

# 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: Mountain View Avenue Bridge Reorganization and Sphere of Influence Amendment: Reduction for City of Redlands; Expansion for City of San Bernardino; Reorganization to Include Annexation to San Bernardino; and Detachment from City of Redlands
  
2. NAME OF APPLICANT: Inland Valley Development Agency  
MAILING ADDRESS: 1601 E. Third Street, Suite 100, San Bernardino, CA 92408  
PHONE: ( 909 ) 382-4100  
FAX: ( 909 ) 382-4106  
E-MAIL ADDRESS: mbeltran@sbdairport.com
  
3. GENERAL LOCATION OF PROPOSAL: The Mountain View Avenue bridge extends from just north of the intersection of San Bernardino Avenue and Mountain View Avenue to the intersections of Central Avenue and Mountain View Avenue. Refer to attached Figure 1.
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES  NO  If YES, provide written authorization for change. **See attached Amendment**
  
5. Indicate the reasons that the proposed action has been requested. The City of Redlands has requested to be detached from the east side of the bridge and to have the whole bridge annexed to the City of San Bernardino incorporated territory.
  
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):  
Area to be annexed to the City of San Bernardino and detached from City of Redlands is ±6.27 acres.
  
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments)  
None
  
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):  
The City of San Bernardino designates Mountain View Avenue as a secondary collector roadway between San Bernardino Avenue and Central Avenue. The Santa Ana River is designated as Public-Quasi Public.  
  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
N/A. County has no jurisdiction along the bridge alignment. The bridge is presently half in City of San Bernardino and half in City of Redlands; when annexation is completed the whole bridge will be located in San Bernardino.
  
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 area proposed for Sphere of Influence modification and Reorganization is designated Public/Quasi Public due to the presence of the Santa Ana River floodplain at this location. Other than avoidance, no other special land use concern exists at this site. This site (bridge) already enhances regional transportation and this will not change in the future.
  
6. Indicate the existing land use.  
The area proposed for reorganization consists of the Mountain View Avenue Roadway, a Secondary Collector in the City of San Bernardino and Santa Ana River Floodplain.  
  
What is the proposed land use?  
Use will remain the same after reorganization.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

**The City of San Bernardino General Plan designates the reorganization area “roadway”. It does not have any zone designations.**

a. Has pre-zoning been completed? YES \_\_\_ NO

b. If the response to “a” is NO, is the area in the process of pre-zoning? YES \_\_\_ 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.

No pre-zoning proposed because the site consists of the Mountain View Avenue bridge and Santa Ana River floodplain and these uses will not be altered.

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  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:

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural Land Uses  | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract   | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: <u>None known</u> |  |

\_\_\_\_\_

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 reorganization area is a roadway over the River floodplain that provides all area residents with better public north-south access. No environmental justice issues are noted.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The Mountain View Avenue bridge crosses the Santa Ana River which has a very shallow slope (east to west) beneath the bridge; i.e., essentially flat.

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

|                    |                                   |
|--------------------|-----------------------------------|
| Residential _____% | Agricultural _____%               |
| Commercial _____%  | Vacant _____%                     |
| Industrial _____%  | Other <u>Roadway/Bridge 20%</u> % |

3. Describe the surrounding land uses:

NORTH San Bernardino International Airport

EAST Santa Ana River Floodplain

SOUTH Industrial – Power Plant

WEST Santa Ana River Floodplain

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 further site alterations are proposed on or to the bridge.

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 identify.

**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 City of Redlands TELEPHONE NO. (909) 798-7500

ADDRESS: 35 Caion Street, Redlands, CA 92373

NAME City of San Bernardino TELEPHONE NO. (909) 384-5211

ADDRESS: 300 North "D" Street, San Bernardino, CA 92418

NAME Inland Valley Development Agency /  
San Bernardino Int'l Airport Authority TELEPHONE NO. (909) 382-4100

ADDRESS: 1601 E. Third Street, Suite 100, San Bernardino, CA 92408

**CERTIFICATION**

As a part of this application, the Inland Valley Development Agency, or the \_\_\_\_\_ district, \_\_\_\_\_ (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 San Bernardino 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 3/28/22

  
SIGNATURE OF APPLICANT

Michael Burrows  
PRINTED NAME OF APPLICANT

Chief Executive Officer  
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

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