facilities; fitness/health care facility; retail businesses; professional services; parking lots; accessory structures.

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 expressed land use concerns as identified in the above stated General Plan designations. The City of Redlands Transportation Plan shall adequately serve any allowed land use requirements and no amendments to the Transportation Plan are anticipated.

6. Indicate the existing use of the subject territory.

The property is currently undeveloped vacant land.

What is the proposed land use?

No proposed change of use is requested at this time.

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.

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:*

The requested General Plan Amendment and Annexation to the City of Redlands proposal promotes environmental justice to the extent that it allows the Landowner to legally develop the parcel for a commercial land use, which will provide job opportunities and retail services for all races, cultures and income brackets. No changes to the environment justice profiles as identified in Section 56668 are anticipated.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Generally flat.

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

Residential	_____0_____%	Agricultural	_____0_____%
Commercial	_____0_____%	Vacant	_____0_____%
Industrial	_____0_____%	Other	_____0_____%

3. Describe the surrounding land uses:

NORTH Highway ROW

EAST Vacant Commercially Zoned development Parcel

SOUTH Existing Express Car Wash

WEST Highway ROW

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.).

Future development of the site will allow for the City of Redlands build out of the adjacent ROW improvements, including the acquisition of additional City ROW easements, upgrades to existing water and sewer lines located within the adjacent streets, grading and drainage facilities improvements and completion of development resulting in increased tax revenues.

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

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

The City of Redlands currently provides public services to the entirety of the site so no changes in service providers shall be realized.

7. Is this proposal a part of a larger project or series of projects? YES NO X 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: Jody Newton % Masterworks, LLC TELEPHONE NO. 303-809-7766

ADDRESS: 360 East Happy Canyon Road, Castle Rock, CO 80108

NAME: Hal Marshall Sears TELEPHONE NO. 949-230-0938

ADDRESS: 1131 Emerald Bay, Laguna Beach, CA 92651

CERTIFICATION

As a part of this application, the City of REDLANDS, or the LAFCO District/Agency, Masterworks, LLC (the applicant) and/or the Hal Sears Revocable Trust (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 _____



SIGNATURE

Hal Marshall Sears % Hal Sear Revocable Trust



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