

# 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: South Hills Preserve Annexation

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) 799-2891

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

3. GENERAL LOCATION OF PROPOSAL: South of Beaumont Avenue, north of Riverside County line, east of Mountain View Avenue, and west of Whitter Avenue, and occurring within the City of Loma Linda 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 requests the annexation of 11 City-owned parcels totaling approx. 664-acres in order to remove property tax liability (APNs: 0294-011-01, 0294-011-02, 0294-011-30, 0294-011-31, 0294-011-32, 0294-011-33, 0294-011-34, 0294-011-35, 0294-021-20, 0294-021-21 and 0294-021-22.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
11 parcels totaling approximately 664 acres
  
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
None
  
3. Approximate current population within area:  
Vacant, undeveloped land; with a current population of zero.
  
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
The Annexation area occurs within the City of Loma Linda's Sphere of Influence. The area has not been pre-zoned but is referred to within the City's Zoning Map as the South Hill Preserve, which allows for open space and passive recreational use (i.e, trails).  
  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
The approx. 664-acre area is designated Rural Living (RL-10) by the County of San Bernardino General Plan Land Use Zoning Map. Permitted uses include single-family residential on a minimum lot size of 10 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 Annexation area would remain vacant land and no land use concerns would result as no development is proposed or would take place in the future. No significant traffic is associated with the Annexation area and existing roadways would remain as they currently exist (i.e., unpaved, dirt roads).
  
6. Indicate the existing use of the subject territory.  
The approx. 664-acre Annexation area is currently vacant and would remain as such. There is no existing development, paved roadways, infrastructure, or utilities on-site with the exception of an existing Edison corridor and gas line.  
  
What is the proposed land use?  
The approx. 664-acre Annexation area would remain as vacant, open space and would continue to support the unmaintained trail system of the South Hills Preserve.
  
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.  
The Project includes the Annexation of approx. 664-acres into the City of Loma Linda, and would not require public services beyond that of which currently exists. There is no existing sewer and no development is proposed which would result in any new demands on schools, fire or police.

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 approx. 664-acre site would remain as vacant, open space and would allow for the continued enjoyment of the South Hill Preserve including the use of unmaintained trails, open space and passive recreational use open to everyone.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The Annexation area is composed of rolling hills and steep slopes with elevations ranging from approximately 1,350 feet above mean sea level (amsl) near the northern boundary and up to approximately 2,000 feet amsl near the southern boundary with a peak of 2,117 feet amsl located near the southern boundary.

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

Residential	<u>0</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>100</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

- NORTH Vacant land
- EAST Vacant land
- SOUTH Vacant land
- WEST Vacant land

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.).

No improvement projects or site alternations would occur as a result of annexation.

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

No service extensions are required for the annexation as no development would result and therefore the proposed Project would not induce growth on-site or within the surrounding area.

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

City of Loma Linda provides both fire and police services for the Annexation area. These services will continue and would not change as a result of annexing the approximate 664-acre area.

7. Is this proposal 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 Natalie P. Patty, Project Manager TELEPHONE NO. (909) 890-1818

ADDRESS: 1905 Business Center Dr., San Bernardino, CA 92408

NAME Lorena Matarrita, Associate Planner TELEPHONE NO. (909) 799-2830

ADDRESS: 25541 Barton Rd., Loma Linda, CA 92354

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

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

**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 6-24-19

T. Jarb Thaipejr  
SIGNATURE

T. Jarb Thaipejr  
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