

# **AGENDA**

## **LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY**

**San Bernardino County Transportation Authority Board Room  
SAN BERNARDINO SANTA FE DEPOT – 1<sup>ST</sup> FLOOR LOBBY  
1170 WEST 3<sup>RD</sup> STREET, SAN BERNARDINO**

### **REGULAR MEETING OF MAY 17, 2017**

#### **9:00 A.M. – CALL TO ORDER – FLAG SALUTE**

A. Public Comments on Closed Session

B. **CONVENE CLOSED SESSION**

#### **Conference with Legal Counsel – Anticipated Litigation – Super Chief Room**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: (one case), and

#### **Personnel (Government Code Section 54957) – Employee Evaluation – Executive Officer**

**ANNOUNCEMENT:** Anyone present at the hearing who is involved with any of the changes of organization to be considered and who has made a contribution of more than \$250 in the past twelve (12) months to any member of the Commission will be asked to state for the record the Commission member to whom the contribution has been made and the matter of consideration with which they are involved.

1. Announcement of Actions from Closed Session
2. Swear in Regular (Supervisor James Ramos) and Alternate (Supervisor Janice Rutherford) Supervisorial Commissioners (*TO BE CONTINUED*)
3. Selection of Chair and Vice Chair

#### **CONSENT ITEMS:**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter

4. Approval of Minutes for Regular Meeting of April 17, 2017
5. Approval of Executive Officer's Expense Report
6. Ratify Payments as Reconciled for Month of April 2017 and Note Cash Receipts

#### **PUBLIC HEARING ITEMS:**

7. Consent Items Deferred for Discussion

8. Consideration of: (1) Review of Mitigated Negative Declaration Prepared by the City of Redlands for Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450, and Tentative Tract Map No. 19956 for a total of Approximately 20.04 Acres as CEQA Responsible Agency for LAFCO 3195; and (2) LAFCO 3195 – Reorganization to include City of Redlands Annexation No. 92 and Detachments from San Bernardino County Fire Protection District, its Valley Service Zone, County Service Area 70 and its Zone P-7 (Jacinto Tract)
9. Review and Approval of Final Budget for FY 2017-18 and Apportionment for Independent Special Districts, Cities and the County

**DISCUSSION ITEMS:**

10. Status Report Update on the City of Rialto's Initiation of its Five Northern Islands as Required by Action Taken by the Commission on May 18, 2016

**INFORMATION ITEMS:**

11. Legislative Update Oral Report
12. Executive Officer's Oral Report
  - a. Update on Relocation/Renovation Progress at Santa Fe Depot
  - b. New Proposals Received
13. Commissioner Comments  
(This is an opportunity for Commissioners to comment on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission and that no action may be taken on off-agenda items unless authorized by law.)
14. Comments from the Public  
(By Commission policy, the public comment period is limited to five minutes per person for comments related to other items under the jurisdiction of LAFCO not on the agenda.)

The Commission may adjourn for lunch from 12:00 to 1:30 p.m. The Commission may take action on any item listed in this Agenda whether or not it is listed For Action. In its deliberations, the Commission may make appropriate changes incidental to the above-listed proposals.

Materials related to an item on this Agenda submitted to the Commission or prepared after distribution of the agenda packet will be available for public inspection in the LAFCO office at 215 N. D St., Suite 204, San Bernardino, during normal business hours, on the LAFCO website at [www.sbclafco.org](http://www.sbclafco.org), and at the hearing.

Current law and Commission policy require the publishing of staff reports prior to the public hearing. These reports contain technical findings, comments, and recommendations of staff. The staff recommendation may be accepted or rejected by the Commission after its own analysis and consideration of public testimony.

IF YOU CHALLENGE ANY DECISION REGARDING ANY OF THE ABOVE PROPOSALS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED DURING THE PUBLIC TESTIMONY PERIOD REGARDING THAT PROPOSAL OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE LOCAL AGENCY FORMATION COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

The Political Reform Act requires the disclosure of expenditures for political purposes related to a change of organization or reorganization proposal which has been submitted to the Commission, and contributions in support of or in opposition to such measures, shall be disclosed and reported to the same extent and subject to the same requirements as provided for local initiative measures presented to the electorate (Government Code Section 56700.1). Questions regarding this should be directed to the Fair Political Practices Commission at [www.fppc.ca.gov](http://www.fppc.ca.gov) or at 1-866-ASK-FPPC (1-866-275-3772).

A person with a disability may contact the LAFCO office at (909) 388-0480 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-mail: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE:** MAY 11, 2017

**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: REVISED AGENDA ITEM #3 – SELECTION OF CHAIR AND VICE-CHAIR**

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Pursuant to Rule of Order #2, the Commission selects its Chair and Vice-Chair annually at the May hearing for a one year term. As of the August 2015 update to the Policy and Procedure Manual, Rule of Order #2 no longer limits the number of years a Commissioner may hold the position of Chair or Vice-Chair. Any regular voting member of the Commission may be appointed to these positions.

Staff will be happy to respond to any questions prior to or at the hearing.

/krm

**DRAFT ACTION MINUTES OF THE  
LOCAL AGENCY FORMATION COMMISSION  
HEARING OF APRIL 19, 2017**

**REGULAR MEETING**

**9:00 A.M.**

**April 19, 2017**

**PRESENT:**

**COMMISSIONERS:**

Jim Bagley	Larry McCallon
Kimberly Cox, Chair	James Ramos, Vice-Chair
Jim Curatalo	Ryan S. McEachron, Alternate
Steve Farrell, Alternate	Diane Williams
Robert Lovingood	Acquanetta Warren, Alternate

**STAFF:**

Kathleen Rollings-McDonald, Executive Officer  
Clark Alsop, LAFCO Legal Counsel  
Samuel Martinez, Assistant Executive Officer  
Michael Tuerpe, Project Manager  
Jeffrey Lum, LAFCO Analyst  
La Trici Jones, Clerk to the Commission  
Bob Aldrich, LAFCO Consultant

**ABSENT:** Janice Rutherford, Alternate

**CONVENE REGULAR SESSION OF THE LOCAL AGENCY FORMATION  
COMMISSION – CALL TO ORDER – 9:02 A.M. – SAN BERNARDINO SANTA FE  
DEPOT**

Chair Cox calls the regular session of the Local Agency Formation Commission to order and leads the flag salute.

**ITEM 1. PUBLIC COMMENT**

Chair Cox asks for comments from the public on the closed session. There are none.

**ITEM 2. CONVENE CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL  
ANTICIPATED LITIGATION – SUPER CHIEF ROOM**

Commissioner Lovingood was present during closed session and left the hearing at 9:55 a.m.

**10:00 A.M. – CALL TO ORDER REGULAR SESSION**

**ITEM 3. ANNOUNCEMENT OF ACTIONS FROM CLOSED SESSION**

Chair Cox states that the Commission met in closed session and asks for Counsel to report.



Clark Alsop, LAFCO Legal Counsel, states that the Commission met in closed session to discuss anticipated litigation, but no reportable action was taken.

#### **CONSENT ITEMS:**

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the hearing to discuss the matter.

**ITEM 4.** Approval of Minutes for Regular Meeting of March 23, 2017

**ITEM 5.** Approval of Executive Officer's Expense Report

**ITEM 6.** Ratify Payments as Reconciled for Month of March 2017 and Note Cash Receipts

Commissioner Williams moves approval of the Consent Calendar Items, second by Commissioner McCallon. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, McCallon, Ramos, and Williams. Noes: None. Abstain: Curatalo and Cox (on item #4). Absent: Lovingood

#### **PUBLIC HEARING ITEMS**

##### **ITEM 7. CONSENT ITEMS DEFERRED FOR DISCUSSION:**

There are none.

##### **ITEM 8. PRELIMINARY BUDGET REVIEW FOR FISCAL YEAR 2017-18: (a) PROPOSED SCHEDULE OF FEES, CHARGES AND DEPOSITS; (b) PROPOSED BUDGET FOR FISCAL YEAR 2017-18; (i) MID-YEAR/THIRD QUARTER REVIEW FOR FY 2016-17 and (ii) PROPOSED BUDGET FOR FY 2017-18 – APPROVED AS RECOMMENDED BY STAFF**

Executive Officer Rollings-McDonald presents the staff reports for the Preliminary Budget Review. Complete copies of the reports are on file in the LAFCO office and are made part of the record by their reference here. The item has been advertised in *The Sun*, a newspaper of general circulation within the County of San Bernardino and individual notice has been provided as required by statute.

##### **ITEM A – PROPOSED SCHEDULE OF FEES, CHARGES AND DEPOSITS:**

Executive Officer Rollings-McDonald states that item “a” under the proposed budget for Fiscal Year 2017-18 relates to the potential revision of the Commission’s schedule of fees, charges and deposits. She states that staff is not proposing any changes to the fee schedule. Therefore, the staff recommendation is the review and file the report. However,

Ms. Rollings-McDonald states that if Commission members have any changes, they will be included and forwarded to the Cities, Independent Special Districts and the County for comment. There are none provided by Commissioners.

Commissioner McCallon moves staff recommendation to receive and file report, second by Commissioner Curatalo. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, McCallon, Ramos, and Williams. Noes: None. Abstain: None. Absent: Lovingood.

**ITEM B – PROPOSED BUDGET FOR FISCAL YEAR 2017-18 – MID YEAR AND THIRD QUARTER REVIEW:**

Executive Officer Rollings-McDonald presents the staff reports for the Preliminary Budget Review – Mid-Year and third quarter Review. Ms. McDonald notes that salaries and benefits are at 69% of expenditure authority which is 6% less than the 75% benchmark. The variance is directly related to the unfilled status and medical leave of the former Clerk to the Commission. She further states that this figure includes the Commission's authorized changes for compensation for the full year for the Executive Officer and the payment of the 2% for the longevity pay for two employees.

Ms. Rollings-McDonald states that there were some unique events that occurred during this period that includes the \$100,000 deposit to start the renovation process for the staff relocation to the Harvey House at the Santa Fe Depot. Ms. Rollings-McDonald states the processing of the West Valley Mosquito Vector Control District reorganization, processing of the formation of the Wrightwood CSD and processing of the City of Upland annexation into County Fire were also unique events.

Ms. Rollings-McDonald states that staff is also projecting expenditures to the end of the fiscal year will include an estimated \$122,350 associated with the move that will include new furniture, partitions and the Commission's responsibility to pay for the extension of fiber optics to the LAFCO staff offices. Additional staff activity to year-end includes the final costs for the protest hearing for the City of Upland annexation to County Fire and the final payments for Mr. Aldrich's consulting contract.

Ms. Rollings-McDonald states that the bids for the construction costs did come in higher than estimated and staff will be in discussion with SBCTA in regards to sharing costs.

Ms. Rollings-McDonald states that the revenues have been projected at 94% through third quarter and increasing to 95% by year-end. She further states that the basic point of this discussion is the revenues projected in the budget will not be received this year. There will be a shortfall of about \$67,000. Ms. Rollings-McDonald states that the issue will be addressed as a part of the final budget hearing in May.

Ms. Rollings-McDonald states that the staff recommendation is that the Commission makes note of the receipt of this report and file and provide direction to staff on any areas of concern or other items for the balance of the fiscal year.

Chair Cox asks the Commission for comments and direction for staff.

There are none.

Chair Cox opens the public hearing and calls for comments on both the fee schedule item and the mid-year/third quarter review. There are none.

Chair Cox closes the public hearing.

Commissioner Bagley moves to receive and file, second by Commissioner McCallon. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon, Ramos, and Williams. Noes: None. Abstain: None. Absent: Lovingood.

### **ITEM B – PROPOSED BUDGET FOR FISCAL YEAR 2017-18 – PRELIMINARY BUDGET**

Chair Cox calls for the staff report on item “b. ii”.

Executive Officer Rollings-McDonald states that this is the time of the year where the Commission has to address the budget for the upcoming fiscal year and believes that this budget will set the stage for the Commission to accommodate all the items that fall under the Commission’s statutory responsibilities. Ms. Rollings-McDonald states that this budget does include a 9% increase in apportionment to maintain on-going services. The budget replenishes reserves that will be used to take care of the move to the new office space and it will provide for the transition to a new full-time Executive Officer. Ms. Rollings-McDonald notes that is important to convey to the Commission that the budget as presented maintains the core positions to perform the operations of LAFCO supplemented with contract employees to reduce costs.

Ms. Rollings-McDonald states that the agreement to lease the Harvey House was entered into in August 2016 and she became aware of the question of rentable space versus usable space during the renovation process while reviewing the plans with SBCTA staff. Ms. Rollings-McDonald states that negotiations were undertaken with SBCTA staff which has resulted in a reduction in space from 3531 sq. ft. to 2970 sq. ft., which has reduced the expense for the lease and Common Area Maintenance costs. Ms. Rollings-McDonald states that the final lease will be presented to the Commission in May.

Ms. Rollings-McDonald states that we are ready to move forward with all of the service reviews. Chair Cox asks Ms. Rollings-McDonald to remind the Commission how we transitioned in our service reviews from doing them on an entity by entity basis to doing it on a service by service basis. Ms. Rollings-McDonald states that the first round of service reviews were conducted on a community by community basis and when we started to discuss service reviews in 2012-13, we determined that the second round would be conducted on a service by service basis so we could look at the regions and the services in those regions.

Chair Cox asks Ms. Rollings-McDonald to explain the difference from last year to the current year in regards the apportionment for the smaller districts and why they did not have to pay. Ms. Rollings-McDonalds explains that these are based on the State

Controllers report of revenues. She states that the apportioned amounts are based on the revenues of each district and in some cases the revenues were less in the reporting year so one district went from \$30,000 maximum payment down to the \$20,000.

Ms. Rollings-McDonald states that she is requesting that the Commission consider and direct staff to negotiate a contract and hold all Commission hearings at the Norton Regional Events Center. Staff reviewed this option with Mr. Burrows, Director of Inland Valley Development Agency, and he is willing to provide to a cost break in exchange for a long-term agreement of at least two years or more to occupy that space and use the room behind the hearing chambers for closed session or other uses of the Commission. Ms. McDonald states that the cost savings from the lease reduction will be used to accommodate the costs of the Regional Center.

Ms. Rollings-McDonald states that staff's recommendation is that the Commission: (1) Adopt the proposed budget for Fiscal Year 2017-18 presented by staff including the direction to negotiate a long-term contract to hold Commission hearings at the Norton Regional Event Center; (2) direct staff to forward the adopted proposed budget, as may be modified to all independent special districts, cities/towns, and the County for their review and comment pursuant to Government Code Section 56381; and, (3) schedule the public hearing for May 18, 2017 for formal adoption of the Final Budget.

Chair Cox asks for questions from the Commission. There are none.

Chair Cox opens the public hearing for comment. There are none.

Chair Cox closes the public hearing.

Commissioner Ramos moves approval of staff's recommendation, seconded by Commissioner Curatalo. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Cox, Curatalo, McCallon, Ramos, and Williams. Noes: None. Abstain: None. Absent: Lovingood.

## **INFORMATION ITEMS**

### **ITEM 9. LEGISLATIVE UPDATE ORAL REPORT**

Executive Officer McDonald states that the staff report was emailed to Commission members on Monday, provided in hard-copy at the dais and placed on the website. She states the most yearly CALAFCO sponsored Omnibus bill from the Assembly Local Government Committee would revise the existing statutes related to establishing a schedule of fees and service charges. The bill is anticipated to be amended within the next two to three weeks and will be presented to the commission once in print.

Ms. Rollings-McDonald states that AB 464 by Assembly Member Gallagher, co-sponsored by Assembly Member Mayes directly relates to plans for service and a court decision from 2014, identified as the City of Patterson v. Turlock Irrigation District. Ms. Rollings-McDonald states that staff is recommending support of this legislation.

Ms. Rollings-McDonald states that AB 979 from Assembly Member Lackey is jointly sponsored by CSDA and CALAFCO seeking to streamline the process for seating of special districts on LAFCOs. She states that of the 58 Counties in the state of California only 30 have special District representation. Ms. Rollings-McDonald states that staff is recommending support of this legislation.

Ms. Rollings-McDonald states that Senator Roth has initiated a bill to return the motor vehicle in lieu replacement payment for the four cities in Riverside County (SB 37).

Ms. Rollings-McDonald states that a priority 1 bill is SB 448 from Wiechowski, which is a direct outgrowth of the Little Hoover Commission review of special districts. The bill will address the questions of inactive and/or idle districts creating a listing of those districts that should be removed from those rolls. However, while this would be of benefit, the legislation would require the Commission to initiate the action and would not require a staff report or protest process. She is requesting the Commission to take an opposed unless amended position so that the process can be more clearly defined.

Ms. Rollings-McDonald states AB 548 is from Assembly Member Steinorth. The bill proposed the creation of the Omni Trans Transit District for San Bernardino County out of the existing Joint Powers Authority. A transit district is under LAFCO purview and they would have a sphere of influence. She is recommending a watch position because the legislation needs to be clearer about the process especially since it is only intended to address the Valley area while there are three other JPAs in the County. Commissioner McCallon states that at the last Omni Trans board meeting this issue was discussed and there was indication to suspend the process and at this time, things are not moving forward.

Ms. Rollings-McDonald states that CALAFCO has taken an interest in SB 634. This is a bill to combine the Castaic Lake Water Agency and Newhall County Water District legislatively, circumventing the LAFCO process. The CALAFCO legislative position is to oppose the creation of these districts when the ability to create them through the LAFCO process is available. There are on-going discussions and concerns about this.

Ms. Rollings-McDonald states that the staff's recommendation is that Commission accept this report and support AB 1725, support AB 464 as amended, support AB 979 and take an opposed unless amended position on SB 448 and a watch position on AB 548.

Chair Cox asks Ms. Rollings-McDonald if she wants to add SB 464 to the watch position, to which Ms. Rollings-McDonald responds in the affirmative.

Commissioner Farrell questions what the amendment to the legislation to create the new district, what would look like, to which Ms. Rollings-McDonald responds that it would be the inclusion of the Los Angeles LAFCO within the process for formation.

Chair Cox asks for questions from the Commission. There are none.

Commissioner Curatalo moves approval of staff's recommendation, seconded by Commissioner Williams. There being no opposition, the motion passes with the following roll call vote: Ayes: Bagley, Cox, Curatalo, Ramos, and Williams. Noes: None. Abstain: None. Absent: Lovingood, McCallon.

**ITEM 10. EXECUTIVE OFFICER'S ORAL REPORT**

Executive Officer Rollings-McDonald states that for continuing education, we will once again have fall, winter and spring educational pursuits. She states that in regards to new proposals, we have received the initiating documents from the Hesperia Fire Protection District to initiate its annexation into San Bernardino County Fire Protection District. We are anticipating an island annexation to the City of Chino.

Chair Cox asks if there are any questions for the Executive Officer. There are none.

**ITEM 11. COMMISSIONER'S COMMENTS**

Chair Cox welcomes Commissioner McEachron.

**ITEM 12. COMMENTS FROM THE PUBLIC**

Chair Cox asks if there are any comments from the public. There are none.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE HEARING IS ADJOURNED AT 11:03 A.M.**

**ATTEST:**

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**LA TRICI JONES**  
Clerk to the Commission


**LOCAL AGENCY FORMATION COMMISSION**

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**KIMBERLY COX, Chair**

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE :** MAY 11, 2017   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: REVISED AGENDA ITEM #5 – APPROVAL OF EXECUTIVE OFFICER'S  
EXPENSE REPORT**

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## **RECOMMENDATION:**

Approve the Executive Officer's Expense Report for Procurement Card Purchases and expense claim from March 24, 2017 through April 30, 2017 as presented.

## **BACKGROUND INFORMATION:**

The Commission participates in the County of San Bernardino's Procurement Card Program to supply the Executive Officer a credit card to provide for payment of routine official costs of Commission activities as authorized by LAFCO Policy and Procedure Manual Section II – Accounting and Financial Policy #3(H). Staff has prepared an itemized report of purchases that covers the billing period of March 24, 2017 through April 24, 2017.

Staff recommends that the Commission approve the Executive Officer's expense report as shown on the attachment.

KRM/LJ

Attachment



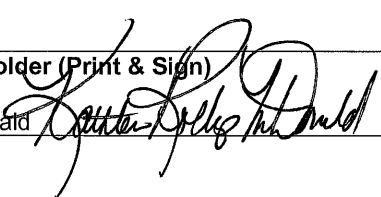
COUNTY OF SAN BERNARDINO  
PROCUREMENT CARD PROGRAM

Page 1 of 1

MONTHLY PROCUREMENT CARD PURCHASE REPORT

Card Number		Cardholder			Billing Period		
		Kathleen Rollings-McDonald			3/23/2017 to 4/24/2017		
Date	Vendor Name	Receipt/ Invoice No.	Item Description	Purpose	\$ Amount	Reconciled (R) Disputed (D)	Sales Tax Included on invoice (Yes or No)
03-24	Frontier	1	Payment	Phone line for Internet	795.00	R	N
03-27	Sky Cab	2	Payment	CALAFCO Leg Committee Sacramento – Kathy Rollings-McDonald 3/24/2017	37.75	R	N
03-27	Embassy Suites	3	Payment	CALAFCO Leg Committee Sacramento – Kathy Rollings-McDonald 3/24/2017	218.01	R	Y
03-29	Daisy IT	4	Payment	Office Supplies	192.46	R	N
03-30	J&M Trophies	5	Payment	Commissioner name plate – Ryan S. McEachron	21.50	R	Y
03-30	Thomas West	6	Payment	Law Library Updates	190.47	R	Y
04-07	Double Tree Hotel	7	Payment	CALAFCO staff workshop – Samuel Martinez	318.32	R	Y
04-07	Double Tree Hotel	8	Payment	CALAFCO staff workshop – Jeffrey Lum	318.32	R	Y
04-10	Double Tree Hotel	9	Payment	CALAFCO staff workshop – LaTrici Jones	318.32	R	Y
04-17	Southwest Airlines	10	Payment	CALAFCO, Leg Committee Sacramento Kathy Rollings-McDonald 5/1/2017	254.96	R	N
04-17	Southwest Airlines	11	Payment	CALAFCO Leg Committee, Sacramento Kathy Rollings-McDonald 5/11/2017	299.95	R	N
04-19	Advanced Copy Systems	12	Payment	Copier Rental, March – April 2017	513.90	R	N
04-20	I-Hop Restaurant	13	Payment	Meal – Kathy Rollings-McDonald Chino City Council Meeting	14.14	R	Y

The undersigned, under penalty of perjury, states the above information to be true and correct. If an unauthorized purchase has been made, the undersigned authorizes the County Auditor/Controller-Recorder to withhold the appropriate amount from their payroll check after 15 days from the receipt of the cardholder's Statement of Account.

Cardholder (Print & Sign)	Date
Kathleen Rollings-McDonald 	5/4/2017

Approving Official (Print & Sign)	Date
Kimberly Cox, Chair	5/17/2017



**TO BE COMPLETED BY EMPLOYEE**

Principal place of residence \_\_\_\_\_ Redlands  
(City)[illegible]

TOTAL MILES THIS CLAIM:	0	¢	=	\$
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	MILEAGE AMOUNT	EXPENSES	
SUB TOTAL	\$	\$ 72.57	
LESS ADVANCE			TOTAL CLAIM
TOTAL	\$	\$ 72.57	\$ 72.57

The undersigned declares under penalty of perjury that the expenses hereon claimed were necessary in attending to County Business in conformity with the policies established by the Board of Supervisors, and that no part thereof has been previously paid. In claiming reimbursement for private auto mileage, I hereby certify that I have a valid California Driver's License and that I carry vehicle liability insurance as required by the County.

Signed [Signature] Clerkant Mail Code

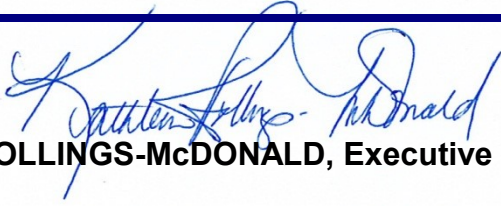
5.4.17  
Date

Approved \_\_\_\_\_  
Authorized Signer (Print and Sign)

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490  
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**DATE :** May 11, 2017   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** REVISED AGENDA ITEM #6 - RATIFY PAYMENTS AS  
RECONCILED FOR MONTH OF APRIL 2017 AND NOTE REVENUE  
RECEIPTS

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## **RECOMMENDATION:**

Ratify payments as reconciled for the month of April 2017 and note revenue receipts for the same period.

## **BACKGROUND INFORMATION:**

Staff has prepared a reconciliation of warrants issued for payments to various vendors, internal transfers for payments to County Departments, cash receipts and internal transfers for payments of deposits or other charges that cover the period of April 1, 2017 through April 30, 2017.

Staff is recommending that the Commission ratify the payments for April as outlined on the attached listings and note the revenues received.

KRM/LJ

Attachment

**MONTHLY RECONCILIATION OF PAYMENTS**

<b>MONTH OF APRIL 2017 PAYMENTS PROCESSED</b>					
<b>VOUCHER ID</b>	<b>ACCOUNT</b>	<b>NAME</b>	<b>WARRANT NO.</b>	<b>WARRANT DATE</b>	<b>AMOUNT</b>
PV890Z071424	2305	KATHLEEN ROLLINGS-MCDONALD	8021794	04/04/2017	\$ 213.48
PV8908733	2445	ROBERT J ALDRICH	3304893	04/06/2017	\$ 3,487.50
PV8908734	2400	BEST BEST & KRIEGER	3304834	04/06/2017	\$ 317.80
PV8908735		PROCESSED IN MARCH			
PV8908736	2424	TOM DODSON & ASSOCIATES	3306634	04/20/2017	\$ 425.00
PV8908737	2445	JIM BAGLEY	8027335	04/19/2017	\$ 273.78
PV8908738	2445	STEVEN FARRELL	8027438	04/19/2017	\$ 218.40
PV8908739	2445	ROBERT A LOVINGOOD	8027424	04/19/2017	\$ 200.00
PV8908740	2445	LARRY MCCALLON	8027360	04/19/2017	\$ 200.00
PV8908741	2445	DIANE WILLIAMS	8027290	04/19/2017	\$ 225.26
PV8908742	2445	RYAN S MCEACHRON	8028967	04/24/2017	\$ 243.13
PV8908743	2445	ROBERT J ALDRICH	3307161	04/27/2017	\$ 3,600.00
PV8908744	2905	215 NORTH D STREET BLDG LLC	3307070	04/26/2017	\$ 4,484.01
PV8908745	2305	CROWN PRINTERS	8029283	04/25/2017	\$ 86.40
PV8908746	2085	DAILY JOURNAL	8029286	04/25/2017	\$ 2,081.52
PV8908747	NOT YET PROCESSED				
PV8908748	NOT YET PROCESSED				
PV8908749	NOT YET PROCESSED				
PV8908750	NOT YET PROCESSED				
PV8908751	2445	CALIFORNIA SPECIAL DIST ASSN	8031308	04/27/2017	\$ 175.00
<b>TOTAL</b>					<b>\$ 16,231.28</b>
<b>MONTH OF APRIL 2017 INTERNAL TRANSFERS PROCESSED</b>					
JVIB 09062037D	2037	MARCH 2017 COUNTY PHONE SYSTEM		4/6/2017	\$ 227.52
JVATXRT13817	2308	CALCARD MARCH 2017		4/3/2017	\$ 4,584.04
JVPURRT14098	2310	COUNTY MAIL - BUSINESS-REPLY/POSTAGE		4/6/2017	\$ 0.28
JVPURRT14101	2310	COUNTY MAIL - PACKAGING		4/6/2017	\$ 24.44
JVPURRT14105	2310	COUNTY MAIL - INTEROFFICE		4/6/2017	\$ 216.20
JVPURRT14110	2310	COUNTY MAIL - PRESORT FLATS		4/6/2017	\$ 124.40
JVPURRT14112	2310	COUNTY MAIL - PACKAGING		4/6/2017	\$ 266.23
JVPURRT14114	2310	COUNTY MAIL - 1ST PRESORT		4/6/2017	\$ 67.92
JVIB 09062410AB	2410	MARCH 2017 DATA PROCESSING		4/6/2017	\$ 652.25
JVATXRT15039	2415	COW CAP 3RD QUARTER PAYMENT		4/18/2017	\$ 3,309.00
JVIB 09062420J	2420	MARCH 2017 ISD OTHER		4/6/2017	\$ 34.94
JVIB 09062421D	2421	MARCH 2017 ISD DIRECT		4/6/2017	\$ 743.94
JV890RT13958	2424	NOE FOR LAFCO 3215/3216		4/5/2017	\$ 100.00

# MONTHLY RECONCILIATION OF PAYMENTS



JV890RT13959	2424	NOE FOR LAFCO SC 414		4/5/2017	\$ 50.00
JV890RT15008	2445	ROV		4/26/2017	\$ 50.30
<b>TOTAL</b>					<b>\$ 10,451.46</b>

## MONTH OF APRIL 2017 CASH RECEIPTS

DEPOSIT DOCUMENT ID	ACCOUNT	DESCRIPTION		DEPOSIT DATE	AMOUNT
CR890A13769	9545	INDIVIDUAL NOTICE		4/28/17	\$ 700.00
	9555	LEGAL		4/28/17	\$ 650.00
	9660	ENVIRONMENTAL		4/28/17	\$ 500.00
	9800	LAFCO FEES		4/28/17	\$ 2,450.00
<b>TOTAL</b>					<b>\$ 4,300.00</b>

## MONTH OF APRIL 2017 INTERNAL TRANSFERS RECEIVED


TRANSFER DOCUMENT ID	ACCOUNT	NAME		TRANSFER DATE	AMOUNT
		NONE			
<b>TOTAL</b>					<b>\$ -</b>

 LA TRICI JONES, Clerk to the Commission	5/3/2017 DATE
RECONCILIATION APPROVED BY:	
 KATHLEEN ROLLINGS-McDONALD, Executive Officer	5/3/2017 DATE

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE:** MAY 11, 2017   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
SAMUEL MARTINEZ, Assistant Executive Officer  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Revised Agenda Item #8: LAFCO 3195 – Reorganization to Include City of Redlands Annexation No. 92 and Detachment from the San Bernardino County Fire Protection District and its Valley Service Zone, and County Service Area 70 and its Zone P-7

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**INITIATED BY:**

Property Owner Petition -- Larry and Pansy Jacinto, property owners

**RECOMMENDATION:**

The staff recommends that the Commission approve LAFCO 3195 by taking the following actions:

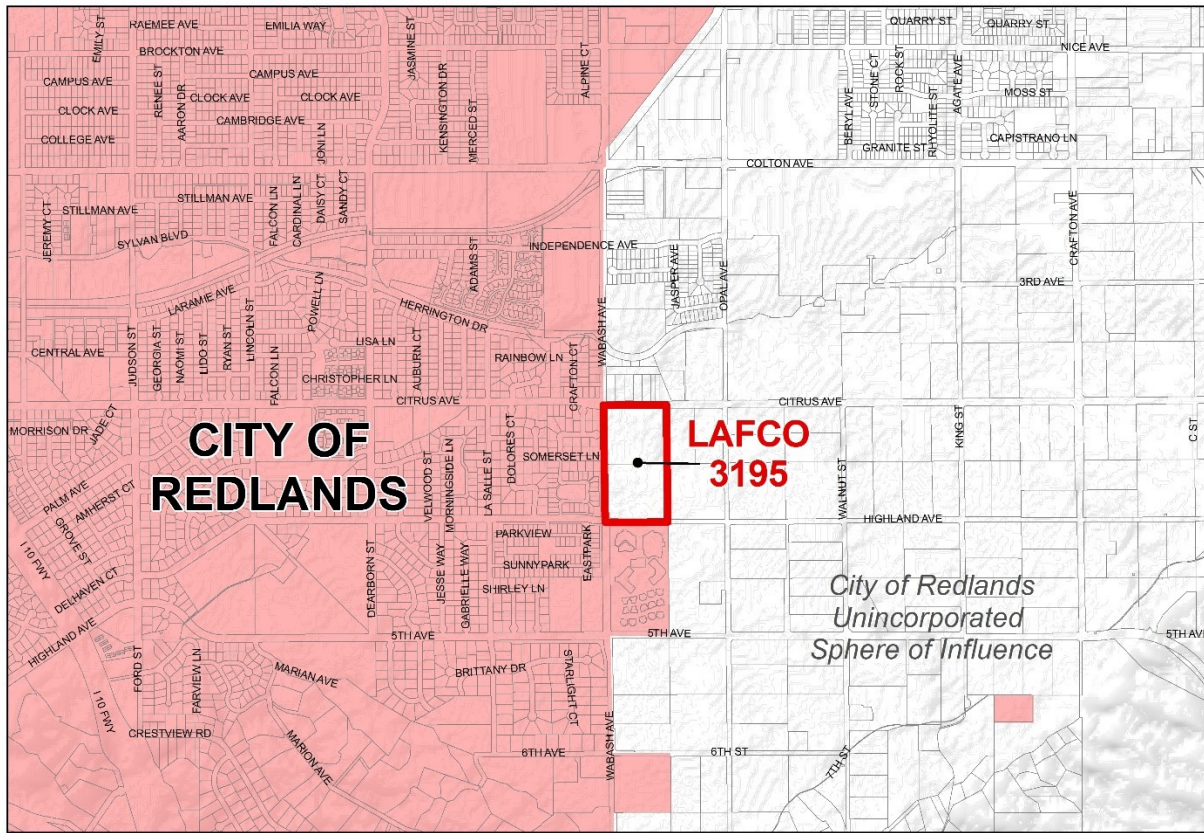
1. With respect to environmental review:
  - a) Certify that the Commission, its staff, and its Environmental Consultant have independently reviewed and considered the City's Initial Study and Mitigated Negative Declaration for Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450, and Tentative Tract Map 19956 for a total of approximately 20.04 acres;
  - b) Determine that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3195;
  - c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the City's environmental document are the responsibility of the City and/or others, not the Commission; and,

- d) Direct the Executive Officer to file the Notice of Determination within five (5) days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval of LAFCO 3195 since the City of Redlands, as lead agency, has paid said fees.
2. Approve LAFCO 3195, with the following conditions:
- a) Completion of LAFCO 3195 shall be held in abeyance, for a period not to exceed six months, to allow the City of Redlands and the San Bernardino County Fire Protection District take their respective actions to amend the Automatic Aid Agreement (Agreement No. 06-435) to include LAFCO 3195 in the agreement wherein San Bernardino County Fire Protection District Valley Service Zone will provide first response services for all emergency or non-emergency calls to the area. Failure to submit the signed amended agreement within the time period specified will terminate LAFCO 3195; and,
  - b) The standard LAFCO terms and conditions that include the "hold harmless" clause for potential litigation costs by the applicant and the continuation of fees, charges, and/or assessments currently authorized by the annexing agency.
3. Waive protest proceedings, as permitted by Government Code Section 56662(d), with 100% landowner consent to the reorganization; and,
4. Adopt LAFCO Resolution #3244 setting forth the Commission's determinations and conditions of approval concerning the reorganization proposal.

**BACKGROUND:**

In July 2015, the property owners submitted an application for reorganization to annex two parcels totaling 20.04 acres to the City of Redlands. The reorganization proposal includes the detachment from the San Bernardino County Fire Protection District (County Fire) and its Valley Service Zone as well as detachment from County Service Area (CSA) 70 and its Zone P-7. CSA 70 Zone P-7 is an inactive entity that was created by the County in 1991 to provide park and recreation services for the unincorporated Mentone/Crafton community.

As shown on the map below, the reorganization area is generally bounded by Wabash Avenue (existing City of Redlands boundary) on the west, Citrus Avenue on the north, parcels lines on the east, and Highland Avenue (existing City of Redlands boundary) on the south, within the City of Redlands' eastern sphere of influence commonly known as the Crafton community. Location and vicinity maps are included as Attachment #1 to this report.



The primary reason for the annexation request, as outlined in the application materials (included as part of Attachment #2), is to receive municipal services, particularly water and sewer service, from the City of Redlands (hereafter the “City”) for the proposed Tentative Tract Map 19956, a 40-lot single-family residential development that is being proposed on the site. Since the property is contiguous to the City along Wabash Avenue, the delivery of water and sewer service to the site is contingent upon annexation. As the Commission is aware, this is a requirement of the City’s “Measure U”, which was approved by its voters in 1997 and is outlined in Chapter 13.60.030 of the City’s Municipal Code (included as Attachment #3 to this report).

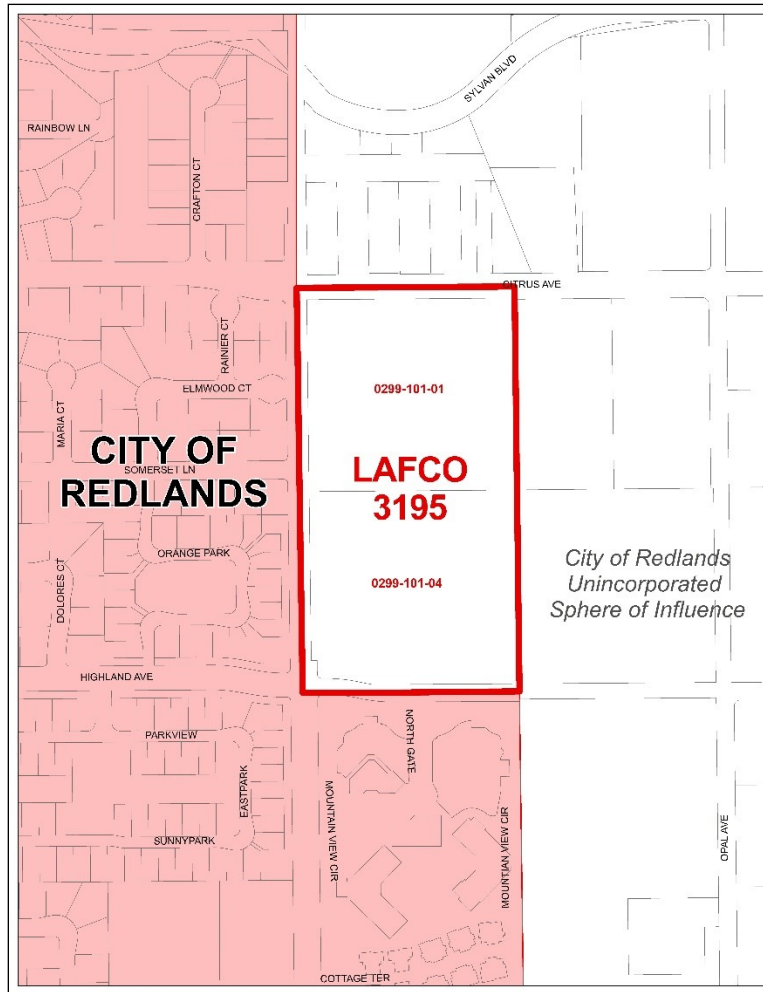
This report will provide the Commission with the information required to make the determinations necessary within the four major areas of consideration required for a jurisdictional change – boundaries, land uses, service issues and the effects on other local governments, and environmental considerations.

### **BOUNDARIES:**

The proposed reorganization area is comprised of two parcels, Assessor Parcel Numbers 0299-101-01 and 0299-101-04, totaling approximately 20.04 acres and is generally located east of Wabash Avenue (existing City of Redlands boundary),



between Citrus Avenue on the north, and Highland Avenue (existing City of Redlands boundary) on the south.

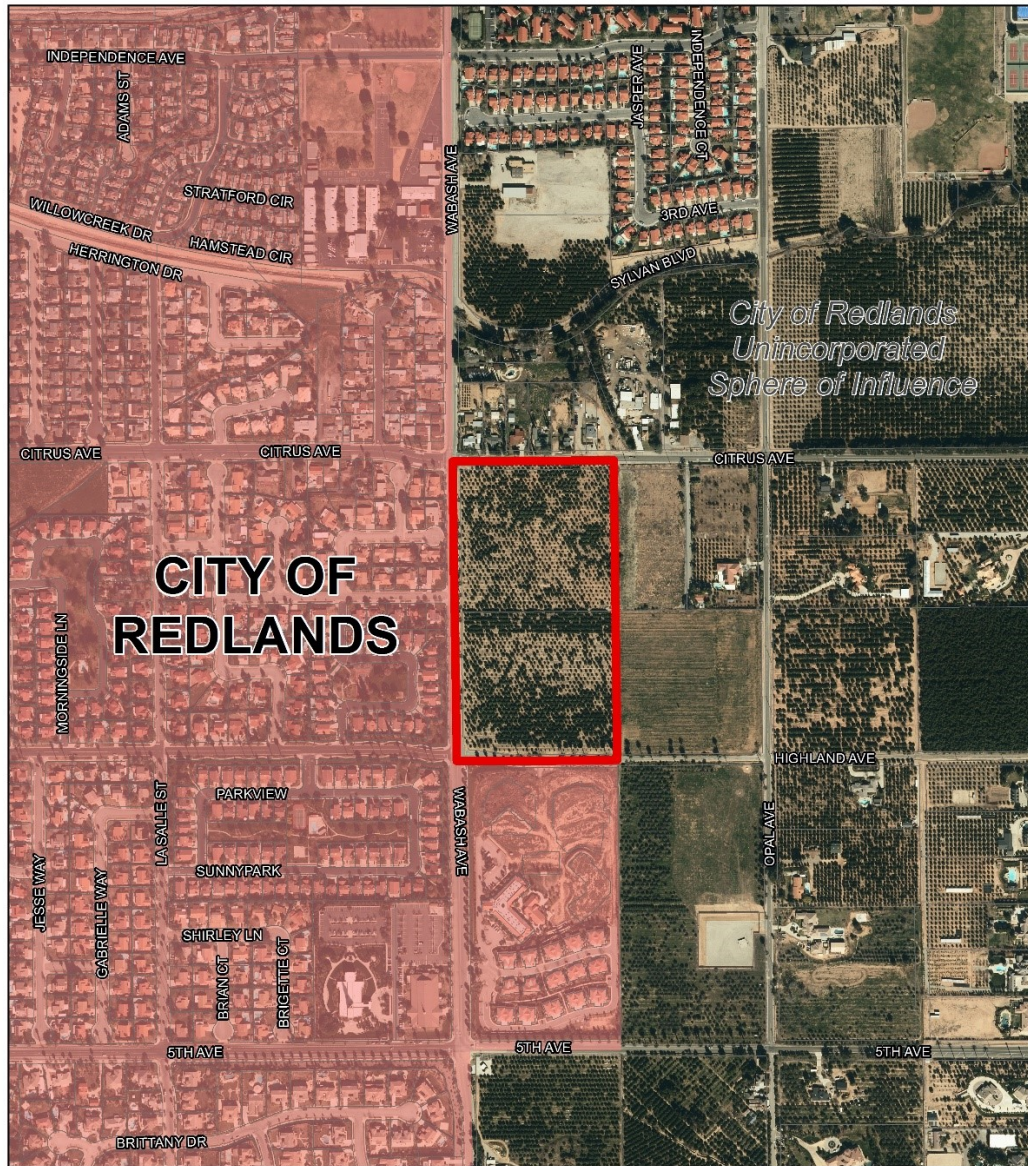


It is LAFCO staff's position that this reorganization proposal provides for a logical boundary since it includes the whole block along Wabash Avenue between Citrus Avenue and the existing boundaries of the city along Highland Avenue, which is an easily identifiable boundary for service delivery.

**LAND USE:**

The existing land use within the reorganization area is a citrus groves. Existing uses directly surrounding the reorganization area include single-family residential development to the west and north, vacant land to the east, and a retirement community to the south.



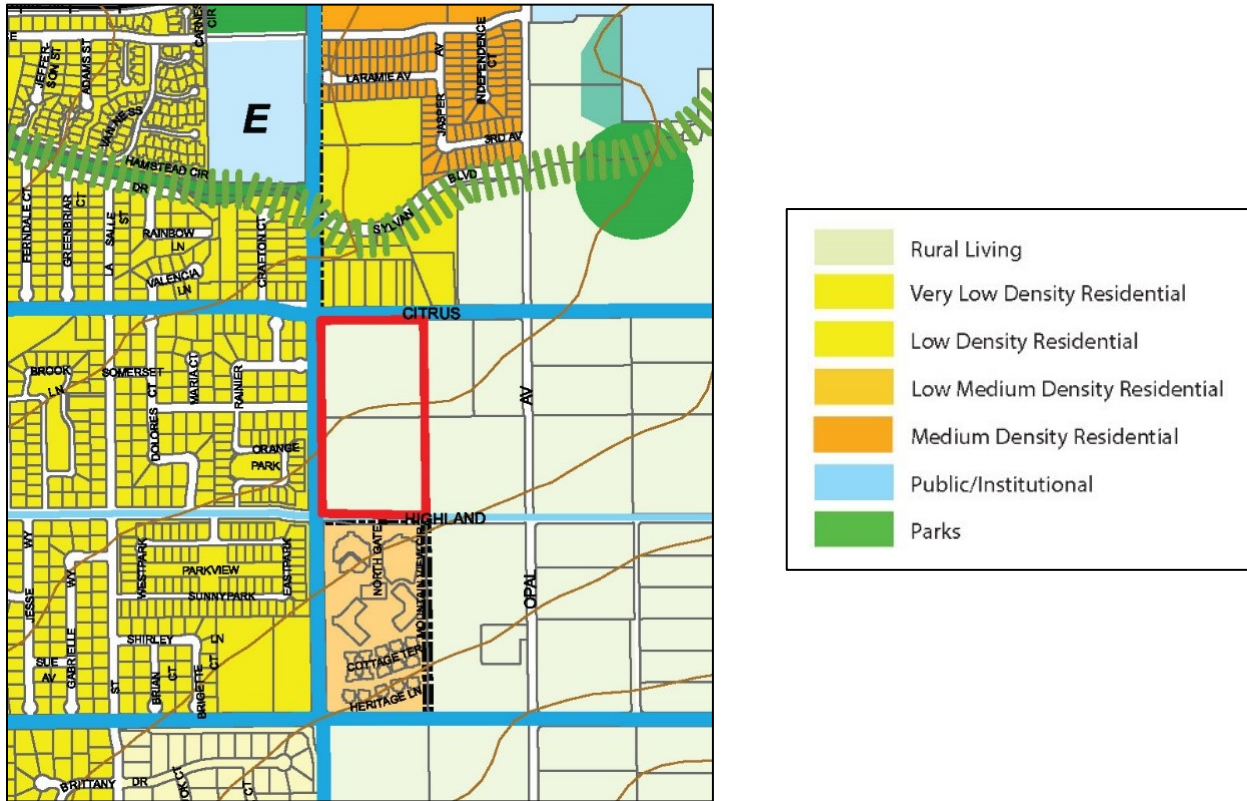


*County Land Use Designation:*

The County's current land use designation for the reorganization area is RL-5 (Rural Living, 5 acre minimum), which provides sites for rural residential uses and incidental agricultural uses.

*City's General Plan:*

The City's General Plan land use designation for the reorganization area is Rural Living. The land use determination between the City and County are generally compatible.



### *City's Pre-Zone Designation:*

The City of Redlands pre-zoned the reorganization area RE (Residential Estate, minimum lot size of 14,000 square feet). This pre-zone designation was determined through the City's consideration of Ordinance No. 2843, which was adopted on January 3, 2017. This land use designation is consistent with the City's General Plan residential land use classification for the area, Very Low Density Residential, which is generally lower than the densities to the west (within the City) and to the south of the reorganization area. Pursuant to the provisions of Government Code Section 56375(e), this zoning designation shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a public hearing, that a substantial change has occurred in circumstance that necessitates a departure from the pre-zoning outlined in the application made to the Commission.

### Conversion of Agricultural Land

The existing land use in the Crafton community area is generally agricultural, which is comprised of mostly citrus groves with scattered residential development on minimum five acre lots. The California Department of Conservation designates much of the Crafton area as Prime Farmland. An Agricultural Preserve with existing Williamson Act Contracts exists a quarter mile easterly (and southerly) of the reorganization area.



One of the main tenets of LAFCO Law is the preservation of open-space and prime agricultural lands. The site has an existing agricultural use representing a fragmented citrus grove. Therefore, the proposed development anticipated for LAFCO 3195—which is proposed for 40 single-family residences—is anticipated to convert prime farmland to non-agricultural use.

When considering a proposal with agricultural conversion, Government Code Section 56377 requires that the Commission consider policies and priorities regarding such conversion of existing lands by: 1) steering away from agricultural conversion unless the proposal “would not promote the planned, orderly, efficient development of an area”, and 2) encourage the development of existing vacant or non-prime agricultural lands for urban uses within the existing jurisdiction or within the sphere of influence of the local agency before any proposal is approved that would allow for the development of existing open-space lands for non-open-space uses outside the existing jurisdiction or outside the existing sphere of influence of the local agency.

First, LAFCO 3195 does promote the planned, orderly efficient development of the area since the proposal area is adjacent to existing residential development within the City of Redlands and is adjacent to areas that are designated for residential development – not within the existing Agricultural Preserve that is a quarter mile easterly of the reorganization area. Secondly, although the development will convert prime farmland to a non-agricultural use, the area is already within the sphere of influence for the City of Redlands, and has been within its sphere of influence for many years. Based upon these determinations, the conversion of prime farmland for the proposed development can be justified based on the LAFCO directives and priorities related to farmland conversion.

In addition, it should be noted that a mitigation measure (Mitigation Measure AGR-1) is included in the City’s approval of Tentative Tract Map 19956 to ensure potential impacts to farmland are reduced to less than significant levels. That mitigation measure reads as follows:

***“AGR-1*** *The project developer will fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 19 acre area of the project site, a total of 9.5 acres of prime agricultural land or conservation easements over 9.5 acres of prime agricultural land shall be acquired and permanently protected. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization prior to issuance of a grading permit, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The project developer shall submit verification to the City of Redlands Development Services Department that the acquisition of farmland has been completed. A receipt from the farmland conservation agency will serve as adequate verification.*

*The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.”*

Based upon the determinations outlined above, the boundaries, as proposed, represent a reasonable service boundary for current and future growth within the area; represent an efficient service delivery pattern for the range of services contemplated by the proponents and the City of Redlands, and provides for recognizable boundary for service delivery.

### **SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:**

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area. Current County service providers within the reorganization area include the San Bernardino County Fire Protection District (County Fire) and its Valley Service Zone, CSA 70 (multi-function entity) and Zone P-7 of CSA 70. All of these agencies are proposed to be detached. In addition, the Inland Empire Resource Conservation District, the San Bernardino Valley Water Conservation District, and the San Bernardino Valley Municipal Water District (the State Water Contractor) are the regional agencies that overlay the area. As regional agencies, they will be unaffected by this action.

The City's application includes a Plan for Service as required by law and Commission policy (included as part of Attachment #2). The Plan for Service also includes a Fiscal Impact Analysis indicating that the project will have a positive financial effect for the City. In general, the Plan identifies the following:

- Fire protection is currently provided by County Fire and its Valley Service Zone and would be replaced by the City of Redlands Fire Department upon annexation.

However, the Plan for Service identifies that the City would like to include LAFCO 3195 in the Automatic Aid Agreement between the City and County Fire (Agreement No. 06-435). The agreement identifies that County Fire will provide “first response” within the area as identified in its letter (see Attachment #4). Therefore, if the Commission approves LAFCO 3195, staff recommends that a condition of approval be included to require that the completion of LAFCO 3195 shall be held in abeyance, for a period not to exceed six months, pending the submission of a signed amended automatic aid agreement from both respective governing bodies.

Paramedic services are currently funded within the City through a special paramedic tax assessment. Approval of the reorganization will include the extension of the annual \$40 special tax to the proposed 40 residential units.

- Law enforcement responsibilities will shift from the San Bernardino County Sheriff's Department to the City of Redlands Police Department.
- Sewage collection services will be provided by the City of Redlands. Existing sewer mains are in Citrus, Wabash, and Highland Avenues. Upon annexation, sewer service will be extended to the proposed development. The developer will be required to construct all new wastewater pipelines to connect to existing sewer mains. In addition, the developer will pay capital improvement fees (sewer capacity and frontage fee) totaling approximately \$206,620 (see Attachment A to Plan for Service).
- Water service will be provided by the City of Redlands. Upon annexation, water service will be extended to the proposed development. The developer will be required to construct all new water mains within the project and pay the appropriate water meter installation, water frontage, water source acquisition and water capital improvement fees totaling approximately \$379,182 (see Attachment A to Plan for Service).
- Solid waste services are currently provided by Empire Disposal (Burrtec Waste Industries) within the reorganization area, which will transfer to the City of Redlands through its Quality of Life Department upon completion of the reorganization.

As required by Commission policy and State law, the Plan for Service shows that the extension of the City's services will maintain, and/or exceed, current service levels provided through the County with the completion of the amendment to the Automatic Aid Agreement.

### **ENVIRONMENTAL CONSIDERATIONS:**

The City of Redlands prepared an environmental assessment and Mitigated Negative Declaration for the Jacinto Tract – Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450, and Tentative Tract Map 19956.

The City's environmental assessment has been reviewed by the Commission's Environmental Consultant, Tom Dodson of Tom Dodson and Associates, who determined that, if the Commission chooses to approve LAFCO 3195, the City's documents are adequate for Commission's use as a responsible agency under CEQA (California Environmental Quality Act). The following are the necessary environmental actions to be taken by the Commission as a responsible agency under CEQA:

- a) Certify that the Initial Study and Mitigated Negative Declaration prepared by the City for Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450, and Tentative Tract Map 19956, have been independently reviewed and considered by the Commission, its staff and its Environmental Consultant;

- b) Determine that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's use as a CEQA Responsible Agency for its consideration of LAFCO 3195;
- c) Determine that the Commission does not intend to adopt alternatives or additional mitigation measures for the project; that the mitigation measures identified in the City's environmental documents are the responsibility of the City and/or others, not the Commission; and,
- d) Direct the Executive Officer to file the Notice of Determination within five (5) days and find that no further Department of Fish and Wildlife filing fees are required by the Commission's approval since the City, as lead agency, has paid said fees.

**Waiver of Protest Proceedings:**

The reorganization area is legally uninhabited (as determined by the Registrar of Voters office) and LAFCO staff verified that the study area possessed 100% landowner consent to the annexation (see Attachment #5). Therefore, if the Commission approves LAFCO 3195 and none of the affected agencies have submitted written opposition to a waiver of protest proceedings, staff is recommending that protest proceedings be waived. The actions would include direction to the Executive Officer to complete the reorganization following completion of the mandatory reconsideration period of 30-days.

**DETERMINATIONS:**

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/reorganization proposal.

- 1. The Registrar of Voters Office has certified that the reorganization area is legally uninhabited, containing no registered voters as of January 17, 2017.
- 2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area on the secured assessment roll is \$454,862 (land - \$440,146 -- improvements - \$14,716).
- 3. The reorganization area is within the sphere of influence assigned the City of Redlands, within the Crafton community.
- 4. Commission review of this proposal has been advertised in *The Sun*, a newspaper of general circulation within the reorganization area. Individual notice has been provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notification.
- 5. LAFCO has provided individual notices to landowners and registered voters surrounding the reorganization area (totaling 1,092 notices) in accordance with

State law and adopted Commission policies. To date, no written comments in support or opposition have been received regarding the consideration of this proposal. Comments from registered voters and landowners and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.

6. The City of Redlands has pre-zoned the reorganization area RE (Residential Estate). This zoning designation is consistent with the City's General Plan and is generally compatible with the surrounding land uses in the area. Pursuant to the provisions of Government Code Section 56375(e), this zoning designation shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
7. The Southern California Associated Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy pursuant to Government Code Section 65080. The closest highway to LAFCO 3195 is the I-10 Freeway, which is part of the RTP-SCS's State highway improvement (expansion/rehabilitation) program adding express lanes and adding high-occupancy vehicle (HOV) lane in each direction.

The Sustainable Communities Strategy includes, among others, strategies that support housing development. Approval of LAFCO 3195 supports this strategy.

8. The Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the City's Initial Study and Mitigated Negative Declaration and has indicated that it is his recommendation that the City's environmental assessment and Mitigated Negative Declaration are adequate for the Commission's review of LAFCO 3195 as a responsible agency under CEQA. The necessary actions to be taken by the Commission, as a responsible agency, are outlined in the Environmental Considerations portion of this report. Mr. Dodson's response and the City's environmental assessments are included as Attachment #6 to this report.
9. The reorganization area is presently served by the following local agencies:
  - County of San Bernardino
  - San Bernardino Valley Municipal Water District
  - San Bernardino Valley Water Conservation District
  - Inland Empire Resource Conservation District
  - San Bernardino County Fire Protection District (County Fire) and its Valley Service Zone (fire protection)
  - County Service Area 70 Improvement Zone P-7 (inactive park and recreation district within the Mentone community)
  - County Service Area 70 (multi-function unincorporated area Countywide)

The proposal will detach the territory from the County Fire and its Valley Service Zone, and County Service Area 70 and its Zone P-7 as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. A plan was prepared for the extension of services to the reorganization area, as required by law. The Plan for Service and the Fiscal Impact Analysis indicates that the City can maintain and/or improve the level and range of services currently available in the area. A copy of this plan is included as a part of Attachment #2 to this report. The Plan for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service and the Fiscal Impact Analysis, conform to those adopted standards and requirements.
11. The reorganization proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained. In addition, the reorganization proposal is a logical conversion of prime farmland to non-agricultural use since the area is not within the Agricultural Preserve that exist easterly of the site and the proposal area is already adjacent to existing residential development to the north and west (within the City) and is adjacent to an existing retirement community to the south (within the City).
12. The reorganization area can benefit from the availability and extension of municipal services from the City of Redlands.
13. This proposal will assist in the City's ability to achieve its fair share of the regional housing needs since the reorganization area is being developed with 40 single-family residences.
14. With respect to environmental justice, which is 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 following demographic and income profile was generated using ESRI's Community Analyst within the City of Redlands and within and around the reorganization area, generally the Crafton and Mentone community (2016 data):

Demographic and Income Comparison	City of Redlands (%)	Subject Area & adjacent Unincorporated Sphere (%)
Race and Ethnicity		
• African American Alone	5.2 %	4.9 %
• American Indian Alone	0.9 %	1.4 %



• Asian Alone	8.8 %	4.4 %
• Pacific Islander Alone	0.4 %	0.4 %
• Hispanic Origin (Any Race)	34.2 %	39.2 %
Median Household Income	\$67,193	\$55,775

Some of the properties within City's unincorporated sphere area already receive water and/or sewer service from the City through out-of-agency service agreements. Therefore, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, the approval of the reorganization would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income. However, the City's policies require annexation if properties needing services are contiguous to the City. Therefore, in such case, annexation is the only option before water and/or sewer service can be extended.

15. The County of San Bernardino and the City of Redlands have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.
16. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

### **CONCLUSION:**

LAFCO 3195 was submitted by the property owners in order to allow them to pursue development of their property. They have proposed development of Tentative Tract Map 19956, a 40 lot single-family residential community, which requires receipt of municipal services—particularly water and sewer service—which is only available from the City of Redlands. LAFCO staff supports the reorganization proposal since the City's Municipal Code clearly states that all projects that are contiguous to the City's boundaries must annex prior to receiving water and sewer service and the application responds to this requirement.

For these reasons, and those outlined throughout the staff report, the staff supports the approval of LAFCO 3195.

KRM/sm

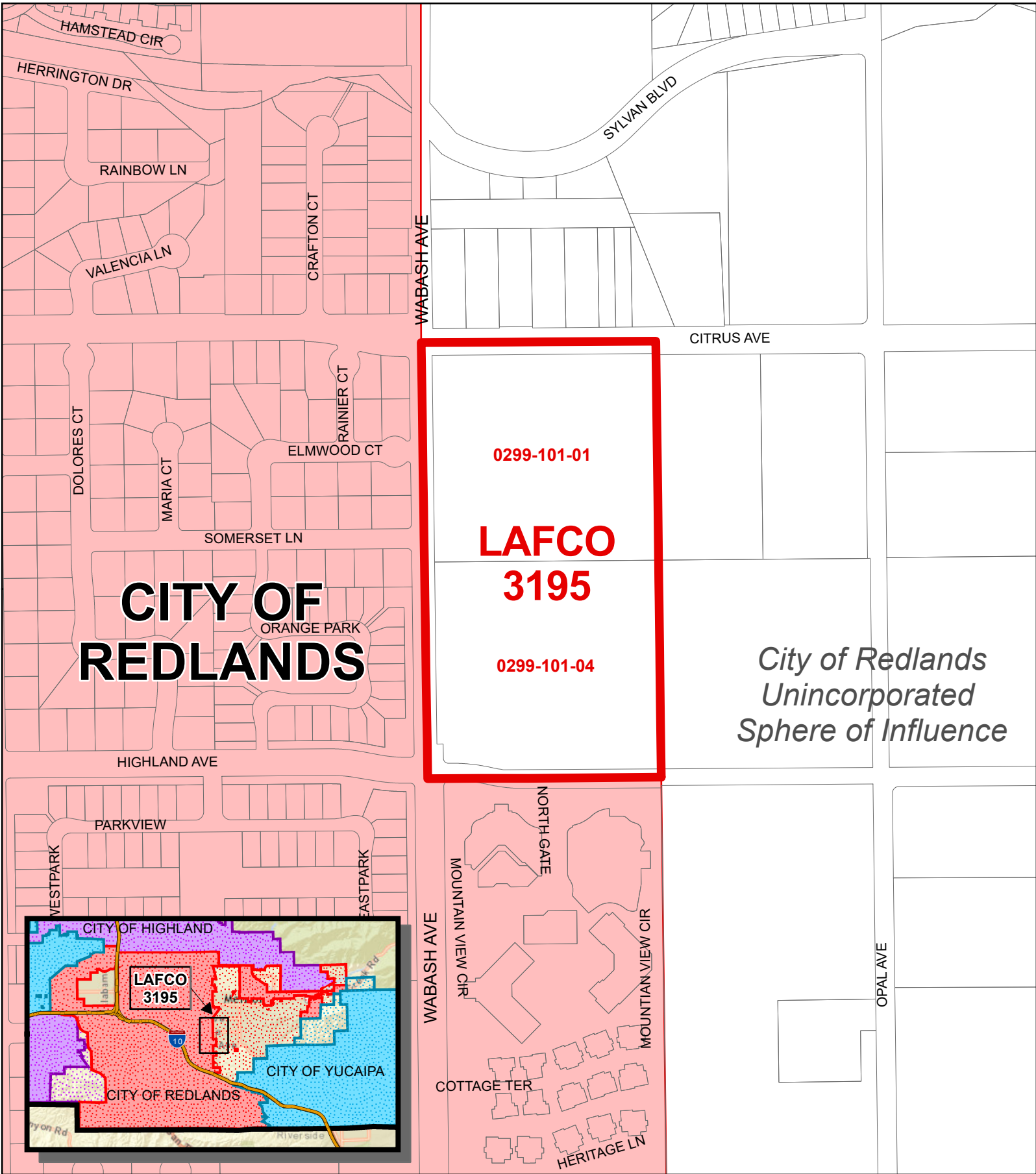
Attachments:

1. Vicinity Map and Reorganization Area Map
2. Application, Plan for Service, and Fiscal Impact Analysis

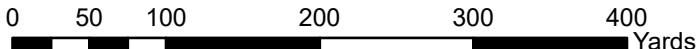
3. Chapter 13.60 of the City Redlands' Municipal Code
4. Letter from the City of Redlands Regarding Amending the Automatic Aid Agreement between the City and the San Bernardino County Fire Protection District
5. Signed Landowner Petition Form Submitted by Property Owners
6. Response from the Commission's Environmental Consultant, Tom Dodson and Associates, on Environmental Determination
7. Draft Resolution No. 3244

# **Vicinity Map and Reorganization Area Map**

**Attachment 1**



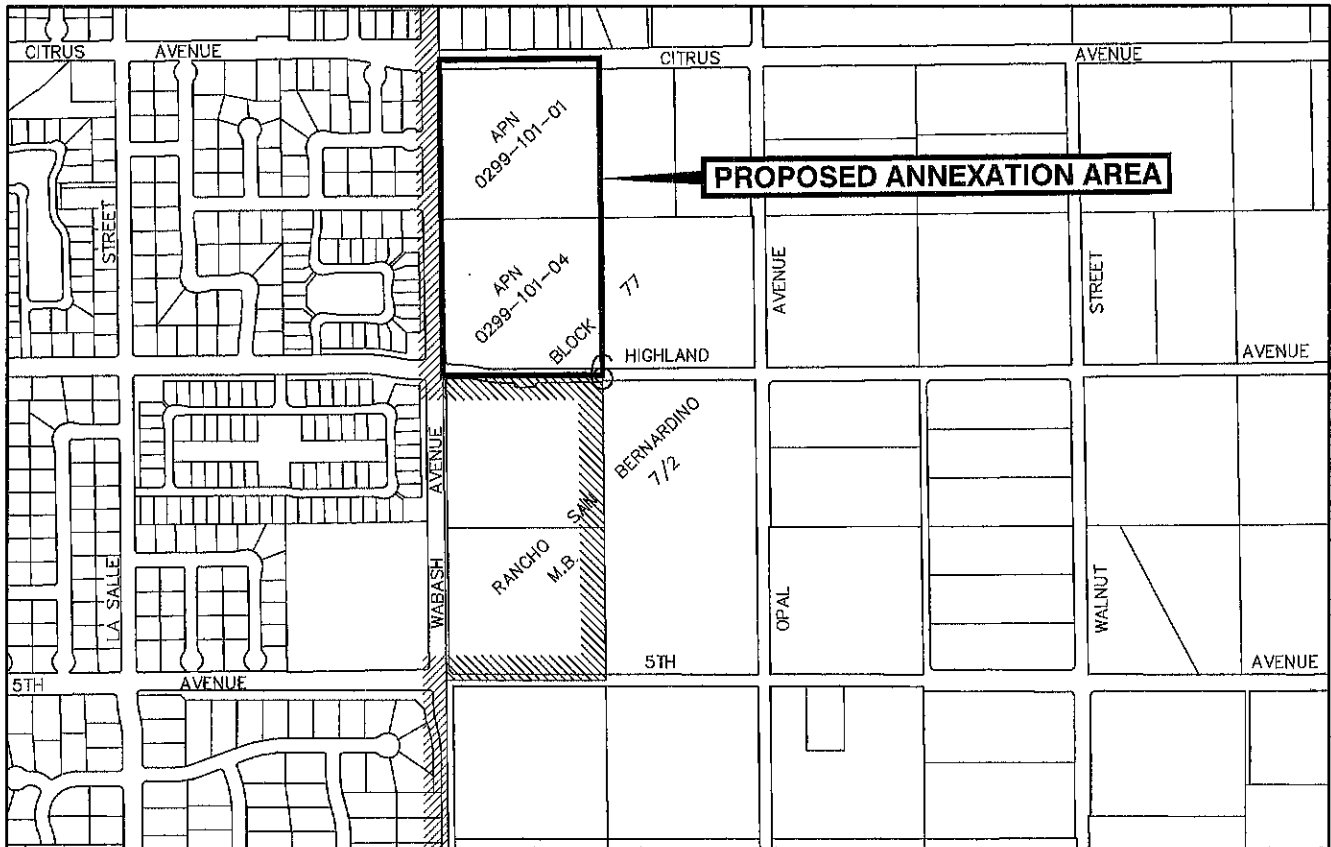
**LAFCO 3195 – Reorganization to include the City of Redlands  
Annexation No. 92 and Detachment from San Bernardino  
County Fire Protection District and its Valley Service Zone, and  
CSA 70 and its Zone P-7**



Legend

Proposed Annexation Area

City of Redlands


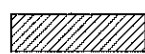



VICINITY MAP

### LIST OF AFFECTED AGENCIES

City of Redlands

### LEGEND

-  Proposed Annexation Boundary
-  Existing City Boundary per Incorporation of the City of Redlands
-  Existing City Boundary per Annexation No. 77 & LAFCO No. 2848.

### ACREAGE OF PROPOSAL

APPROXIMATELY 20.04 ACRES

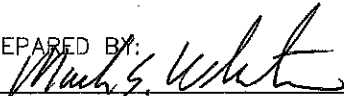


SCALE: 1" = 800'

**LAFCO No. 3195**  
**CITY OF REDLANDS**  
**ANNEXATION No. 92 (JACINTO)**

### GENERAL DESCRIPTION

LOCATED EAST OF WABASH AVENUE  
 BETWEEN HIGHLAND AVENUE AND CITRUS AVE.

PREPARED BY:  
  
 MARK S. WHITMER, L.S. NO. 5535  
 EXPIRATION DATE: 09/30/2018

DATE 04/06/17



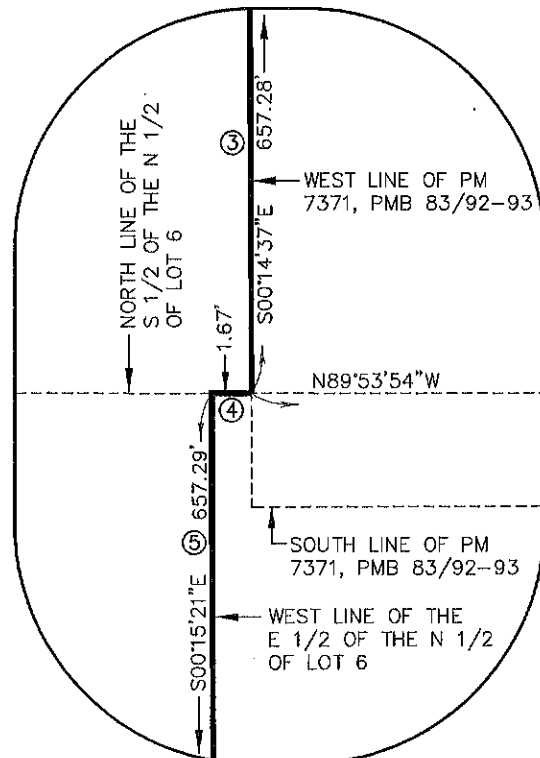
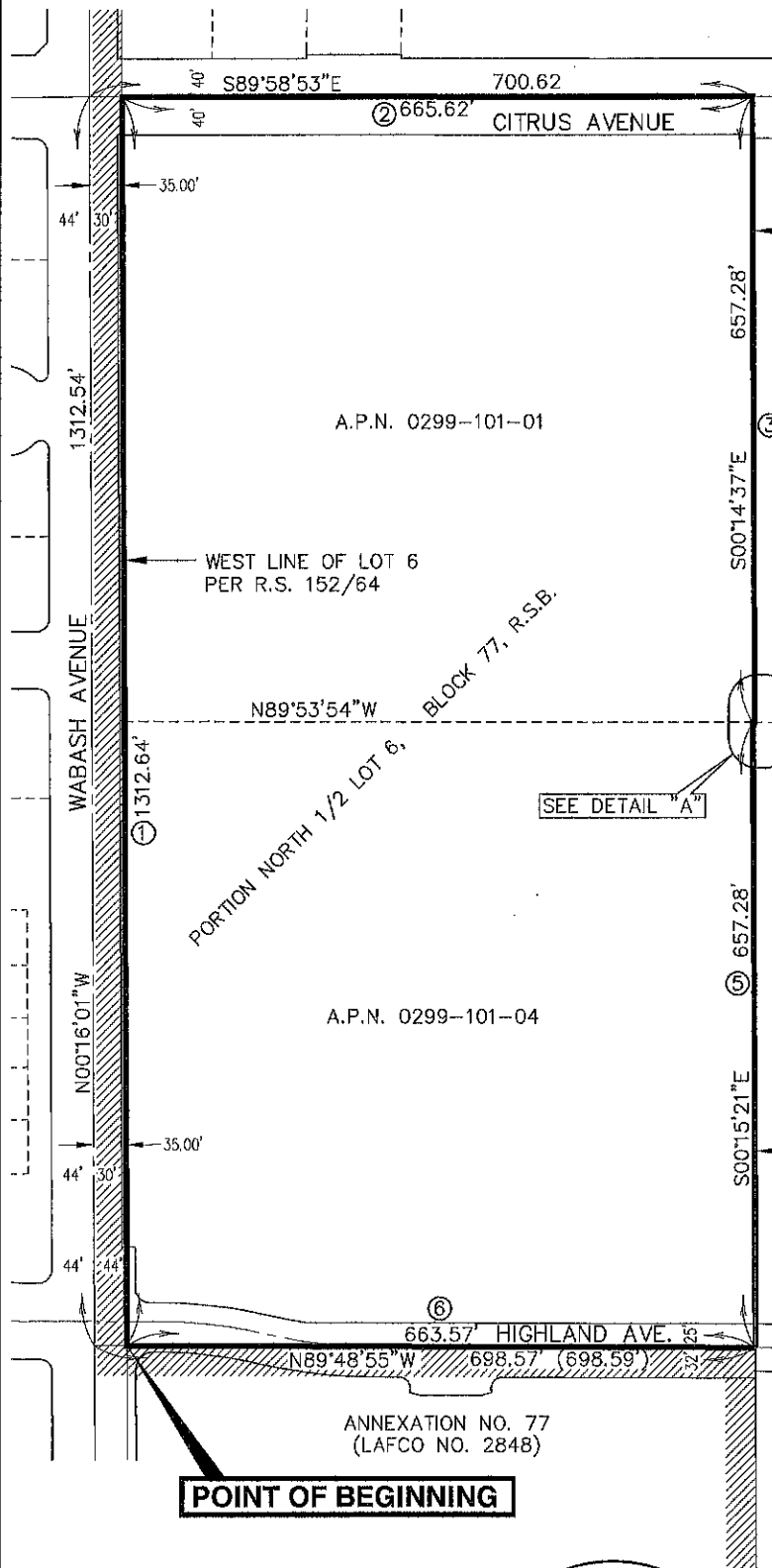
PREPARED BY:

HICKS & HARTWICK, INC.  
 37 E. OLIVE AVENUE  
 SUITE "C"  
 REDLANDS, CA. 92373  
 PH: 909-793-2257

DATE OF PREPARATION:  
 JUNE 16, 2015

REVISIONS:  
 NO. 1 03/09/2017

SHEET  
 1  
 OF  
 2  
 SHEETS

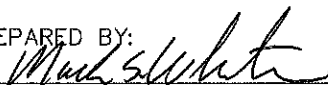


DETAIL "A"  
SCALE: 1" = 8'

### LEGEND

- Proposed Annexation Boundary
- Existing City Boundary per Incorporation of the City of Redlands

(XX.XX') Record data per LAFCO No. 2848

PREPARED BY:  
  
 MARK S. WHITMER, L.S. NO. 5535  
 EXPIRATION DATE: 09/30/2018  
 DATE 04/06/17



SCALE: 1" = 200'

SHEET  
 2  
 OF  
 2  
 SHEETS

# **Application, Plan for Service, and Fiscal Impact analysis**

**Attachment 2**

LAFCO  
San Bernardino County

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  
19 ACRES INTO THE CITY OF REDLANDS.

2. NAME OF APPLICANT: LARRY JAGINTO

MAILING ADDRESS:  
9555 WABASH AVENUE  
REDLANDS, CA. 92359

PHONE: (909) 794-2151

FAX: (909) 794-9382

E-MAIL ADDRESS: \_\_\_\_\_

3. GENERAL LOCATION OF PROPOSAL: SOUTHEAST CORNER OF  
WABASH AVENUE AND CITRUS AVENUE.

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. ANNEXATION  
TO THE CITY OF REDLANDS IN ORDER TO FACILITATE  
THE PROVISION OF MUNICIPAL UTILITIES AND  
SERVICES FOR A 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): 19 ACRES

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments) NO EXISTING DWELLING UNITS.

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):  
EXISTING: RURAL LIVING  
PROPOSED: LOW DENSITY RESIDENTIAL (VERY)

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

RL-5: RURAL LIVING, ONE UNIT PER 5 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Indicate the existing land use.  
AGRICULTURE - CITRUS  
\_\_\_\_\_  
\_\_\_\_\_

What is the proposed land use?

SINGLE FAMILY RESIDENTIAL  
\_\_\_\_\_  
\_\_\_\_\_

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.

RESIDENTIAL ESTATE (R-E). ONE DWELLING PER  
14,000 SQUARE FEET. 2.7 UNITS PER ACRE.

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:

- ☒ Agricultural Land Uses ☐ Agricultural Preserve Designation  
☐ Williamson Act Contract ☐ Area where Special Permits are Required  
☐ Any other unusual features of the area or permits 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:*

WE WILL NOT ADVOCATE FOR DISCRIMINATION.  
\_\_\_\_\_  
\_\_\_\_\_

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. 3-4% SLOPING FROM  
SOUTH TO NORTH WITH NO UNIQUE  
TOPOGRAPHIC FEATURES.

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

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

3. Describe the surrounding land uses:

NORTH	<u>SINGLE FAMILY RESIDENTIAL</u>
EAST	<u>VACANT, AGRICULTURE</u>
SOUTH	<u>ASSISTED LIVING RETIREMENT COMMUNITY</u>
WEST	<u>SINGLE FAMILY RESIDENTIAL</u>

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 PROPERTY WILL BE GRADED FOR A STANDARD  
SUBDIVISION WITH REQUISITE UTILITIES, INCLUDING  
SEWER, WATER, STORM DRAINS, TELEPHONE, GAS & ELECTRICITY.

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

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

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7. Is this project a part of a larger project or series of projects? YES \_\_\_\_ NO ☒ If YES, please explain.

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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 PATRICK J. MEYERTELEPHONE NO. (909) 798-4446

ADDRESS:

URBAN ENVIROUS, 1345 FOUNTAIN PLACE, REDLANDS, CA. 92373

NAME \_\_\_\_\_

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

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

NAME \_\_\_\_\_

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

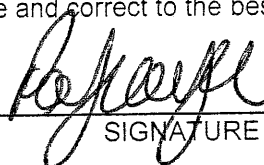
ADDRESS: \_\_\_\_\_

CERTIFICATION

As a part of this application, the city of \_\_\_\_\_, or the \_\_\_\_\_ district, CARRY VAGINIS (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 4-29-2015

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

RECEIVED  
JUL 14 2015

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(FOR LAFCO USE ONLY)

LAFCO  
San Bernardino County

SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

DETACHED FROM

CITY OF REDLANDS

SAN BERNARDINO COUNTY

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

THE CITY OF REDLANDS WILL REQUIRE THAT NEW DEVELOPMENT  
BE ANNEXED INTO THE CITY'S STREET LIGHTING AND  
LANDSCAPE MAINTENANCE DISTRICT.

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

NO

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

THE PROPOSED RESIDENTIAL DEVELOPMENT WILL NOT  
PROVIDE/SATISFY THE CITY OF REDLANDS FAIR  
SHARE HOUSING NEEDS.

## 5. PLAN FOR SERVICES:

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

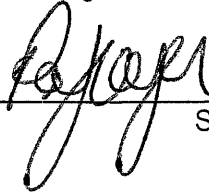
### CERTIFICATION

As a part of this application, the city of \_\_\_\_\_, or the \_\_\_\_\_ district, CARRY JACINTO (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.

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I hereby certify that the statements furnished above and the documents attached to this form present the data and information required 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 4-29-2015



SIGNATURE OF APPLICANT

/REVISED: krm - 8/15/2012



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***CITY OF REDLANDS ANNEXATION NO. 92***

***LAFCO ANNEXATION NO. 3195***

***PLAN OF SERVICES***

**December, 2016  
Updated April, 2017**

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**Prepared For**

City of Redlands  
35 Cajon Street  
Redlands, CA 92373

County of San Bernardino LAFCO  
215 North D Street, STE.204  
San Bernardino, CA 92415

**Prepared By**

Patrick J. Meyer  
Urban Environs  
1345 Fountain Place  
Redlands, CA 92373  
(909) 798-4446

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## I. INTRODUCTION

Larry and Pansy Jacinto have engaged Urban Environs to provide a Plan of Services report to address the annexation and development of a 40 unit residential subdivision within the City of Redlands. The City of Redlands is situated in the San Bernardino Valley of the Inland Empire, 63 miles east of Los Angeles and 110 miles north of San Diego. The Inland Empire has experienced unsurpassed growth since 2000. According to data collected from the *U.S. Census Bureau* and *California State Department of Finance* the City of Redland's population increased by over 9.7% from 1990 to 2004 and by 38.4% from 1980 to 1990 (Refer to Table 1). According to the City of Redlands 2015 Community Profile fact sheet, the current population of the City is 69,882, with a daytime population of 74,484. This consistent growth in population and development affects the organization and provision of public services. As it is likely that an incorporated City will be able to expand services to newly developed unincorporated areas, local government reorganization through annexations becomes important.

TABLE 1: City of Redlands Population and Housing Growth

Year	Population	% Change	Housing	%Change
1970	36,374	--	--	--
1980	43,619	19.00%	--	--
1990	60,394	38.40%	23,362	--
2000	63,591	5.30%	24,790	6.10%
2007	71,375	12.2%	26,527	7.00%

Source: 1970, 1980, 1990 Census; Department of Finance, California Annual Population and Housing Data, Demographic Research Unit, 2000, 2007.

This Plan of Services ("POS") evaluates the nature and extent of existing municipal services to the Annexation project area as they are currently provided by the City of Redlands, the County of San Bernardino and other agencies. It also outlines proposed services to be provided to the project upon its annexation to the City. This POS has been prepared as one of the documents required for submission by the City to the Local Agency Formation Commission for San Bernardino County ("LAFCO") as part of the annexation application. The purpose of the application for annexation is to change the jurisdictional boundaries of these parcels, bringing them within the boundaries of the City, in support of the landowner's petition.

The proposed annexation consists of two contiguous assessor parcels totaling approximately 17.93 acres. Combined with the contiguous San Bernardino County right-of-way of the adjacent streets, the total annexation is approximately 21.09 acres.

**Figure A** is an aerial view of the subject property. Currently the property consists of a citrus grove with no permanent structures. Wabash Avenue is located on the westerly property boundary, Citrus Avenue to the north and Highland Avenue to the south. Currently, the city limit line is located generally at the centerline of Wabash Avenue.

**Figure B** is a depiction of Tentative Tract Map No. 19956, a proposed 40 lot residential subdivision. As part of the entitlement process for the project, the applicant has filed the following applications with the City of Redlands:

- A Tentative Subdivision Map application
- A General Plan Amendment for Very Low Density Residential
- A Zone Change to Residential Estate (R-E)
- A Socio-Cost Benefit Study
- An Environmental Analysis
- A request for Annexation

**Figure C** is a copy of the Assessor's Map for the subject property. The Assessor's Parcel Numbers are 0299-101-01 and 0299-101-04.

**Figure A – Aerial View**

Source: Google Earth



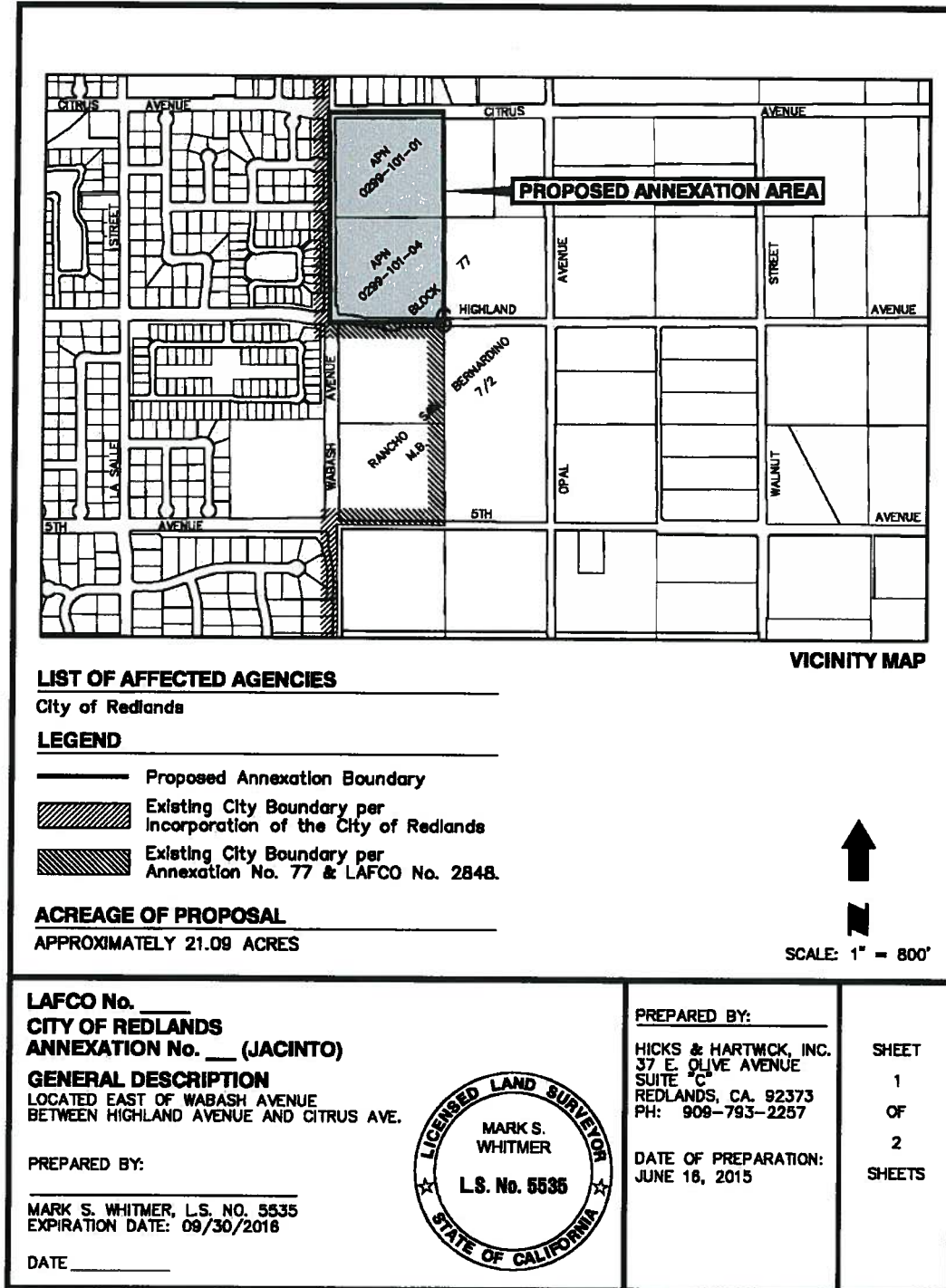


[illegible][illegible]

The following report will provide a comprehensive evaluation of the existing municipal services to the project site, as well as an evaluation of future services upon annexation. Where possible, this report will enumerate and describe the services to be provided, the levels of service ("LOS") and range of those services, the feasibility of extending such services, any upgrades or additional facilities required by the City, and a description of when services will commence. Unless otherwise stated, all of the parcels being annexed are expected to receive LOS comparable to that currently being provided to City residents.

## II. ANNEXATION AREA

The area in which the Project is located is a logical extension of the borders of the City. **Figures D and E** depicts the location of the proposed annexation along the easterly City limits along Wabash Avenue. The property abuts urban development.



**Figure D – Proposed Annexation Area**



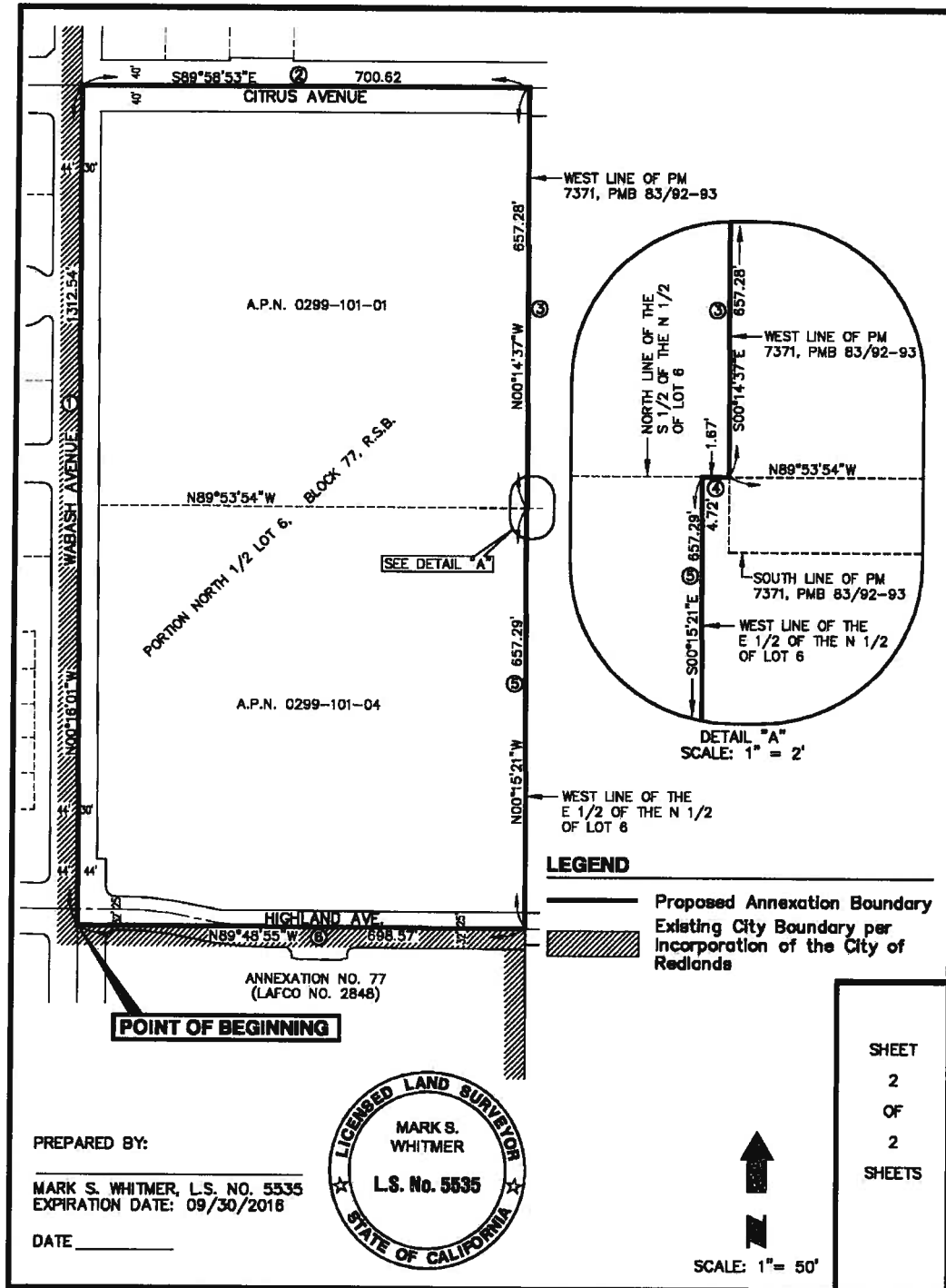


Figure E - City of Redlands Annexation 92

### **III. EXISTING AND PROPOSED SERVICES**

Below is a summary of the public services currently provided to the annexation area before and after the proposed annexation to the City of Redlands.

#### **A. LAND USE REGULATION**

The County Land Use Services Department provides land use planning, building and safety, and code enforcement services to unincorporated areas of San Bernardino County. The Department has two full service offices located in San Bernardino and Victorville. In addition, the Building and Safety Division of the Department staffs regional offices in Barstow, Twin Peaks, Yucca Valley and Big Bear (Refer to Table 2).

TABLE 2: Land Use Regulatory Office Locations		
<b>Barstow Office</b>	<b>Big Bear Office</b>	<b>Victorville Office</b>
301 East Mt. View Ave. Barstow, CA 92331	477 Summit Blvd Big Bear Lake, CA 92315	15456 W. Sage St. Victorville, CA 92392
<b>San Bernardino Office</b>	<b>Twin Peaks Office</b>	<b>Yucca Valley Office</b>
385 N. Arrowhead Ave. San Bernardino, CA 92415	26010 State Highway 189 Twin Peaks, CA 92391	57407 Twentynine Palms Outer Hwy S.

Upon annexation, services would be provided by the City of Redlands Development Services Department. Responsibilities of the Development Services Department include long range planning, regional planning and coordination, zoning compliance, environmental review of projects, development review analysis and compliance, historic preservation, and economic development. The Department maintains and implements the General Plan, Zoning Ordinance and Specific Plans for developments in the City of Redlands.

The Redlands Quality of Life Department enforces zoning and public nuisance ordinances to the Project area. Code Enforcement is responsible for enforcing codes which address public health and safety issues, including regulations related to rubbish, garbage, specific nuisances, removal of vegetation, zoning, housing, dangerous buildings, and inoperable and unlicensed vehicles on private property. The Police Department also responds to citizens' requests and complaints. Fees and General Fund revenues will provide funding for these services.

The County Land Use Services Department currently provides building and safety inspection services to unincorporated areas of San Bernardino County.

Upon annexation, the City Building and Safety Division, under the Development Services Department, will be responsible for building plan check, permitting, inspection,

and enforcement services. The Building Division regulates construction and occupancy of all residential, commercial and industrial buildings. Field inspections are performed on all new construction, additions, structural alterations and demolitions for compliance to all structural, safety, health safety and life safety requirements. Inspections also occur on grading and erosion control for commercial buildings, industrial buildings and single family dwelling units. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Development Services Department and Building and Safety Division.

The annexation and development project would add forty (40) single-family residential lots for future development. Based on an average household size of 2.68 people for the City, the project is projected to increase the City population by approximately 108 people. This increase in population would be consistent with planned population growth in the City as anticipated by the General Plan and regional planning documents.

## **B. LOCAL LAW ENFORCEMENT**

Currently, police services are provided through the San Bernardino County Sheriff's Department (SBCSD). The police station serving the Project area is the Yucaipa Station located at 34144 Yucaipa Boulevard. This station has 6 County deputies and 22 City contracted deputy Sheriffs.

After annexation, the City of Redlands Police Department will provide services to the project site. The Redlands Police Department personnel is made up of approximately 100 volunteers, 80 sworn officers and 58 full and part-time civilians, resulting in a service level of 1.12 officers per 1,000 residents. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The Redlands Police Department is located at 1270 W. Park Avenue, Building C, Redlands, CA 92373.

Any new or city services required by this project would be supported by the City of Redlands Police Department.

## **C. ROADWAY MAINTENANCE AND IMPROVEMENTS**

The County of San Bernardino Public Works – Transportation/Flood Control department manages operations, maintenance, and improvements of the County Road System which currently comprises approximately 3,000 miles of roadways. Following annexation, the City of Redlands Quality of Life Department will be responsible for the maintenance and operations of the streets surrounding the annexation, including any new streets to be dedicated with the development of the subject property.

Wabash and Citrus Avenues are master-planned as a four-lane minor arterial roadways, and Highland Avenue is identified as a collector roadway. Roadway dedications, improvements and street widening will be provided according to the City's Roadway Master Plan requirements.

Routine maintenance activities of the County Department include: patching and crack filling of approximately 7,000 lane miles of asphalt pavement; grading of 533 miles of unpaved roads; shoulder maintenance; plowing snow on approximately 450 miles of mountain roads; traffic signal maintenance at numerous intersections; roadside weed abatement in urban areas; traffic sign, and pavement striping maintenance throughout the system; storm repairs and clean-up; maintenance of several bridges and thousands of metal pipe and concrete box culverts; and maintenance of drainage facilities such as inlets, ditches, dikes and gutters. Other major activities include administration, planning, design, construction, and traffic operations.

The Transportation/Flood Control department combines with other public agencies such as cities within the County, special districts, federal, state, regional agencies and utility companies, to increase funding, provide 'economy of constructions' and improved public services.

Upon annexation, the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments will provide roadway maintenance to the proposed project, including new roadways to be dedicated with the development. The City of Redlands Quality of Life Department is responsible for street maintenance and operations throughout the City of Redlands, including curbs, gutters, sidewalks, maintenance of approximately 10,000 traffic and street signs, and roadway markings including centerline striping and painted legends. Major activities include an annual street resurfacing program which combines pavement grinding, asphalt overlay and slurry seal programs to prolong the life of City roadways.

Funding for street maintenance and operations comes from numerous sources, including the general fund, Measure I, San Bernardino County's half-cent transportation sales tax, Development Impact Fees, traffic congestion relief fund and gas tax.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

#### **D. PARKS, LANDSCAPED MEDIANS AND PUBLIC RECREATION**

Upon annexation, project residents will have access to both County and City park facilities (**Refer to Tables 3 and 4**). The Redlands Quality of Life Department maintains the City's established parks, civic facilities, medians and traffic islands covering over several hundred acres of land throughout the City. The Department also maintains the grounds surrounding certain City facilities such as the Civic Center. No municipal parks are planned as part of the project. However, the perimeter parkways along Wabash Avenue and Citrus Avenue will be annexed into the Citywide Community Facilities District in order to maintain the landscape medians and parkways. Thus, the future

residents of the project area will pay an annual assessment for the maintenance of these areas.

Community Facilities District (CFD) 2004-1 was established for the purpose of maintaining public landscaping adjacent to development projects. Projects are typically required to annex into the CFD as a condition of approval. The CFD is funded by property tax assessments on the properties within a development at a rate proportionate to the work described in the annexation documents for that development. The CFD is administered by the City of Redlands with the Quality of Life Department coordinating completion of the landscaping work while the Municipal Utilities and Engineering Department, in concert with WEBB Engineering as the City's Assessment Engineer, process application for annexation into the CFD and annual assessments.

TABLE 3: City of Redlands Parks

Parks	Location	Description
Brookside	Brookside Ave between Terracina Boulevard and Bellevue Ave.	9.2 acre neighborhood park with picnic and playground facilities
Caroline	Mariposa Drive, Dwight Street	16.8 acre nature park with trails and open space with native California plants and water conservation garden
Community	San Bernardino Ave and Church Street	18.2 acre park with lighted baseball fields, tennis courts, picnic and playground facilities
Crafton	Wabash Ave and Independence Ave	7.5 acre neighborhood park with lighted soccer field, picnic and playground facilities
Ed Hales	State Street, Fifth Street	0.7 acre downtown park with picnic facilities
Jennie Davis	Redlands Boulevard and New York Street	5.2 acre neighborhood park with picnic and playground facilities
Ford	Redlands boulevard and Ford Street	27 acre park with two ponds for fishing, lighted tennis courts, picnic and playground facilities
Franklin	Garden Street and Franklin Avenue	0.6 acre natural open space area
Prospect	Cajon Street and Highland Ave.	11.4 acre natural park with trails and picnic facilities. The park contains the Avie Meeker Sewall Theater, an outdoor amphitheater with seating for 407. The theater is home to the Redlands Summer Theater Festival
Redlands Sports	northeast corner of Dearborn Street and San Bernardino Ave.	Phase I is a 35-acre site located at the northeast corner of Dearborn Street and San Bernardino Avenue. This phase includes 8 full-sized soccer fields with lighting and a basketball court. Off-street parking is accessible from Dearborn Street north of San Bernardino Avenue. The facility is reserved for scheduled soccer activity. Future phases are in the construction planning stage and will include 4 additional lighted soccer fields, 15 acres of open field and recreational space, and a softball complex
San Timoteo Canyon Nature Preserve	San Timoteo Canyon near Fern Ave	40 acre natural preserve facility
Simond's	Garden Street and Rossmont Drive	0.9 acre neighborhood park

Smiley	Redlands Civic Center, Eureka Street south of Vine Street	9.2 acre park at the Redlands Civic Center. This park is home to A.K. Smiley Public Library, a facility listed on the National Register of Historic Places; the Lincoln Shrine, containing the largest collection of Abraham Lincoln memorabilia west of the Mississippi River, and the Redlands Bowl, an outdoor amphitheater with seating for approximately 4,000 persons where summer concerts are performed each Tuesday and Friday evening during July and August
Sylvan	west of University of Redlands Colton Avenue and University Street	23.3 acre park with softball field, group and individual picnic areas and playground facilities. The historic Mill Creek Zanja flows through the park. Sylvan Park is the home of the Redlands Fourth of July programs
Texonia	Lugonia Ave and Texas Street	10.7 acre neighborhood park with lighted softball field, basketball courts, picnic and playground facilities

The County of San Bernardino provides regional park services. Table 4, below, provides the locations of regional parks within the County of San Bernardino.

TABLE 4. County Parks	
Park	Description/Location
Calico Ghost Town	Historic silver mining town in the Mojave Desert near Barstow
Moabi	Marina on the Colorado River near Topock Gorge
Prado	Park with golf course, lake and playing fields near Chino
Cucamonga Guasti	Urban park with swim complex east of Ontario
Lake Gregory	Mountain lake with lodge, and water park near Crestline
Glen Helen	Park, lake and entertainment complex at the base of Cajon Pass
Yucaipa	Park with lakes and swim complex in the foothills of San Bernardino mountains near Oak Glen
Mojave Narrows	Park with lakes and wildlife preserve in Victorville
Mojave River Fords	Camp in the Summit Valley near Lake Silverwood

## E. STREET LIGHTING

Currently, the unimproved subject property does not have any street lights; therefore, no street light services are provided by the County of San Bernardino.

The City of Redlands Quality of Life Department is responsible for maintenance and operation of street lights throughout the City. Following annexation and development of the subject property, maintenance and operations of any new street lights associated with the development of the property will be assumed by the City.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

## **F. ANIMAL REGULATION**

The San Bernardino County animal Care and Control Program currently offers field services, animal licensing and education for dog owners in the unincorporated areas of the County. The Program operates two animal shelters. Big Bear Animal Shelter is located at Northshore Rd., Big Bear City and Devore Animal Shelter is located at 19777 Shelter Way, Devore.

The Redlands Police Department's Animal Control Unit provides animal control services to City residents seven days a week. The office is located at 504 N. Kansas Street and is open to the public six days a week. Animal Control Officers are on duty seven days a week and respond to a variety of calls for service. Officers enforce municipal codes as well as State and Federal laws pertaining to animals. Officers handle a variety of both domestic and wild animals. They patrol the city streets and pick up or impound dogs running at large, dead animals, injured animals, and aggressive animals, handle reports of animal cruelty or neglect, animal welfare concerns, animals in distress, noisy animals and animal bites. Officers issue citations for violations, write crime reports, handle investigations and write other miscellaneous reports. The shelter provides adoption services for stray and homeless animals as well as a variety of educational programs within the community.

The annexation area will receive services from the City of Redlands, which will be financed by the General Fund and various fees. Any new or city services required by this project would be supported by the City of Redlands Police Departments Animal Control Unit.

## **G. LIBRARY SERVICES**

Currently, Loma Linda and Mentone branches of the San Bernardino County Library are in closest proximity to the Project area. The new Mentone branch and senior center are located at 1331 Opal Ave in Mentone. The Loma Linda branch is located at 25581 Barton Road in Loma Linda and offers an Adopt-A-Book Program and a free English Improvement class.

The City of Redlands A.K. Smiley Public Library is funded through property tax assessments, income from its endowment fund, gifts, and the non-profit Friends of the Library organization. The Library sponsors speakers and programs on cultural issues, history, and literature. The Smiley Library administers the Lincoln Memorial Shrine museum.

Children's programs include Tuesday night story time, Thursday morning story time, Saturday morning craft programs and Camp Read-a-Lot. Teen programs are "Boot Camp 1,2,3,4,...just read! And Young Adult Book Reviews. The Library also holds weekly silent book auctions, Annual Family Day, "One City, One Book" community reading program, five Adult Reading Book clubs, and Jaws and Open Book Screen Reading software for the blind, and courses on local history.

Any new or city services required by this project would be supported by the City of Redlands A.K. Smiley Public Library.

## H. STREET SWEEPING

Currently, the City of Redlands contracts for street sweeping services twice per month for all residential and commercial streets. Some areas of the downtown area are swept on a three times -per week basis.

Street sweeping schedules have been established for each area of the City. It is expected that these services will be provided to the Project area on the second and fourth Thursdays of the month. For a street sweeping schedule, refer to **Table 8** below.

TABLE 5: Street Sweeping Schedule	
Schedule	Location
First & Third Monday	Area generally bounded by Lugonia Avenue, University Street, Interstate 10 and Interstate 210 (State Route 30).
First & Third Tuesday	Area generally bounded by Fern Avenue, Cajon Street, Highland Avenue, Ramona Drive, Crescent Avenue and the Smiley Heights area.
First & Third Wednesday	Area generally bounded by Interstate 10, Highland Avenue, Cajon Street, Brookside Avenue, New York Street, State Street and Texas Street
First & Third Thursday	Area generally bounded by the northerly and easterly city limits, Citrus Avenue, University Street, Grove Street, San Bernardino Avenue and Judson Street
First and Third Friday	Area generally bounded by Brookside Avenue, Barton Road, the westerly and northerly city limits, Interstate 210 (State Route 30), Interstate 10, Texas Street and New York Street
Second and Fourth Monday	Area generally bounded by the northerly city limits, Judson Street, San Bernardino Avenue, Grove Street Lugonia Avenue and Interstate 210 (State Route 30)
Second and Fourth Tuesday	Area generally bounded by the southerly and westerly city limits, Crescent Avenue, Ramona Drive, Highland Avenue, Cajon Street, Garden Street, Mariposa Drive, Wabash Avenue, Palo Alto Drive, and Sunset Drive
Second & Fourth Wednesday	Area generally bounded by Highland Avenue, Redlands Boulevard, Interstate 10, the southerly city limits, Sunset Drive, Palo Alto Drive, Mariposa Drive, Garden Street and Cajon Street
Second and Fourth Thursday	Area generally bounded by Citrus Avenue, Wabash Avenue and Interstate 10
Second and Fourth Friday	Area generally bounded by Barton Road, Brookside Avenue, Citrus Avenue, Cajon Street, Fern Avenue and the westerly city limits



Upon annexation, street sweeping services will be provided to the Project area by the City. Street sweeping operations are a function and under management of the City's Quality of Life Department.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

## **I. FIRE PREVENTION, PROTECTION AND EMERGENCY MEDICAL**

The annexation area currently receives fire services from the San Bernardino County Fire Protection District and mutual jurisdictional aid dispatch support through ConFire JPA, which is staffed by contract through County Fire. ConFire JPA consists of the San Bernardino County Fire Protection District, Colton Fire Department, Loma Linda Fire Department, Redlands Fire Department, and the Rialto Fire Department. The County Fire Protection District manages 75 stations and provides fire and paramedic services to an area of over 16,535 square miles. The District provides service to 60 communities/cities and the majority of the unincorporated areas of the county.

The County of San Bernardino County Fire Protection District (County Fire) currently provides plan check and inspection services through its Community Safety – Construction Planning and Engineering Section. Plans are reviewed for compliance with the applicable fire and life safety regulations, codes and ordinances. County Fire is primarily responsible for reviewing all civil improvement plans for fire apparatus access and water supply, as well as all fire protection systems.

Upon annexation, the City's Fire Department will be responsible for plan check and inspection services to ensure the public's safety. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Fire Department. The City of Redlands Fire Department will provide fire and emergency medical services to the Project. The fire department consists of 55 total sworn personnel and covers an area of 37 square miles. At project buildout, city-wide level of service is expected to be 0.76 firefighters per 1,000 residents. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs.

Today, the Redlands Fire Department has 18 firefighter/paramedics and 37 firefighter/EMTs. The Fire Department operates five paramedic-staffed apparatus. Station No. 261 is in closest proximity to the project site. Services are financed through the General Fund. The City intends to proceed with amending the All-Response agreement, related to this annexation.

Any new or city services required by this project would be supported by the City of Redlands Fire Department.

## **J. PUBLIC TRANSIT**

The County of San Bernardino provides bus service through Omnitrans. Omnitrans provides numerous routes that cover most urban areas of the County. Three routes run through Redlands, and Omnitrans has a policy to stop for anyone along their route who flags them down. Buses run from approximately 6:00 a.m. to 10:00 p.m., with hourly departures on almost every line.

Metrolink is a regional commuter rail system that operates lines serving 44 stations from Union Station/Gateway Center, connecting downtown Los Angeles with Lancaster, Oxnard, San Bernardino, Riverside, and Oceanside. These lines operate only Monday through Friday with the exception of the San Bernardino and Santa Clarita lines, which provide Saturday service as well. Metrolink also operates a line between San Bernardino and Irvine.

Omnitrans offers the following regional bus lines in San Bernardino County: Barstow Area Transport (BAT), Mountain Area Regional Transit (MARTA), Morongo Basin Transit Authority, Needles Area Transit and Victor Valley Commuter.

Following the annexation, these services for public transit services will remain in effect. There will be no charge in funding for these services.

## **K. WATER SERVICE**

Currently, the subject property is utilized as an active citrus grove and is currently served by the Bear Valley Water Company for agricultural water service. Following development of the new homes, the City of Redlands will provide water service to the project site. More than 75,000 residents in Redlands, Mentone, parts of Crafton Hills and San Timoteo Canyon depend on Redlands Municipal Utilities and Engineering Department (MUED) for water service. MUED supplies a blend of local groundwater, local surface water, and imported water from the State Water Project. Water supply will be financed through user fees.

The wholesale water supplier for the annexation area is the San Bernardino Valley Municipal Water District ("SBVMWD"). The SBVMWD covers approximately 325 square miles of southwestern San Bernardino County. It is responsible for importing supplemental water, monitoring groundwater supplies/basins and recharging groundwater. Legal flow requirements at Riverside Narrows approximately 15,250 acre-feet per year.

The City's Urban Water Management Plan (UWMP), an assessment prepared by the City of Redlands Municipal Utilities Department, concluded that the water supply is sufficient over the next 20 years with regard to reliability as described in the most recently adopted Urban Water Management Plan to meet demand for the project. Furthermore, the San Bernardino Valley 2015 Regional Urban Water Management Plan and the Integrated Regional Water Management Plan (IRWMP) verify the City's capacity to provide water for this development at the proposed density.

The City of Redlands Municipal Utilities and Engineering Department is currently the provider for potable water for the subject property, and no changes will be required. The developer will be required to construct all new water mains within the project boundaries and pay the appropriate water meter installation, water frontage, water source acquisition and water capital improvement fees to the City of Redlands for water service.

#### **L. WASTEWATER COLLECTION & TREATMENT**

Currently, the property has no sewage service. A sewer connection point to an existing City of Redlands sewer main is available on Citrus Avenue, Highland Avenue, and Wabash Avenue. The developer will be required to construct all new sewer mains and private laterals within the project boundaries. The Municipal Utilities and Engineering Departments will be responsible for providing wastewater service for the subject property.

The Redlands Wastewater Treatment Facility is located on approximately 50 acres near the terminus of Nevada Street. The facility has the ability to process 9.5 million gallons of wastewater per day, and is currently processing about 6 million gallons per day. In addition, the City of Redlands operates a certified environmental laboratory for monitoring its drinking water supply and wastewater effluent. The laboratory is certified by the State of California, Department of Health Services.

The City's laboratory operates cost-effectively and responsively to meet the joint needs of the City's three Municipal Utilities, waste and wastewater to ensure compliance with regulatory requirements for safe drinking water, for a high degree of wastewater treatment and disposal, and protection of groundwater quality.

The development will be required to construct all new wastewater pipelines and connect to existing pipelines located in the immediate vicinity. In addition, the development will pay capital improvement fees in order to receive service. Following development, the wastewater service will be provided through user fees on an individual home basis.

Any new or city services required by this project would be supported by the City of Redlands Municipal Utilities and Engineering Department.

#### **M. VECTOR CONTROL**

The San Bernardino County Vector Control Program office is located at 248 South Sierra Way, Unit E, San Bernardino. The Vector Control Program offers services for public pools, apartments, hotels, schools, water parks and sewage tanks and pump trucks to all cities within the County. Complete services are available to all unincorporated areas. The main functions of the Program are to respond to service requests, monitor vector borne diseases such as the West Nile virus, inspection of poultry ranches and abatement of sewer systems and flood control basins. Upon annexation, all services will continue to be provided by the SB County Vector Control Program. Vector control services are funded by the County through property assessments.

## N. SOLID WASTE DISPOSAL/TRASH COLLECTION

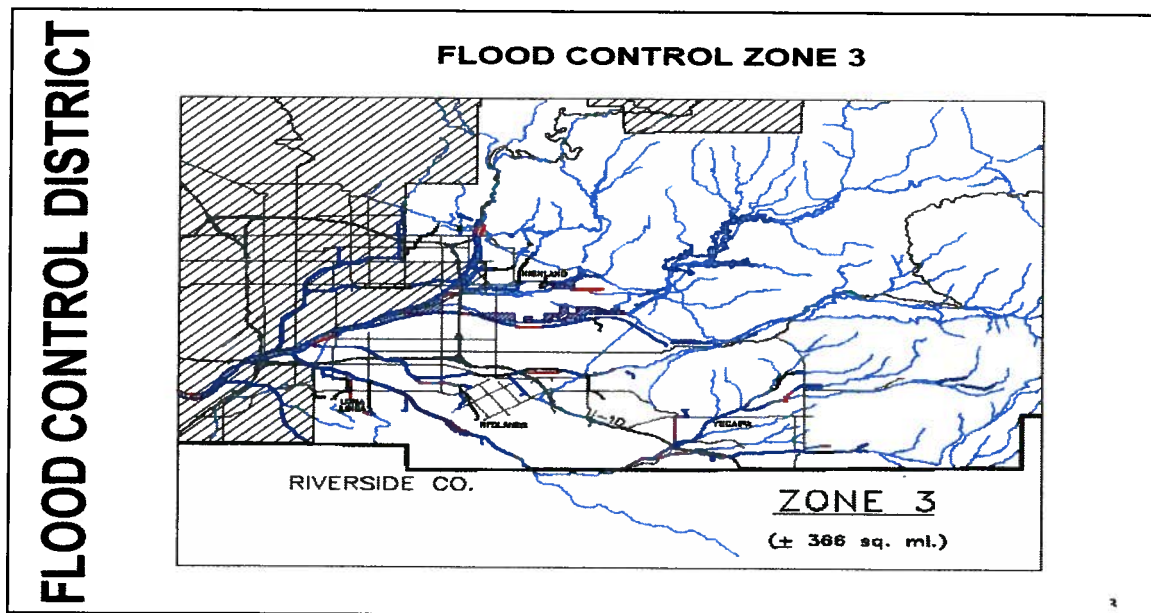
The project area is currently served by the Department of Public Works Solid Waste Management Division (SWMD) of San Bernardino County. The office is located at 222 W. Hospitality Lane. SWMD is responsible for the operation and management of the County's solid waste disposal system, consisting of six regional landfills, eight transfer stations and five community collection centers. The County contracts with Burrtec Waste Industries (Empire Disposal) for disposal site operations and maintenance. The Division also handles the franchise program and refuse collection permit program, which authorizes and regulates trash collection by private haulers in the unincorporated area. However, the subject property currently has no solid waste disposal service.

The City of Redlands Quality of Life Department will provide solid waste services to the project area immediately upon annexation and development. Solid waste services in the City are funded through user fees.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

## O. REGIONAL FLOOD CONTROL

Regional and local flood control protection for the annexation areas as well as the City is currently provided by the County Flood Control District Zone 3. The County Flood Control District plans, funds, designs, constructs and maintains main flood control facilities. The District provides dams, conservation basins, channels and storm drains. Zone 3 covers an area of 366 square miles which includes the Cities of Highland, Loma Linda, Redlands and Yucaipa (Refer to Figure G). Flood control services are funded through property tax revenues.



**Figure G** – County Flood Control District Zone 3

## **P. LOCAL DRAINAGE AND FLOOD CONTROL**

The City's Municipal Utilities and Engineering Department and will provide drainage services to the Project area upon annexation. City crews offer regular inspection and maintenance of storm drains throughout Redlands and maintains a stock of sandbags for emergency purposes. There are a number of regional and local storm drains that run through the City. Most of these drains flow through enclosed pipes or open channels. The project drains to an existing reinforced concrete pipe along Wabash Avenue. The developer will be required to construct a reinforced concrete pipe along Citrus Avenue and adequate storm drain and water quality facilities within the project site. The City maintains all improved storm drains that have dedicated easements for storm drain purposes. All drainage from the City of Redlands ultimately enters the Santa Ana River. Drainage services will be funded by the City General Fund after annexation. The water quality facilities will be maintained by a Community Facilities District.

Maintenance of the best management practices (BMPs) described in the Water Quality Management Plan (WQMP) is included in the CFD 2004-1 annexation. Therefore, funding for maintenance will be paid through property tax assessments on individual homeowners. The City's Quality of Life Department will coordinate the actual maintenance work, using either City staff or an outside contractor. This development, as with all development, pay a variety of Development Impact Fees. An estimate of Development Impact Fees has been calculated and included as Attachment A. These fees are established per Council resolution and are used for funding growth-induced infrastructure.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

## **Q. CABLE TV FRANCHISE**

Currently, the subject property receives no Cable TV services. Following annexation and development, cable television service will be provided by Time Warner/Spectrum. Cable TV services are financed through user fees.

## **R. SCHOOL DISTRICTS**

The entire proposed annexation area is currently situated within the boundaries of the Redlands Unified School District. The District serves communities of Redlands, Loma Linda, Mentone, Forest Falls and portions of San Bernardino and Highland, covering an area of 157 square miles. Current enrollment for grades K-12 is 21,170 students. The District is composed of 15 elementary schools, 4 middle schools (Beattie, Cope, Clement and Moore) and 3 high schools (Redlands, Redlands East Valley and Citrus Valley High Schools). The Project area is served by Mentone and Crafton Elementary schools, Clement Middle School and Redlands East Valley High School. Elementary school

serves grades K-5, middle school grades 6-8 and high school grades 9 -12. The School District is financed through property taxes and the State of California.

The Redlands Unified School District will continue to provide services to the subject property after annexation to the City of Redlands.

#### ***K. CONCLUSIONS***


The San Bernardino County Local Agency Formation Commission has previously identified the City of Redlands as the logical service provider for the annexation project area by placing the area within the City's Sphere of Influence. The proposed development is consistent with existing and previously planned development. Residents and employees of the project area will receive a sufficient level of City provided municipal services, especially in the areas of police, fire and land use regulation.

***L. CERTIFICATION***

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached 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. I understand that if this proposal 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.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
N. Enrique Martinez,  
City Manager,  
City of Redlands

## ATTACHMENT “A”

### Estimate of Development Impact Fees



**Proposed Development**

Applicant

Project

Address

Prior project

**Project Data:**

Date: 4/13/2017

**LARRY JACINTO**

Prepared by: AKC

**TTM 19956**

DIF Preliminary Estimate

**NEC HIGHLAND AV./WABASH ST.****NA**

DIF Preliminary Credit\*

\*Credits for either prior use or relinquishment of water rights through submission of water shares are not included in these estimates.

(Include Agriculture if water supplied by City)

**PW DIF:**

	Fee	Credit	Est. NET DIF
Transportation	\$60,494.40	\$0.00	\$60,494.40
Fire	\$23,083.20	\$0.00	\$23,083.20
Government	\$27,458.00	\$0.00	\$27,458.00
Library	\$10,583.20	\$0.00	\$10,583.20
Open Space/Park/Community Facility	\$158,397.60	\$0.00	\$158,397.60
Police	\$1,204.40	\$0.00	\$1,204.40
Storm Drain	\$28,000.00	\$0.00	\$28,000.00
Subtotal:	<b>\$309,220.80</b>	<b>\$0.00</b>	<b>\$309,220.80</b>

Future traffic signal Wabash Avenue and Citrus Avenue as determined by Kunzman Associates, Inc. dated June 30, 2015. \$21,000 - [\$9,491.16 (Signal portion of Transportation DIF being pd)].

**\$11,508.84****Water and Sewer DIF:**

Sewer Capacity	\$125,200.00	\$0.00	\$125,200.00
Recycled Irr	\$0.00	\$0.00	\$0.00
**Water Capacity	\$224,920.00	\$0.00	\$224,920.00
**Water Source	\$40,920.00	\$0.00	\$40,920.00
Solid Waste	\$26,000.00	\$0.00	\$26,000.00
Subtotal:	<b>\$417,040.00</b>		<b>\$417,040.00</b>

\*\*Water DIF for common area landscaping is not included in these estimates.

**Frontage Fees:**

Frontage Fee 8" Water	\$21,480.00	\$0.00	\$21,480.00
Frontage Fee 12" Water:	\$91,862.00	\$0.00	\$91,862.00
Frontage Fee 6" Non-Potable	\$0.00	\$0.00	\$0.00
Frontage Fee 8" Sewer:	\$81,420.00	\$0.00	\$81,420.00
Subtotal	<b>\$194,762.00</b>		<b>\$194,762.00</b>

With Credits -

Grand Total: **\$921,022.80** Adjusted Total: **\$932,531.64**

## **SOCIO-ECONOMIC EVALUATION CHECKLIST FORM**

### **BACKGROUND**

1. **Project Title:**  
Jacinto Tract  
Annexation No. 92 (LAFCO 3195)  
General Plan Amendment No. 134  
Zone Change No. 450  
Tentative Tract Map No. 19956
2. **Contact Person and Phone Number:**  
Loralee Farris  
Principal Planner  
Development Services Department  
City of Redlands  
(909) 798-7555
3. **Project Location:**  
The development project is located on 18.54 acres located on the east side of Wabash Avenue, south of Citrus Avenue and north of Highland Avenue (APNs: 0299-101-01, 04).
4. **Project Sponsor's Name and Address:**  
Larry Jacinto  
9555 Wabash Avenue  
Mentone, CA 92359
5. **General Plan Designation:**  
The General Plan Designation of the subject property is Rural Living, which allows for 0.4 dwelling units per gross acre, with 2.5 gross acres per unit. The project includes a General Plan Amendment to change the designation to Very Low Density Residential, which allows for 0-2.7 dwelling units per acre.
6. **Zoning:**  
The project site is currently located within the unincorporated County of San Bernardino, within the RL (Rural Living – 5 Acre Minimum) District. The proposal includes a request for annexation into the City of Redlands and a request to change the zoning district to R-E (Residential Estate) District on 18.54 acres (APNs: 0299-101-01, 04).
7. **Description of Project:**  
The project site consists of 18.54 acres and includes a proposed annexation, zone change, general plan amendment, and tentative tract map. The property is comprised of two (2) parcels, located on the east side of Wabash Avenue, between

Highland Avenue and Citrus Avenue. The parcels are located adjacent to City limits on two sides, to the south, across Highland Avenue, and to the west, across Wabash Avenue. Pursuant to Redlands Municipal Code Section 16.60.030, condition of receiving water and/or sewer connections to the city's water and sewerage system, unincorporated parcels contiguous to the City of Redlands boundaries are required to annex into the City of Redlands.

The project area of approximately 807,589 square feet (18.54 acres) for pre-zoning and annexation are within the unincorporated County of San Bernardino and within the Sphere of Influence for the City of Redlands. The Tentative Tract Map consists of the subdivision of the 18.54 acres into forty (40) residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size, and two (2) lettered lots for landscaping and storm water basins.

**8. Surrounding Land Uses and Setting:**

The project site is entirely planted with citrus groves and does not contain any buildings. Surrounding land uses include single family residences within the RL (Rural Living – 5 Acre Minimum) District within the unincorporated county to the north, vacant land within the RL (Rural Living – 5 Acre Minimum) District within the unincorporated county to the east, a senior congregate care facility within Specific Plan No. 54, in the City of Redlands, to the south, and single family residences within the R-S (Suburban Residential) and PRD/R-S (Planned Residential Development/Suburban Residential), within the City of Redlands, to the west.

**COST BENEFIT FACTORS:**

The cost benefit factors are evaluated independently using the cost benefit model. A positive or negative cost/benefit ratio will be derived by evaluating projects. A complete model used to evaluate the project is available in the Development Services Department. A summary of that analysis is provided here:

**According to the Cost Benefit Model used by the City, this project will provide the City approximately \$80,637 in revenue and cost \$50,720, resulting in a positive balance of \$29,916 with a positive Cost Benefit Ratio of 1.59.**

**PUBLIC INFRASTRUCTURE AND EFFECT ON THE CITY OF REDLANDS:**

Identify the public infrastructure required for development of this project and identify the source(s) of funding for these improvements. Identify the effects of such development upon the City of Redlands.

List of public infrastructure required for the project:

**The applicant will provide the infrastructure as required by the Municipal Utilities and Engineering Department. The developer will be installing all required off-site improvements. Based on the data provided by the applicant's engineer, the proposed development will provide the following:**

- 1. 8 street lights**
- 2. 0.41 road lane miles of new streets**
- 3. 2,985 linear feet of water lines**
- 4. 2,140 linear feet of sewer**
- 5. 575 linear feet of storm drain**
- 6. 6,782 linear feet of curb and gutter**
- 7. 6,782 square feet of sidewalk**

**The required public improvements will be installed with the development of the subdivision, in accordance with the State Subdivision Map Act, the City's Subdivision Ordinance, the Subdivision Improvement Agreement for the project, and prior to final approval of a building permit for any home. In addition, the ensure construction of the required public improvements, the subdivision will be required to furnish improvements security, such as bond, as a guarantee of performance.**

Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:

**The developer will also be required to pay impact fees as required by the Redlands Municipal Code.**

The effect of the project upon the City of Redlands relative to public infrastructure is as follows:

**This project does impact existing public infrastructure systems. However, this is offset by the payment of Development Impact Fees and construction of improvements adjacent to the project site for Wabash Avenue, Citrus Avenue, and Highland Avenue.**

## **BENEFITS OF THE PROJECT TO THE CITY OF REDLANDS**

The following is a list of benefits that can be attributed to the proposed project. The benefits may fall into the categories identified or a miscellaneous category. Each benefit identified will be described in detail with supporting reasons as to how the item benefits the community.

**A. Citrus Enhancements or Preservation.** Does the project preserve citrus? The following are accepted ways to enhance or preserve citrus which may be determined to be a benefit to the City of Redlands.

1. Provide conservation easement(s) on citrus groves the City hopes to preserve.
2. Acquire citrus grove(s) and donate all or a portion of the grove to the City.
3. Enhance viability and productivity of existing groves by enhancing irrigation or adding frost water.
4. Maintain a viable buffer of citrus around the project (at least 3 rows).
5. Other ways to preserve citrus.

If this project provides benefit(s) that apply to citrus enhancement or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project, as designed, does not preserve citrus. The project site is currently occupied with citrus groves that would be removed to accommodate the development of the project. The project site represents a fragmented area of citrus groves, abutting residential development to the north, south, and west, and vacant, unimproved properties where groves have previously been removed, to the east.**

**B. Cultural Enhancements or Preservation.** Does the project enhance or preserve cultural aspects of the community? The following are accepted ways to enhance and/or preserve cultural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes to “art in public places” concept to a minimum of 1% of total project value.
2. Contributes to the alleviation of problems at cultural sites.
3. Provides an electronic library available to the public.
4. Enhances or contributes to current services or cultural resources.
5. Contribute to performing arts venues.

If this project provides benefit(s) that apply to cultural enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project does not propose contributions or enhancements to cultural aspects of the community. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the cultural facilities within the City.**

**C. Heritage Enhancements or Preservation.** Does the project enhance or preserve heritage aspects of the community? The following are accepted ways to enhance and/or preserve heritage aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Renovates existing historic homes.
2. The project has design features which include garage doors do not face street; 50% wrap around porch on 1-1/2 sides; broad overhangs on roof; driveway located on the side of house or a circular drive; decorative wood, masonry or wrought iron fence.
3. Adaptive reuse of historic structures in appropriate zones.
4. Forming a new or annexing to an existing historic district.
5. Designation of a structure as an individual historic resource.

If this project provides benefit(s) that apply to heritage enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The property is not located within a Historic and Scenic District. A Cultural Resources Investigation, dated July, 2016, has been prepared by ECORP Consulting, Inc. for the project. The property is noted as a historic-period agricultural site, however, the investigation notes that the trees on site are modern, indicating that the original citrus trees have been replaced. Based on research by ECORP Consulting, Inc., the original owner was E.M. Lyon, a prominent citrus grower in the area during the early 20<sup>th</sup> century. Mr. Lyon's residence was not located on these properties and the Lyon family are known to have owned many acres of the citrus groves, for which the subject site represented a small portion. The property does not contain any buildings. The property does, however, include both historic period irrigation weir box, a cobble stone retaining wall at the northeast corner of the property, smudge pots and smudge pot fragments. Although the historic-period site is agricultural in nature and evokes the area's citrus heritage, a preliminary evaluation of the site was performed for eligibility in the California Register of Historical Resources (California Register) and City of Redlands criteria for local designation, and the site is recommended not eligible for the California or Local Register under any criteria and**

**therefore is not considered a Historical Resource under CEQA pursuant to Public Resources Code §5020.1 q and §15064.5. Since no California or Local Register-listed or eligible resources are located within the project site, the project will not cause a substantial adverse change in the significance of a known Historical Resource.**

**D. Architectural Enhancements.** Does the project enhance architectural aspects of the community? The following are accepted ways to enhance architectural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Provide architectural or decorative enhancements to the project which exceed normal architectural standards.
2. Trees or other landscaping amenities that exceed minimum requirements.
3. Contribution of off-site enhancements in the public right-of-way, such as sidewalk installation and street tree replacement.
4. Assisting in undergrounding of utility lines.

If this project provides benefit(s) that apply to architectural enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project consists of a Tentative Tract Map consisting of forty (40) single family residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size in size, and two (2) lettered lots for storm water basins and perimeter landscaping adjacent to Wabash Avenue and Citrus Avenue. The project will also include street trees and the installation of sidewalks in all public rights-of-way. The project consists of the subdivision of land, a General Plan Amendment to change the designation of the land to Very Low Density Residential, a zone change to pre-zone the area R-E (Residential Estate) District, and an annexation request into the City of Redlands. Architectural elevations have not been proposed at the current time. Development of the single family residences will require subsequent approval of a Residential Development Allocation. The lettered lots include landscaping buffers along Wabash Avenue and Citrus Avenue will provide approximately 1.6 acres of open space area, planted with landscaping. Per the design of the project, the existing mature Canary Island Palm Trees, which presently line the southern and western boundaries of the site will be relocated and preserved on-site.**

**E. Historic Downtown Enhancements or Preservation.** Does the project enhance or preserve the historic downtown of the community? The following are accepted ways to enhance and/or preserve the historic downtown of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes financially to viability of core downtown within expanded

- downtown.
2. Renovate old buildings.
3. Within an expanded downtown extends DRBA streetscape enhancements.
4. Contributing to the restoration of original building facades of existing structures
5. Re-establishing historical “pedestrian oriented” street frontages where original buildings have been removed.
6. Provides unique adaptive use of historic building.
7. Contributes to alternative means of transportation.

If this project provides benefit(s) that apply to historic downtown enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project is not located within the historic downtown district. The project will pay City established Development Impact Fees and provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that could be utilized to enhance and/or maintain the downtown district.**

**F. Job Enhancements.** Does the project enhance jobs for the community? The following are accepted ways to enhance jobs for the community which may be determined to be a benefit to the City of Redlands.

1. Provides jobs for the community.
2. Brings in revenue from outside the city.
3. Internship opportunities for students at universities, high school and colleges.

If this project provides benefit(s) that apply to job enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project is a residential development and will not create jobs other than constructive activities necessary to develop the subdivision.**

**G. Open Space Enhancements or Preservation.** Does the project enhance or preserve open space aspects of the community? The following are accepted ways to enhance and/or preserve open space within the community which may be determined to be a benefit to the City of Redlands.

1. Hardscape feature that enhances wildlife-water/food/ shelter.



2. Enhanced landscape on commercial project which conceals infrastructure.
3. Waterscaping which increases illusion of open space.
4. Provides open space in addition to zoning requirement.
5. Provides a Planned Residential Development
6. Provides a usable conservation easement across open space in perpetuity.
7. Preserves access for wildlife migration corridor.
8. Provides undisturbed refuge area for wildlife.

If this project provides benefit(s) that apply to open space enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project design includes two lettered lots for landscaping and storm water basins, adjacent to Wabash Avenue and Citrus Avenue, which total to approximately 1.6 acres of landscaped open space area, as well as an enhanced landscaped corner treatment at the corner of Wabash Avenue and Citrus Avenue.**

**H. Park Enhancements or Preservation.** Does the project enhance or preserve parks of the community? The following are accepted ways to enhance and/or preserve parks within the community which may be determined to be a benefit to the City of Redlands.

1. Adds improved parkland.
2. Adds parkland beyond requirements.
3. Provides pedestrian and/or bike trails to parks or provides extension of existing pedestrian and/or bike trails from the project site.
4. Adds meeting rooms accessible to local groups on a frequent basis.
5. Improves or adds to existing landscape and/or streetscape at or near the project site.

If this project provides benefit(s) that apply to park enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project will pay Development Impact Fees that will benefit City parks by contributing toward acquisition of land and open space for the future needs of the community. The project and its future residents will also provide additional revenue to the City, resulting from increased property tax assessment and sales tax revenue which will indirectly benefit City parks.**

**I. Public Safety Enhancements.** Does the project enhance public safety aspects of the

community? The following are accepted ways to enhance public safety within the community which may be determined to be a benefit to the City of Redlands.

1. Security infrastructure is provided in an architecturally acceptable manner.
2. Exterior television monitoring on commercial project.
3. Provide a building site or fully equipped fire station or contributes to dedicated City account for future construction.
4. Provides significant additional fire equipment as determined by the Fire Department.
5. Provides for a police substation (subject to City approval).
6. Provides for a building site for a new facility.

If this project provides benefit(s) that apply to public safety enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police. The project and its future residents will also provide additional revenue from increased property tax assessment and sales tax revenue which will assist in funding police operations.**

**J. School Enhancements.** Does the project enhance schools or their operations within the community? The following are accepted ways to enhance schools within the community which may be determined to be a benefit to the City of Redlands.

1. Senior citizen development adds revenue but no impact.
2. Provides day care and after school program(s).
3. Project is close to schools serving the project.
4. Contributes equipment or other enhancements to existing day care and after school programs.
5. Assist schools with land or financing (such as Mello Roos).

If this project provides benefit(s) that apply to schools, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project will pay State established School Fees that will assist in funding school facilities.**

**K. Traffic.** Does the project reduce traffic, enhance systems to improve traffic conditions or otherwise improve traffic within the community? The following are accepted ways to improve traffic within the community which may be determined to be a benefit to the City of Redlands.

1. Provide financial mitigation which helps alleviate parking problems in town i.e. by contributing to the parking district.
2. Incorporate “traffic calming” elements into the design of the circulation system.
3. Support for alternative forms of public transportation or public transportation facilities.
4. Add biking and pedestrian access to off campus intellectual or entertainment resources.
5. Have a unique method of product/inventory delivery.

If this project provides benefit(s) that apply to traffic, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The proposed project is projected to generate approximately three hundred eighty one (381) trip-ends per day, with thirty one (31) A.M. peak hour trips and forty (40) P.M. peak hour trips. A Traffic Impact Analysis was prepared by Kunzman and Associates, dated June 30, 2015. The report indicates that current traffic levels of service at study intersections will remain the same or improve with the project, as long as the mitigation measures are implemented with the project approval. Staff has conditioned this project to mitigate all traffic impacts to a level of less than significant. All streets within the project area will be dedicated and improved to ultimate right-of-way widths that can safely accommodate the increase in vehicle trips generated by the project. Off-site improvements have been or will be installed in accordance with Redlands General Plan Circulation Element for neighboring streets. The project will also pay Development Impact Fees established by the City as a fair share contribution toward the development’s impacts on the local street system.**

**L. Wastewater System Enhancements.** Does the project enhance the wastewater system within the community? The following are accepted ways to improve the wastewater system within the community which may be determined to be a benefit to the City of Redlands.

1. Provide a dual system to use potable and non-potable water.
2. Provide financial contributions to tertiary facilities at the Wastewater Treatment Plant.
3. Improve water quality.

If this project provides benefit(s) that apply to the wastewater system, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project includes a request for annexation into the City of Redlands to facilitate connection to City provided water and sewer treatment, a General Plan Amendment to amend the General Plan designation from Rural Living to Very Low Density Residential, a zone change to pre-zone the area R-E (Residential Estate) District and a single family subdivision. The project will be required to construct standard public infrastructure. The project does not contain any enhancements to the wastewater system but the project applicant will pay their fair share of development impact fees for wastewater systems. The project has been designed with storm water basins to manage on-site drainage and allow the percolation of storm water.**

**M. Miscellaneous Preservation or Enhancements.** Does the project enhance or preserve elements within the community?

If this project provides benefit(s) that apply to enhancement or preservation of elements that are important to the City, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project does not provide any additional enhancements or preservation of elements within the community than previously identified.**

## **SOCIAL FACTORS POTENTIALLY AFFECTED:**

This project may create unmitigable physical blight or overburden public services for those social factors checked below within the "Potentially Significant," "Potentially Significant Unless Mitigation" or "Less Than Significant" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Agricultural/Citrus Removal	<input checked="" type="checkbox"/> Police Services	<input type="checkbox"/> Recreational Programs
<input checked="" type="checkbox"/> Wildlife/Habitat	<input type="checkbox"/> Downtown Impacts	<input checked="" type="checkbox"/> Land Use Compatibility
<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Residential Design	<input type="checkbox"/> Schools
<input checked="" type="checkbox"/> Fire Services	<input checked="" type="checkbox"/> Cultural Facilities	
<input checked="" type="checkbox"/> Paramedic Services	<input type="checkbox"/> Park Facilities	

## **DETERMINATION**

On the basis of this initial evaluation:

- ☐ I find that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.
- ☒ I find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant.
- ☐ I find that the proposed project may create unmitigable physical blight or overburden public services in the community, and additional information or evaluation is needed in the following areas:
- ☐ I find that the proposed project has already been evaluated for socio-economic impacts and the prior evaluation adequately evaluated this project.

Signed:

\_\_\_\_\_  
Loralee Farris  
Principal Planner  
City of Redlands  
September 29, 2016

## EVALUATION OF SOCIAL FACTORS

Explanations of all "Potentially Significant," "Potentially Significant Unless Mitigation Incorporated," "Less Than Significant Impact," and "No Impact" answers are provided on the attached sheets.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 1. **AGRICULTURAL/CITRUS REMOVAL.** Would the proposal:

a) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?            ✓ →           

b) Remove active citrus groves from production?            ✓ →           

### **Agricultural/Citrus Removal**

1.a,b) Historic aerial photographs show orchard rows in this area at least as far back as 1938. Farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). These maps utilize data from the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) soil survey and land use information to inventory agricultural resources. The City contains approximately 1,357 acres of land classified by the FMMP as Prime, Statewide or Local Important, or Unique Farmland, with another 1,837.1 acres located within the City's Sphere of Influence. The FMMP designates the entire site as "Prime Farmland". The approximately 18.54 acre project site is identified by the California Department of Conservation as Prime Farmland. The proposed project will convert this Prime Farmland to non-farmland use. The project site is currently zoned for residential use, under the Rural Living (RL) 5-Acre Minimum District in the County of San Bernardino and within the Rural Living residential designation of the City of Redlands General Plan. The project includes both a General Plan Amendment to amend the designation to Very Low Density Residential (VLDR) and Zone Change to pre-zone 18.54 acres to R-E (Residential Estate). Further, the area around the project site has changed over time from agricultural to residential uses. Increasing prices of land, higher water and labor costs, competition from other parts of the state, increased environmental

regulations, and the expansion of urbanization have all worked together to put considerable pressure on farming as an economically viable use within the area. The project site is bounded on three sides by residential development and the existing agricultural use represents a fragmented portion of citrus groves, non-contiguous with the citrus orchards located further east in the unincorporated area of Crafton. A minor arterial roadway exists at the west boundary of the project site and minor arterial at the north boundary of the project site. Thus, this parcel should be considered a small island of agricultural land that does not have long-term viability regardless of the current development proposal. Based on these constraints, **Mitigation Measure AGR-1** is adequate to offset the removal of this parcel of land from agricultural productivity:

**AGR-1** The project developer will fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 19 acre area of the project site, a total of 9.5 acres of prime agricultural land or conservation easements over 9.5 acres of prime agricultural land shall be acquired and permanently protected. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization prior to issuance of a grading permit, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The project developer shall submit verification to the City of Redlands Development Services Department that the acquisition of farmland has been completed. A receipt from the farmland conservation agency will serve as adequate verification. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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## 2. **WILDLIFE/HABITAT/OPEN SPACE PRESERVATION.** Would the proposal:

Issues and Supporting Information Sources:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Eliminate or have negative impact upon wildlife corridors?	—	✓	→	—
b) Tend to urbanize open space impacting preservation and conservation of natural resources?	—	✓	→	—
c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?	—	—	—	✓
d) Eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas?	—	✓	→	—

### **Wildlife/Habitat/Open Space Preservation**

- 2.a) The project site is located on the east side Wabash Avenue and on the south side of Citrus Avenue, both minor arterials, and on the north side of Highland Avenue, a collector street, as identified in the City of Redlands General Plan. ECORP Consulting, Inc. completed a project-specific “General Biological Reconnaissance Survey” May 13, 2016, which revealed no special status plant or wildlife species within the project site, with no potential for special status plant or wildlife species to occur due to the disturbed, agricultural nature of the project site and lack of suitable habitat. Wildlife species observed or detected on the Project site were mostly natives typical of the surrounding semi-arid communities, as well as some species associated with urban development. Additionally, the project site is not within designated critical habitat for any listed plant or wildlife species and is not located within any sensitive plant communities. The habitat assessment did not identify



signs of San Bernardino kangaroo rat or Primary Constituent Elements (PCE) required to support this species; therefore, focused surveys for San Bernardino kangaroo rat are not required. Additionally, the habitat assessment did not identify signs of burrowing owl, but burrows suitable to support this species were observed within the project site; therefore, pre-construction burrowing owl surveys are required. In addition, no bird or raptor nests and breeding behavior was observed during the survey. However, native and non-native trees surrounding the perimeter of the Project site have potential to facilitate nesting raptors, but no existing nests or roosts were observed during the original survey. With implementation of **Mitigation Measure BIO-1**, the project will have a less than significant impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

**BIO-1** Burrowing owl and nesting bird pre-construction clearance surveys shall be conducted prior to project implementation. The first survey shall be conducted 14-30 days prior to the commencement of ground disturbing activities and the second survey shall be conducted within three (3) days of ground disturbing activities. If no active avian nests and no burrowing owls are found during the clearance surveys, no additional mitigation will be required.

If an active burrowing owl or other avian nest is discovered during the pre-construction clearance survey, construction activities shall be redirected around the nest. As determined by the City, a qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City of Redlands for review and approval prior to reinitiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

If burrowing owls are observed, the area shall be flagged, and a no-work buffer of 500 feet shall be established by the project biologist in

consultation with the California Department of Fish and Wildlife (CDFW). The no-work buffer shall be clearly delineated by the biologist and monitored to ensure avoidance until consultation with the CDFW and applicant results in a plan to avoid or relocate the burrowing owl(s). A monitoring report shall be prepared and submitted to the City, and written authorization by the CDFW shall be received before construction may proceed within the no-work buffer.

- 2.b) The project site is abuts single family residential development to the north, south, and west, and vacant, unimproved properties, where citrus groves have since been removed, to the east. The project would not urbanize planned open space as designated on the General Plan Land Use Map. A General Plan Amendment proposed to designate the project site as Very Low Density Residential and the proposed project meets the density set forth by this designation.
- 2.c) The project will not interfere with the use of recognized trails used by joggers, hikers, equestrians or bicyclists, as there are no recognized trails traversing the project site. The project will construct off-site improvements, including sidewalk, which will provide additional connectivity for pedestrian circulation within the area.
- 2.d) See 2 (a), above.

Issues and Supporting Information Sources:

### 3. **TRAFFIC.** Would the proposal:

- a) Result in increased vehicle trips or congestion?
- b.) Create additional traffic so as to be in conflict with the policies of the General Plan?
- c.) Does traffic impact livability of a residential neighborhood on streets which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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—	✓	→	—
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—	✓	→	—
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Issues and Supporting Information Sources:

increased traffic?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
_____	_____	_____	_____✓

d.) Create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?

_____	_____	_____✓	_____
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### **Traffic Impacts.**

3.a,b) A *Traffic Impact Analysis* was prepared by *Kunzman and Associates*, dated June 30, 2015 to analyze potential traffic impacts on the site.

### **Background Information**

The analysis of traffic impacts from the proposed development and assessment of the required mitigation measures were based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following analysis years are considered in this report:

- Existing Conditions
- Existing Plus Project Traffic
- Opening Year (2017) Without Project Traffic
- Opening Year (2017) With Project Traffic
- Horizon Year (2035) Without Project Traffic
- Horizon Year (2035) With Project Traffic

The project consists of an annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to pre-zone the property area as R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. The project's site design includes access to the site from Highland Avenue and Citrus Avenue. Regional access to the project site is provided by the I-10 Freeway and the I-210 Freeway. Local access is provided by various roadways in the vicinity of the site. The east-west roadways which will be affected by the project include Highland Avenue and Citrus Avenue. The north-south roadway which will be most affected includes Wabash Avenue. The General Plan

refers to Wabash Avenue as a Major Arterial, Citrus Avenue as a Minor Arterial and Highland Avenue as a residential collector.

## Project Trip Generation and Distribution

The *Traffic Impact Analysis* provides detailed information regarding the number of trips the project will generate per day and during peak hours and also provides assumptions regarding project trip distribution. In summary, the project is forecast to generate a net total of approximately 381 Daily Vehicle Trips, with 31 AM peak hour trips and 40 PM peak hour trips. The assumptions and methods used to estimate the Project's trip generation characteristics are discussed in detail in Section III.B of the *Traffic Impact Analysis*. It is assumed that the Project will be constructed and at full occupancy by 2017. Trips generated by the Project's proposed land use has been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) and published in their most current edition of the Trip Generation manual, 9<sup>th</sup> Edition, 2012. Table XVI-1, below, (Table 2 in the *Traffic Impact Analysis*), illustrates the calculated project trip generation rates and the project trip generation summary.

**TABLE XVI-1**  
**Project Trip Generation**

Land Use	Quantity	Units <sup>2</sup>	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
<u>Trip Generation Rates</u>									
Single-Family Detached Residential		DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
<u>Trips Generated</u>									
Single-Family Detached Residential	40	DU	8	23	31	25	15	40	381

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

## Study Area Existing Level of Service Conditions

The *Traffic Impact Analysis* provides the detailed information regarding the Existing Level of Service Conditions for the affected circulation system components (study area). Table XVI-2 (Table 1 in the *Traffic Impact Analysis*), shows the Existing Intersection Delay and Level of Service for intersections in the vicinity of the proposed project, as analyzed in the Kunzman study.

**TABLE XVI-1**

**Existing Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>2</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	19.6-C	11.2-B
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.2-B	11.3-B

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

The intersection analysis results calculated in the *Traffic Impact Analysis* summarized in the table above, indicate that the intersections of Wabash Avenue and Citrus Avenue and Wabash Avenue and Highland Avenue currently operate at acceptable levels in the AM and PM peak hour.

The following unsignalized intersections warrant a traffic signal under Existing traffic conditions.

- Wabash Avenue and Citrus Avenue

## Forecast Future Traffic Volumes and Circulation System Impacts

*Traffic Impact Analysis* provides the detailed information regarding future traffic volumes on the intersections of interest to the proposed project (study area). As described within Section I.C. of the *Traffic Impact Analysis*, the Year 2035 average daily traffic volume forecasts with the project are developed using a growth increment process based on volumes predicted by the San Bernardino Transportation Analysis Model traffic model Year 2008 and Year 2035 traffic models. The growth increment for Year 2035 on each roadway segment is the increase in San Bernardino Transportation Analysis Model traffic model volumes from existing Year 2015 to Year 2035. The final Year 2035 roadway segment volume used for analysis purposes is then determined by adding the Year 2035 growth increment volume to the existing counted volume.

### Existing Plus Project

The Existing Plus Project delay and Level of Service for the study area roadway network are shown on Table XVI-3 (Table 3 in the *Traffic Impact Analysis*).

**TABLE XVI-3**

**Existing Plus Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	20.5-C	11.5-B
- Without Improvements		<u>TS</u>	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.1-B	10.0-A
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.3-B	11.5-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	<u>CSS</u>	<u>0.5</u>	0	<u>0.5</u>	0	0	0	0	0.5	0.5	0.5	0.5	0	12.4-B	10.0-A
Highland Avenue (EW) - #4	Redlands	<u>CSS</u>	0	0	0	<u>0.5</u>	0	<u>0.5</u>	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

Based on the data above, there is not a significant cumulative impact on the study area intersections, in Existing Plus Project conditions. The Level of Service would decrease with improvements at Wabash Avenue and Citrus Avenue during both AM and PM peak hours. All other intersections in the area of study would operate at acceptable levels.

#### Opening Year (2017) Without and With Project

By 2017, the *Traffic Impact Analysis* assumes improvements to be in place at the intersection of Wabash Avenue and Citrus Avenue. Additionally, new driveways added by the project are assumed to be developed. The Opening Year (2017) Without Project delay and Level of Service for the study area roadway network are shown on Table XVI-4 (Table 4 in the *Traffic Impact Analysis*) and With Project delay and Level of Service for the study area roadway network are shown on Table XVI-5 (Table 5 in the *Traffic Impact Analysis*).

**TABLE XVI-4**

**Opening Year (2017) Without Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	21.7-C	11.6-B
- Without Improvements		<u>TS</u>	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.2-B	10.0-B
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.5-B	11.5-B

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

**TABLE XVI-5**

**Opening Year (2017) With Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	22.9-C	11.9-B
- Without Improvements		<u>TS</u>	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.2-B	10.1-B
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.6-B	11.7-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	<u>CSS</u>	<u>0.5</u>	0	<u>0.5</u>	0	0	0	0	0.5	0.5	0.5	0.5	0	12.6-B	10.1-B
Highland Avenue (EW) - #4	Redlands	<u>CSS</u>	0	0	0	<u>0.5</u>	0	<u>0.5</u>	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Based on the data above, the addition of Project traffic is not anticipated to result in causing any intersections to operate at an unacceptable LOS, as compared to those identified previously for Opening Year (2017) Without Project traffic Conditions. As shown on Table XVI-5, the study area intersections are anticipated to operate at

acceptable levels of service under Opening Year (2018) Without Project and With Project. The construction of improvements, including a traffic signal at the intersection of Citrus Avenue and Highland Avenue, which is identified as an improvement included within the 2011 San Bernardino Associated Governments (SANBAG) Development Mitigation Nexus Study, would further decrease the Level of Service at the intersection of Wabash Avenue and Citrus Avenue.

### Year 2035 Without and With Project

The Year 2035 delay and LOS for the study area roadway network without the proposed project are shown on Table XVI-6 (Table 6 in the *Traffic Impact Analysis*). This table shows delay values based on the geometrics at the study area intersections, without improvements and Table XVI-7 (Table 7 in the *Traffic Impact Analysis*) shows delay values based on the geometrics at the study area intersections, with improvements.

**TABLE XVI-6**

**Year 2035 Without Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands															
- Without Improvements		AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	24.2-C	13.7-B
- With Improvements		<u>TS</u>	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	9.1-A	9.1-A
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.7-B	12.0-B

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal



**TABLE XVI-7**

**Year 2035 With Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	25.0-D	14.1-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	9.1-A	9.1-A
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.8-B	12.3-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	CSS	0.5	0	0.5	0	0	0	0	0.5	0.5	0.5	0.5	0	12.8-B	10.1-B
Highland Avenue (EW) - #4	Redlands	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Based on the data above, the addition of Project traffic in the Horizon Year would cause the Intersection of Wabash Avenue and Citrus Avenue to operate at an unacceptable level, without improvements. However, with the implementation of project improvements, including a traffic signal at Wabash Avenue and Citrus Avenue, which is identified as an improvement included within the 2011 San Bernardino Associated Governments (SANBAG) Development Mitigation Nexus Study, all intersections will operate at acceptable levels.

## Mitigation Measures

To reduce all potential impacts to a level of less than significant, identified for Year 2035 traffic conditions, several mitigation measures are required.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect to function in a coordinated system.

**TRA-1** On-site site improvements and improvements adjacent to the site are required in conjunction with the proposed development to ensure adequate circulation within the project itself. The necessary off-site improvement recommendations shall be implemented as described in the Traffic Impact Analysis.

- TRA-2** Construct Wabash Avenue from Citrus Avenue to Highland Avenue at its ultimate half- section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRA-3** Construct Citrus Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRA-4** Construct Highland Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRA-5** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
- TRA-6** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Redlands sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
- TRA-7** The project should contribute towards the cost of necessary study area improvements on a fair share or “pro-rata” basis
- TRA-8** As is the case for any roadway design, the City of Redlands should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.
- TRA-9** Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

With implementation of the above mitigation measures the proposed project's impacts on the area circulation system can be reduced to a less than significant impact level.

- 3.c) The project abuts minor arterial streets to the north and east, and a collector street to the south. The project includes a General Plan Amendment to change the designation of the property from Rural Living to Very Low Density Residential and the project complies with the density set forth in this designation. The project site will be accessed from Highland Avenue and Citrus Street. With on- and off-site improvements both implemented through design and required by mitigation measures, the traffic impact will be mitigated to a less than significant level.
- 3.d) See 3(a) and (b) above.

Issues and Supporting Information Sources:

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**4. FIRE AND PARAMEDIC SERVICES.** Will the proposal result in:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?   | — | — | ✓ | — |
| b) An increase in response time for essential fire or paramedic services to the remainder of the community? | — | — | ✓ | — |
| c) The need for additional fire or paramedic facilities or equipment?                                       | — | — | ✓ | — |

**Fire and paramedic services.**

- 4.a) The project site is not located in an area identified as a high fire danger area according to Figure 15.1 of the MEA/EIR. Any future dwellings constructed on the subdivided lots will be required to be equipped with fire sprinklers. As such, no significant impact is anticipated. No mitigation is required.
- 4.b) The project includes the future construction of forty (40) single family residences.

Upon annexation, the City of Redlands Fire Department will provide fire and emergency medical services to the Project. The Fire Department consists of approximately fifty five (55) total sworn personnel, including eighteen (18) firefighter/paramedics and thirty seven (37) firefighter/EMTs and covers an area of thirty seven (37) square miles. At project buildout, city-wide level of service is expected to be 0.76 firefighters per 1,000 residents. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs. Station No. 261 is in the closest proximity to the project site and services are financed through the General Fund. The new city services required by this project would be able to be supported by the City of Redlands Fire Department and will not have a not have a significant impact on fire or paramedic services to the remainder of the community.

- 4.c) Present capabilities of the Fire Department will not be impacted with development of the project. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including fire stations. These additional revenues to the City, as well as the revenue from increased property tax assessment generated from the future subdivision, will assist in funding fire operations for the area.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**5. POLICE SERVICES.** Would the proposal result in:

- |  |     |     |   |     |
|--|-----|-----|---|-----|
| a) Requiring police services that are beyond the current capabilities of the Police Department?  | ___ | ___ | ✓ | ___ |
| b) An increase in response time for essential police services to the remainder of the community? | ___ | ___ | ✓ | ___ |
| c) The need for additional police facilities or equipment?                                       | ___ | ___ | ✓ | ___ |
| d) Increase in crime as a result of the type of business?  | ___ | ___ | ✓ | ___ |

## **Police Services.**

5.a-d) After annexation, the City of Redlands Police Department will provide services to the project site. The Redlands Police Department personnel is made up of approximately 100 volunteers, 80 sworn officers and 58 full and part-time civilians, resulting in a service level of 1.12 officers per 1,000 residents. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The project will pay Development Impact Fees, which have been established by the City to fund public facilities, including police. The project and its future residents will also provide additional revenue to the City resulting from increased property tax assessment revenue, which will assist in funding police operations. Additionally, the project will be required to provide and implement a site security plan during grading and construction to ensure that impacts from construction site theft are kept at a less than significant level.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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## **6. DOWNTOWN IMPACTS.** Would the proposal result in:

- |  |   |   |   |   |
|--|---|---|---|---|
| a) A reduction of the number or types of businesses located in the downtown?           | — | — | — | ✓ |
| b) An unfair or unreasonable competitive disadvantage to existing businesses downtown? | — | — | — | ✓ |
| c) Creation of vacant buildings and the potential for blight?                          | — | — | — | ✓ |
| d) Cause an unreasonable increase in traffic downtown?                                 | — | — | — | ✓ |
| e) Economic and social effects of businesses competing with downtown businesses?       | — | — | — | ✓ |

## **Downtown Impacts.**

- 6.a-e) The proposed project includes a residential development within the northern portion of the City and does not have the potential to negative impact the Downtown Business District. The future residents of this subdivision may patronize the downtown area and provide an additional source of revenue to the Downtown Business District.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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## **7. RESIDENTIAL DESIGN. Would the proposal:**

- |  |   |   |   |   |
|--|---|---|---|---|
| a) Conflict with existing codes and or standards?                                  | — | — | — | ✓ |
| b) Meet minimum point standards of the Residential Development Allocation process? | — | — | ✓ | — |

## **Residential Design.**

- 7.a) In addition to a request for annexation, the project includes a request for a General Plan Amendment to amend the General Plan designation from Rural Living to Very Low Density Residential, and a Zone Change request to pre-zone the property as R-E (Residential Estate) District. The design of the project will comply with all applicable codes and standards for this General Plan designation and zoning district, including those for density, minimum lot size, lot dimensions, and circulation.
- 7.b) Pursuant to Section 19.08.060 and 19.08.070 of the Redlands Municipal Code, developments constructing more than five dwelling units requires approval of a Residential Development Allocation, prior to the issuance of building permits to construct residences. Pursuant to Section 19.16.010, prior to submittal of a Residential Development Allocation application, a project must be environmentally assessed and tentative approved by the Planning Commission and City Council. As such, a Residential Development Allocation application has not been submitted at this time.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**8. CULTURAL FACILITIES.** Would the proposal result in:

- |  |   |   |   |   |
|--|---|---|---|---|
| a) Impacts to an historic residential structure, neighborhood, or district?  | — | — | — | ✓ |
| b) Impacts to an historic commercial structure or district?  | — | — | — | ✓ |
| c) Impacts to cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc? | — | — | — | ✓ |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values?                                 | — | — | — | ✓ |
| e) Potential to disturb existing religious facilities  | — | — | — | ✓ |
| f) Impact or restrict religious or sacred uses   | — | — | — | ✓ |

**Cultural Facilities.**

- 8.a-b) A Cultural Resources Investigation, dated July, 2016, has been prepared by ECORP Consulting, Inc. for the project. The property is noted as a historic-period agricultural site, however, the investigation notes that the trees on site are modern, indicating that the original citrus trees have been replaced. There are no historic residential or commercial structures on the project site, nor is the project site located within a historic neighborhood or district.
- 8.c) The project will result in the future construction of forty (40) single family residential homes and would not impact cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc. The development will provide revenue to the City through increased property tax assessment generated

by the future homes which may assist in the operation of some cultural facilities. Thus, the project will not have an adverse impact to cultural facilities.

8.d) No part of this project has the potential to affect unique ethnic cultural values.

8.e-f) No religious facilities are located within or adjacent to the project site. The project will not result in impacts to existing religious facilities or restrict religious uses. Through AB52 Tribal Notification and Consultation, mitigation measures have been implemented into the Initial Study to reduce the potential impact to a less than significant level. These include:

**CUL-7**

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Redlands Development Services Department with evidence of same.

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
- b) A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation.
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the



disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default.

- d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Redlands Development Services Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

#### CUL-8

The Project applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians). The applicant shall coordinate with these Tribes to develop a Tribal Monitoring Agreement. The tribes must agree upon a coordinated monitoring schedule and the applicant shall submit the agreement to the City of Redlands Development Services Department prior to any clearing and grubbing of the property and prior to the issuance of a Grading Permit.

Issues and Supporting Information Sources:

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated
Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact

#### 9. PARK FACILITIES AND RECREATIONAL PROGRAMS. Will the proposal result in:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Increases in use or demand for park facilities or programs to include manpower, facilities or equipment? | — | — | — | ✓ |
| b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan?  | — | — | — | ✓ |

#### Park Facilities and Recreational Programs.

- 9.a,b) The proposed project includes a request for annexation into the City of Redlands, a General Plan Amendment to amend the General Plan designation of the property

from Rural Living to Very Low Density Residential, a Zone Change request to pre-zone the property R-E (Residential Estate) District, and the subdivision of 18.54 acres into forty (40) residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size, and two (2) lettered lots for landscaping and storm water basins. The project will not adversely affect existing or planned recreational facilities nor create a significant new demand for additional recreational facilities. The project is projected to accommodate an estimated 112 additional residents to the City of Redlands. The City's Quality of Life Department maintains fourteen (14) established parks, which comprise over 143 acres of land. When compared with the General Plan requirement for one acre of City of Redlands parkland per one thousand residents, the City's park area will continue to greatly exceed this requirement, even with the addition of approximately 112 new residents. The project will also generate additional revenue to the City with increased property tax assessment, which will assist in funding park facilities and services.

Issues and Supporting Information Sources:

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	Less Than Significant Impact	No Impact
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**10. LAND USE COMPATIBILITY.** Would the proposal result in:

a) Land uses that are not compatible or consistent with the General Plan?	—	—	✓	—
b) Economic impacts on businesses and small property owners from a project	—	—	✓	—
c) Physical separation or division of an existing community	—	—	—	✓
d) Loss of jobs for the community?	—	—	—	✓
e) Overcrowding of housing?	—	—	—	✓

**Land Use Compatibility.**

- 10.a) The project is requesting a General Plan Amendment to amend the General Plan designation from Rural Living to Very Low Density Residential. The proposed project would be consistent with the density prescribed by the Very Low Density Residential General Plan designation.

- 10.b) The project includes a request for annexation, a General Plan Amendment to amend the General Plan designation from Rural Living to Very Low Density Residential, a Zone Change to pre-zone the property to R-E (Residential Estate) District, and a single family subdivision for forty (40) residential lots. The project site abuts existing residential development to the north, south, and west. The proposed plans include residential lots that range in size from 14,044 square feet to 18,541 square feet. In comparison, the abutting lots to the west range from 5,600 to 11,900 square feet in size, and to the north from 15,000 to 30,000 square feet in size. The residential development to the south includes an approved and partially constructed multi-family senior housing complex with a Low Medium Density Residential General Plan designation. As such, the design of the project includes lot sizes consistent with adjacent residential development, which are not likely to have any significant economic impact on businesses or small property owners.
- 10.c) The project site is surrounded by existing residential neighborhoods to the north, south, and west. As indicated above, the project has been designed to be compatible with the surrounding developments and in no way will physically divide or separate the existing community.
- 10.d) The grading or eventual construction project will create jobs, ultimately not resulting in the loss of jobs to the community.
- 10.e) No part of this project has the potential to result in overcrowding of the current housing stock within the City.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**11. SCHOOLS.** Would the proposal result in:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Creating an overcapacity in schools?   | — | — | — | ✓ |
| b) The need for additional school facilities or equipment ?                                       | — | — | — | ✓ |
| c) Land uses not consistent with or compatible with existing educational facilities in community? | — | — | — | ✓ |

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Social or academic impacts on students resulting from school closures.

—	—	—	✓
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**Schools.**

11.a-d) The project will eventually create additional students within the forty (40) residential homes that could be built on the site. Any potential direct impacts attributable to the Redlands Unified School District resulting from this project will be offset through the payment of state established school fees assessed at the time of building permit issuance.

**TABLE 1**  
**CITY OF REDLANDS : MODEL**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS**

LAND USE	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026	TOTAL
<b>RESIDENTIAL UNITS</b>											
RURAL LIVING (0.2 - 0.4 du/acre)	0	0	0	0	0	0	0	0	0	0	0
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	11	16	13	0	0	0	0	0	0	40
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
HIGH DENSITY (0 - 27.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
TOTAL, RESIDENTIAL UNITS	0	11	16	13	0	0	0	0	0	0	40
CUMULATIVE, RESIDENTIAL UNITS	0	11	27	40	40	40	40	40	40	40	NA
<b>PROJECT RESIDENTS /1</b>											
RURAL LIVING (0.4 - 0.2 du/acre)	0	0	0	0	0	0	0	0	0	0	0
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	31	45	36	0	0	0	0	0	0	112
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
HIGH DENSITY (0 - 27 du/acre)	0	0	0	0	0	0	0	0	0	0	0
TOTAL, PROJECT RESIDENTS	0	31	45	36	0	0	0	0	0	0	112
CUMULATIVE, PROJECT RESIDENTS	0	31	76	112	112	112	112	112	112	112	NA
<b>CUMULATIVE PROJECT ACREAGE /2</b>											
RURAL LIVING (0.4 - 0.2 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0.00	5.09	12.50	18.52	18.52	18.52	18.52	18.52	18.52	18.52	NA
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
HIGH DENSITY (0 - 27 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
CUMULATIVE, PROJECT ACREAGE	0.00	5.09	12.50	18.52	18.52	18.52	18.52	18.52	18.52	18.52	NA
<b>LAND NON-RESIDENTIAL ACRES, ANNUAL /3</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL	0.0	0	0	0	0	0	0	0	0	0	0.0
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0.0
ANNUAL TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>LAND NON-RESIDENTIAL ACRES, CUMULATIVE</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
<b>LAND NON-RESIDENTIAL EDU'S, CUMULATIVE /4</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL EDU'S	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
<b>BUILDING NON-RESIDENTIAL SQ.FT., ANNUAL</b>											
RETAIL	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	0
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0
ANNUAL TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0
<b>BUILDING NON-RESIDENTIAL SQ.FT., CUMULATIVE</b>											
RETAIL	0	0	0	0	0	0	0	0	0	0	NA
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	NA
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

NOTES:

1. Average number of residents per Dwelling Unit ("DU") provided by the California Department of Finance.  
Residents per DU = 2,801 OTHER

2. Assumes residential acreage per unit of the following:

Rural Living (less than 0.2 - 0.4 du/acre)	NA
Very-Low-Density Residential (0 - 2.7 du/acre)	0.46
Low-Density Residential (0 - 6.0 du/acre)	NA
Low-Medium-Density Residential (0 - 8.0 du/acre)	NA
Medium-Density Residential (0 - 15.0 du/acre)	NA
High Density (0 - 27.0 du/acre)	NA

DEVELOPER

3. Assumes average non-residential site coverage of the following (based on the General Plan):

Retail	0.0%
Industrial	0.0%
Other Non-Residential	0.0%

DEVELOPER

4. Assumes non-residential equivalent dwelling units of the following:

EDUs per acre = 9.0 OTHER

GENERAL PLAN BUILDOUT	PROJ. Sq. Ft.*	F.A.R.*	Projected Acreage
RETAIL	8,646,200	0.30	661.63
INDUSTRIAL	10,048,400	0.40	576.70
OTHER NON-RESIDENTIAL	21,641,990	0.45	1,104.07
	40,336,590		2,342.40

\*As disclosed in the General Plan

Typical Home Size: 1,900 OTHER  
Estimated Equivalency: 9.06

**TABLE 2**  
**CITY OF REDLANDS : MODEL**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS**

ASSESSED VALUATION ASSUMPTIONS		SECURED PROPERTY TAX ASSUMPTIONS	
RESIDENTIAL		NET APPORTIONMENT FACTORS AS A FRACTION OF 1.0% TAX RATE	
RURAL LIVING ASSESSED VALUE	\$0	DEVELOPER	PROPERTY TAXES PASSED THROUGH TO CITY /1 20.00% CITY
VERY-LOW-DENSITY ASSESSED VALUE	\$800,000		
LOW-DENSITY ASSESSED VALUE	\$0		
LOW-MEDIUM-DENSITY ASSESSED VALUE	\$0		
MEDIUM-DENSITY ASSESSED VALUE	\$0		
HIGH DENSITY ASSESSED VALUE	\$0		
NON-RESIDENTIAL		1. Based on amount disclosed in the adopted 1998-99 budget.	
RETAIL ASSESSED VALUE	\$0.00	UNSECURED PROPERTY TAX ASSUMPTIONS	
INDUSTRIAL ASSESSED VALUE	\$0.00	RESIDENTIAL:	UNSECURED TAXES AS A % OF SECURED 2.75% CITY
OTHER NON-RESIDENTIAL ASSESSED VALUE	N/A	NON-RESIDENTIAL:	UNSECURED TAXES AS A % OF SECURED 10.00% CITY

FISCAL YEAR	((\$ x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026
<b>SECURED ASSESSED VALUE CALCULATION:</b>												
<u>ANNUAL ASSESSED VALUES (YEARLY INCREASE)</u>												
RESIDENTIAL												
RURAL LIVING			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VERY-LOW-DENSITY RESIDENTIAL			\$0	\$8,800	\$12,800	\$10,400	\$0	\$0	\$0	\$0	\$0	\$0
LOW-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LOW-MEDIUM-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MEDIUM-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>HIGH DENSITY RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL RESIDENTIAL			\$0	\$8,800	\$12,800	\$10,400	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL												
RETAIL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>OTHER NON-RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL YEARLY VALUATION INCREASE:			\$0	\$8,800	\$12,800	\$10,400	\$0	\$0	\$0	\$0	\$0	\$0
<u>CUMULATIVE ASSESSED VALUES</u>												
RESIDENTIAL												
RURAL LIVING			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VERY-LOW-DENSITY RESIDENTIAL			\$0	\$8,800	\$21,600	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
LOW-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LOW-MEDIUM-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MEDIUM-DENSITY RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>HIGH DENSITY RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL RESIDENTIAL			\$0	\$8,800	\$21,600	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
NON-RESIDENTIAL												
RETAIL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>OTHER NON-RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CUMULATIVE ASSESSED VALUE			\$0	\$8,800	\$21,600	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
<b>SECURED PROPERTY TAX REVENUE CALCULATION:</b>												
CITY OF REDLANDS												
RESIDENTIAL			\$0	\$18	\$43	\$64	\$64	\$64	\$64	\$64	\$64	\$64
<u>NON-RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL SECURED TAX REVENUES TO CITY			\$0	\$18	\$43	\$64	\$64	\$64	\$64	\$64	\$64	\$64
<b>UNSECURED PROPERTY TAX REVENUE CALCULATION:</b>												
CITY OF REDLANDS												
RESIDENTIAL			\$0	\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
<u>NON-RESIDENTIAL</u>			<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL UNSECURED TAX REVENUES TO CITY			\$0	\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL PROPERTY TAXES TO CITY			\$0	\$18	\$44	\$66	\$66	\$66	\$66	\$66	\$66	\$66

TABLE 3  
CITY OF REDLANDS : MODEL  
LAND USE SUMMARY:  
FISCAL IMPACT ANALYSIS

RESIDENTIAL INDIRECT SALES TAX GENERATION ASSUMPTIONS		BUSINESS DIRECT SALES & USE TAX GENERATION ASSUMPTIONS		PROPERTY TRANSFER TAX ASSUMPTIONS	
AVERAGE HOUSEHOLD INCOME ASSUMPTIONS:		SALES TAXES PASSED THROUGH TO CITY, APPLIED TO COSTS: /1		RESIDENTIAL PROPERTY TURNOVER RATE	
WEIGHTED AVERAGE RESIDENTIAL PRICE	\$800,000	MEASURE 'Y' TAXES PASSED THROUGH TO TRANSIT AUTHORITY	1.00% CITY	BUS & COM PROPERTY TURNOVER RATE	10.00% CITY
AVERAGE RESIDENTIAL MORTGAGE (20% DOWN)	\$640,000	LOCAL TRANSPORTATION SALES TAXES	0.00%	TRANSFER TAX AS A % OF RESALE DOLLAR	5.00%
ANNUAL MORTGAGE PAYMENTS @ 6.50% & 30 YEARS	\$48,543	DISPLACED EXISTING CITY SALES TAX	0.00%	PROPERTY TRANSFER TAX PASSED THROUGH TO CITY	0.11%
AVG. HOUSEHOLD INCOME (3:1 INCOME/PAYMENT RATIO):	\$145,628	PROJECT RETAIL TAXABLE SALES PER SQ. FT.:	33.33%		50.00%
RETAIL TAXABLE EXPENDITURE (% OF INCOME):	25.0%	RETAIL	\$0.00		
PROJECT RESIDENTS' PURCHASES OUTSIDE PROJECT	50.0%	INDUSTRIAL	\$0.00		
AND WITHIN INCORPORATED CITY:		OTHER NON-RESIDENTIAL	0		

1. Based on amount passed through to city in the adopted 1997-98 budget.

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
SALES & USE TAX REVENUE CALCULATION (CUMULATIVE):												
<u>INDIRECT SALES TAX GENERATION</u>												
RESIDENTIAL TAXABLE EXPENDITURES			\$0	\$400	\$983	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456
TOTAL TAXABLE PURCHASES WITHIN CITY			\$0	\$200	\$491	\$728	\$728	\$728	\$728	\$728	\$728	\$728
RESIDENTIAL SALES TAX GENERATION			\$0	\$2	\$5	\$7	\$7	\$7	\$7	\$7	\$7	\$7
<u>DIRECT SALES TAX GENERATION</u>												
RETAIL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER NON-RESIDENTIAL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB-TOTAL DIRECT TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: DISPLACED EXISTING CITY SALES TAX			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DIRECT TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DIRECT SALES TAX GENERATION			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT SALES & USE TAX REVENUES, APPLIED TO COSTS			\$0	\$2	\$5	\$7	\$7	\$7	\$7	\$7	\$7	\$7
RESIDENTIAL MEASURE 'Y' SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL MEASURE 'Y' SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT SALES & USE TAX REVENUES, FOR TRANSPORTATION			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TRANSFER TAX CALCULATION (CUMULATIVE):												
RESIDENTIAL PROPERTY TRANSFER TAXES			\$0.00	\$0.48	\$1.19	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76
NON-RESIDENTIAL PROPERTY TRANSFER TAXES			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL PROPERTY TRANSFER TAXES			\$0	\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

**TABLE 4**  
**CITY OF REDLANDS : MODEL**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS**

BUSINESS LICENSE FEE REVENUE		FRANCHISE FEES (PER CAPITA)				TRANSIENT OCCUPANCY TAX					
RESIDENTIAL	NA	TOTAL FRANCHISE		RESIDENTIAL	NON-RESIDENTIAL	NUMBER OF AVAILABLE HOTEL ROOMS					
NON-RESIDENTIAL				\$16.71	\$16.71	OCCUPANCY RATE					
BUSINESS LICENSE FEES ARE CHARGED AT A RATE EQUAL						AVERAGE BILLING RATE PER ROOM					
TO \$12 FOR THE FIRST \$5,000 IN GROSS SALES, PLUS \$3						% PASSED THROUGH TO CITY					
FOR EACH ADDITIONAL \$5,000 INCREMENT IN GROSS SALES.						AVERAGE YEARLY OCCUPANCY REVENUES TO CITY					

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026
<b>BUSINESS LICENSE FEE REVENUE</b>												
RESIDENTIAL												
RURAL LIVING			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VERY-LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
HIGH DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NON-RESIDENTIAL												
RETAIL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, BUSINESS LICENSE FEE REVENUE			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>FRANCHISE FEE REVENUE</b>												
RESIDENTIAL FRANCHISE FEES			\$0.000	\$0.515	\$1.264	\$1.872	\$1.872	\$1.872	\$1.872	\$1.872	\$1.872	\$1.872
NON-RESIDENTIAL FRANCHISE FEES			\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, FRANCHISE FEE REVENUE			\$0	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
<b>TRANSIENT OCCUPANCY TAX REVENUE</b>												
TOTAL, TRANSIENT OCCUPANCY TAX REVENUE			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.



**TABLE 5**  
**CITY OF REDLANDS : MODEL**  
**OTHER REVENUE AND REVENUE SUMMARY**  
**FISCAL IMPACT ANALYSIS**

OTHER GENERAL REVENUES (PER CAPITA METHOD) /1			INCOME FROM INVESTMENTS									
OTHER TAXES /2	\$10.86		EFFECTIVE INTEREST									2.50% OTHER
OTHER REVENUES	\$6.96											
COMMUNITY DEVELOPMENT	NA											
LIBRARY	NA											
POLICE DEPARTMENT	NA											
POLICE - ANIMAL CONTROL	NA											
POLICE - RECREATION	NA											
POLICE - SENIOR SERVICES	NA											
FIRE	NA											
PUBLIC WORKS	NA											
SUBTOTAL, OTHER REVENUES PER CAPITA:	\$17.83											

1. See Appendix for calculation of per capita multipliers. For items without values, a net cost technique is being employed.  
2. Other Taxes includes Public Safety Sales Tax.

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026
<b>PER CAPITA REVENUES</b>												
<u>OTHER TAXES</u>												
RESIDENTIAL			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, OTHER TAXES			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
<u>OTHER REVENUES</u>												
RESIDENTIAL			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, OTHER LICENSES, PERMITS & FINES			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
<u>COMMUNITY DEVELOPMENT</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, STATE REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>LIBRARY</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, FEDERAL REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE DEPARTMENT</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, CITY ATTORNEY			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - ANIMAL CONTROL</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, ENGINEERING SERVICES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - RECREATION</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, FIRE DEPARTMENT			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - SENIOR SERVICES</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, JOSLYN CENTER			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>FIRE</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, LIBRARY			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>PUBLIC WORKS</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, PARKS			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RESIDENTIAL PER CAPITA REVENUES			\$0	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL NON-RESIDENTIAL PER CAPITA REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PER CAPITA REVENUES			\$0	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL RESIDENTIAL CASE STUDY REVENUES			\$0	\$21	\$52	\$77	\$77	\$77	\$77	\$77	\$77	\$77
TOTAL NON-RESIDENTIAL CASE STUDY REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CASE STUDY REVENUES			\$0	\$21	\$52	\$77	\$77	\$77	\$77	\$77	\$77	\$77
RESIDENTIAL REV AVAILABLE FOR INV. INCOME			\$0	\$22	\$53	\$79	\$79	\$79	\$79	\$79	\$79	\$79
NON-RESIDENTIAL REV AVAILABLE FOR INV. INCOME			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES AVAILABLE FOR INVESTMENT INCOME			\$0	\$22	\$53	\$79	\$79	\$79	\$79	\$79	\$79	\$79
RESIDENTIAL INVESTMENT INCOME			\$0	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2
NON-RESIDENTIAL INVESTMENT INCOME			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INVESTMENT INCOME			\$0	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

**TABLE 6**  
**CITY OF REDLANDS : MODEL**  
**POLICE DEPARTMENT, FIRE DEPARTMENT, PUBLIC WORKS & PER CAPITA COSTS**  
**FISCAL IMPACT ANALYSIS**

POLICE DEPARTMENT COSTS											
RESIDENTIAL CALLS			16,562		CITY						
COST PER DWELLING UNIT			\$295								
NON-RESIDENTIAL RETAIL CALLS			8,987								
COST PER BUILDING SQUARE FOOT			\$0.47								
NON-RESIDENTIAL INDUSTRIAL CALLS			344								
COST PER BUILDING SQUARE FOOT			\$0.02								
OTHER NON-RESIDENTIAL CALLS			7,948								
COST PER BUILDING SQUARE FOOT			\$0.42								
MISCELLANEOUS CALLS /2			17,628								
TOTAL CALLS			51,469								
1. Based on Net Cost and number of calls to residential or non-residential properties.											
2. Based on conversations with the Police Chief, these incidences are not related to residences or businesses in the City.											
EXISTING DWELLING UNITS			25,984		CITY						
EXISTING NON-RESIDENTIAL SQUARE FOOTAGE			8,824,690								
RESIDENTIAL FIRE DEPARTMENT COSTS /1/											
RESIDENTIAL CALLS			3,579		CITY						
COST PER DWELLING UNIT			\$168								
NON-RESIDENTIAL RETAIL CALLS			446								
COST PER BUILDING SQUARE FOOT			\$0.06								
NON-RESIDENTIAL INDUSTRIAL CALLS			155								
COST PER BUILDING SQUARE FOOT			\$0.02								
OTHER NON-RESIDENTIAL CALLS			1,459								
COST PER BUILDING SQUARE FOOT			\$0.20								
MISCELLANEOUS CALLS /2			1,988								
TOTAL CALLS			7,627								
1. Based on Net Cost and number of calls to residential or non-residential properties.											
2. Based on information from Fire Chief, these incidences are not related to residences or businesses in the City.											
PUBLIC INFRASTRUCTURE REQUIREMENTS /1/						PUBLIC WORKS MAINTENANCE COSTS					
ROADS (LANE MILES)			0.4		DEVELOPER		PAVEMENT MAINTENANCE PER LANE MILE /1			\$5,000 CITY	
TRAFFIC INTERSECTIONS REQUIRING SIGNALS			0.0				STREET SWEEPING PER CURB MILE - ALL STREETS /1			\$9	
AGGREGATE LANDSCAPING (ACRES)			1.6				TRAFFIC SIGNAL OPERATIONS & MAINTENANCE PER INTERSECTION /1			\$5,560	
PARK ACREAGE (GROSS)			1.6				LANDSCAPE MAINTENANCE PER ACRE /1			\$12,500	
STREET LIGHTS			8.0				PARK MAINTENANCE PER ACRE /1			\$7,000	
OPEN SPACE (ACRES)			0.0				STREET LIGHT MAINTENANCE COST PER LIGHT /1			\$125	
TRAILS (LINEAL MILE)			0.0				OPEN SPACE MAINTENANCE PER ACRE /2			\$125	
STORM DRAINS (MILES)			0.1				TRAIL MAINTENANCE PER LINEAL MILE /2			\$500	
							STORM DRAIN MAINTENANCE PER MILE /2			\$750	
1. Infrastructure should exclude privately maintained facilities.											
2. Based on consultant's experience.											
CITY GENERAL GOVERNMENT COSTS*						CITY GENERAL GOVERNMENT COSTS CONTINUED					
CITY COUNCIL			\$174,090				TOTAL CITY OPERATING BUDGET*			#####	
CITY CLERK			\$285,939								
CITY MANAGER			\$314,819				*Excludes Debt Service, Utilities and Capital Improvements.				
FINANCE			\$605,155								
CITY TREASURER			\$2,875,064				OVERHEAD AS A % OF OPERATING BUDGET			11.04%	
CITY ATTORNEY			\$1,159,187				OVERHEAD AS A % OF DIRECT COSTS			12.41%	
TOTAL, CITY GENERAL GOVERNMENT COSTS			\$5,414,234				OVERHEAD BY DEFINITION CAUSING NO COST			0.00%	
*Costs have been reduced to reflect department specific revenues.											
							OVERHEAD AS % OF DIRECT, AVERAGE			6.20%	
OTHER NET COSTS (PER CAPITA METHOD) /1/											
COMMUNITY DEVELOPMENT							LIBRARY			\$29.49	
										\$28.43	
1. See Appendix for calculation of per capita multipliers.											

FISCAL YEAR	(\$s x1,000)		end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026	% OF TOTAL
ONGOING REVENUES														
<u>SECURED PROPERTY TAXES</u>														
RESIDENTIAL		\$0		\$18	\$43	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	79.37%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>UNSECURED PROPERTY TAXES</u>														
RESIDENTIAL		\$0		\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	2.18%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>TRANSFER PROPERTY TAXES</u>														
RESIDENTIAL		\$0		\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	2.18%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>SALES TAXES</u>														
RESIDENTIAL		\$0		\$2	\$5	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	9.03%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>MEASURE T SALES TAXES</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>LOCAL TRANSPORTATION SALES TAXES</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>TRANSIENT OCCUPANCY TAX</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>FRANCHISE FEE REVENUES</u>														
RESIDENTIAL		\$0		\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	2.32%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>BUSINESS LICENSE REVENUES</u>														
RESIDENTIAL		NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>OTHER TAXES</u>														
RESIDENTIAL		\$0		\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	1.51%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>OTHER REVENUES</u>														
RESIDENTIAL		\$0		\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	0.97%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>COMMUNITY DEVELOPMENT</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>LIBRARY</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>POLICE DEPARTMENT</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>POLICE - ANIMAL CONTROL</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>POLICE - RECREATION</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>POLICE - SENIOR SERVICES</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>FIRE</u>														
RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
NON-RESIDENTIAL		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
<u>PUBLIC WORKS</u>														
RES														

**TABLE 8a**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS SUMMARY (Residential Only))**

[illegible]

**TABLE 8b**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS SUMMARY (Commercial Only)**

[illegible]

[illegible]

**TABLE 9**  
**CITY OF REDLANDS : MODEL**  
**SCHOOL FEE MITIGATION (SB 50)**  
**FISCAL IMPACT ANALYSIS**

RESIDENTIAL SCHOOL FEE MITIGATION	
DEVELOPER FEE REVENUE PER SINGLE FAMILY DETACHED UNIT /1	\$3,113
DEVELOPER FEE REVENUE PER MULTI-FAMILY ATTACHED UNIT /2	\$1,431
DEVELOPER FEE REVENUE PER MOBILE HOME /3	\$1,212

**STUDENT GENERATION FACTORS**

**ELEMENTARY SCHOOL**

SFD	0.2260
MFA	0.1362
Mobile Home	0.1068

**MIDDLE SCHOOL**

SFD	0.1310
MFA	0.0574
Mobile Home	0.0548

**HIGH SCHOOL**

SFD	0.1690
MFA	0.0565
Mobile Home	0.0493

**SCHOOL DIST**

	Capacity	Acreage	SBE 50 fees
Elementary	600	10	\$5,200
Middle School	1000	20	\$5,500
High School	2200	50	\$7,200

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026	TOTAL
<b>CITY OF REDLANDS</b>													
<b>ANNUAL PROJECTED RESIDENTIAL DEVELOPMENT</b>													
SFD			0	11	16	13	0	0	0	0	0	0	40 DEVELOPER
MFA			0	0	0	0	0	0	0	0	0	0	0
Mobile Home			0	0	0	0	0	0	0	0	0	0	0
<b>STUDENT PROJECTIONS</b>													
<b>ELEMENTARY</b>													
SFD			0	2,486	3,616	2,938	0	0	0	0	0	0	9
MFA			0	0	0	0	0	0	0	0	0	0	0
Mobile Home			0	0	0	0	0	0	0	0	0	0	0
<b>MIDDLE SCHOOL</b>													
SFD			0	1,441	2,096	1,703	0	0	0	0	0	0	5
MFA			0	0	0	0	0	0	0	0	0	0	0
Mobile Home			0	0	0	0	0	0	0	0	0	0	0
<b>HIGH SCHOOL</b>													
SFD			0	1,859	2,704	2,197	0	0	0	0	0	0	7
MFA			0	0	0	0	0	0	0	0	0	0	0
Mobile Home			0	0	0	0	0	0	0	0	0	0	0
<b>ANNUAL SCHOOL FEE MITIGATION</b>													
<b>ELEMENTARY</b>													
SFD			\$0	\$12,927	\$18,803	\$15,278	\$0	\$0	\$0	\$0	\$0	\$0	
MFA			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mobile Home			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total												\$47,008	
<b>MIDDLE SCHOOL</b>													
SFD			\$0	\$7,926	\$11,528	\$9,367	\$0	\$0	\$0	\$0	\$0	\$0	
MFA			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mobile Home			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total												\$28,820	
<b>HIGH SCHOOL</b>													
SFD			\$0	\$13,385	\$19,469	\$15,818	\$0	\$0	\$0	\$0	\$0	\$0	
MFA			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mobile Home			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total												\$48,672	
<b>TOTAL SCHOOL FEE MITIGATION</b>													
SFD			\$0	\$34,238	\$49,800	\$40,463	\$0	\$0	\$0	\$0	\$0	\$0	\$124,500
MFA			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mobile Home			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL			\$0	\$34,238	\$49,800	\$40,463	\$0	\$0	\$0	\$0	\$0	\$0	

# **Chapter 13.60 of the City of Redlands' Municipal Code**

**Attachment 3**



## **CITY OF REDLANDS MUNICIPAL CODE**

### **Title 13: PUBLIC SERVICES**

#### **Chapter 13.60: UTILITY CONNECTIONS FOR RESIDENTIAL DEVELOPMENT OUTSIDE CITY BOUNDARIES**

##### **13.60.010: PURPOSE AND INTENT:**

The extension of utility services outside the city's boundaries is solely a discretionary decision of the city council taking into account the city's goals and policies relating to land planning, utility infrastructure, and the public health, safety and welfare of its citizens. The purpose of this chapter is to establish a procedure for the application and approval of connections to the city's water system and/or sewerage system for residential development projects within the city's sphere of influence and planning area. (Ord. 2302 § 1, 1996)

##### **13.60.020: DEFINITIONS:**

For the purposes of this chapter, the following words shall have the meanings ascribed to them in this section:

**APPLICANT:** The owner of the property for which a water and/or sewer connection is requested.

**AVAILABILITY:** The reservation of water and/or sewer connections for the calendar year for which an application is made for a water and/or sewer connection to Redlands' water and/or sewerage system for a residential dwelling unit.

**CEQA:** The California environmental quality act (Public Resources Code section 21000 et seq.) as amended.

**CONNECTION:** The approval of an application for a water and/or sewer connection and the physical setting of a water meter and/or the physical connection of a residential dwelling unit to the city's sewerage system.

**LAFCO:** The local agency formation commission for the county of San Bernardino, California.

**MAJOR PROJECT:** A project consisting of five (5) or more residential dwelling units.

**MINOR PROJECT:** A project consisting of four (4) or less residential dwelling units.

**PROJECT:** Any residential development project, existing or proposed.

**RESIDENTIAL DWELLING UNIT:** Any single-family residence, apartment, unit of a duplex, triplex, multi-family structure or mobilehome. (Ord. 2302 § 1, 1996)

##### **13.60.030: CONTIGUOUS PROJECTS:**

The procedure established by this chapter shall apply only to projects located on property which is not contiguous to the city's boundaries. Unless specific findings are made by the city council that the provision of water and/or sewer service without annexation is in the best interests of the public health, safety and welfare, all projects located on property contiguous to the city's boundaries shall annex to the city of Redlands as a condition of receiving water and/or sewer connections to the city's water and/or sewerage system. (Ord. 2302 § 1, 1996)

**Letter from the City of Redlands Regarding  
Amending the Automatic Aid Agreement  
between the City and the San Bernardino  
County Fire Protection District**

**Attachment 4**



DEVELOPMENT SERVICES  
DEPARTMENT

City of  
**REDLANDS**

Incorporated 1888  
35 Cajon Street, Suite 20  
P.O. Box 3005  
Redlands, CA 92373  
909-798-7555 ext. 2

JAMES TROYER, AICP  
Development Services Director

April 20, 2017

Kathleen Rollings-McDonald  
Local Agency Formation Commission  
For San Bernardino County  
215 North "D" Street  
Suite 204  
San Bernardino, CA 92415-0490

SUBJECT: LAFCO 3195 (City Annexation No. 92)

Dear Ms. Rollings-McDonald:

In response to correspondence received by the Local Agency Formation Commission for San Bernardino County (LAFCO) dated February 27, 2017, the City of Redlands (City) will be coordinating with the San Bernardino County Fire Protection District (County Fire) to amend the Automatic Aid Agreement between the City and County Fire regarding the provision of fire protection and emergency medical response in the Mentone and Crafton communities. The City would be requesting that LAFCO 3195, consisting of approximately 21 acres located on the east side of Wabash Avenue, north side of Highland Avenue and south side of Citrus Avenue be included in the agreement (Agreement No. 06-435) wherein County Fire will provide first response services for all emergency or non-emergency calls to the area.

Sincerely,

Jeff L. Frazier  
Fire Chief  
Fire Department  
City of Redlands

James Troyer, AICP  
Development Services Director  
Development Services Department  
City of Redlands

N. Enrique Martinez  
City Manager  
City of Redlands

cc: Mark Hartwig, Fire Chief, San Bernardino County Fire Protection District  
Don Trapp, Deputy Fire Chief, San Bernardino County Fire Protection District



**Signed Landowner Petition Form  
Submitted by Property Owners**

**Attachment 5**

# **LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY**

215 North "D" Street, Suite 204  
San Bernardino, CA 92415-0490 • (909) 383-9900 • FAX (909) 383-9901  
E-MAIL: lafco@lafco.sbcounty.gov

**RECEIVED**  
**JUL 20 2015**

## **LANDOWNER PETITION INITIATING PROCEEDINGS**

**LAFCO**  
San Bernardino County

We, the undersigned Landowners, do hereby petition the Local Agency Formation Commission, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), as follows:

**THE ANNEXATION OF APPROXIMATELY 20 ACRES INTO THE CITY OF REDLANDS.**

(List all proposed changes of organization)

To the best of our knowledge, the proposal is consistent with the adopted sphere(s) of influence for an affected agency or agencies, and we understand that the proposal cannot be considered unless and until such spheres are consistent.

We certify that we are true and legal landowners of the named property and understand that these petitions may not be circulated separately from a current legal description and a current map showing the area of review.

The names and addresses of the Chief Petitioners for this proposal are as follows (not to exceed three persons):

LARRY JACINTO      31620 E. CITRUS AVE.      REDLANDS, CA. 92374  
PANSY JACINTO      31784 E. CITRUS AVE.      REDLANDS, CA. 92374

The reason(s) for this proposal is (are):

**TO PERMIT THE ORDERLY DEVELOPMENT OF THE SUBJECT PROPERTY AND OBTAIN MUNICIPAL SERVICES FROM THE CITY OF REDLANDS.**

The requested terms and conditions for this proposal, if any, are as follows: N/A

We hereby request that the Local Agency Formation Commission for San Bernardino County conduct proceedings on this proposal pursuant to the provisions of Government Code Sections 56000 et seq.

*The landowner must sign his/her name, residence address, and the date of signing in his/her own handwriting. His/her parcel number must be included. If signing on behalf of a business or corporation, documentation must be attached showing ability to sign as legal representative for that enterprise.*

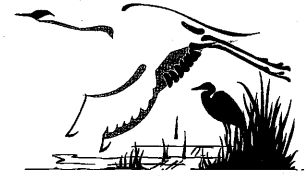
SIGN NAME <u>Larry Jacinto</u> PRINT NAME <u>LARRY JACINTO</u>	RESIDENCE ADDRESS <u>31620 E. CITRUS AVENUE</u> <u>REDLANDS, CA. 92374</u>	DATE <u>July 16, 15</u>	PARCEL NUMBER <u>0299-101-01</u>
SIGN NAME <u>Larry Jacinto</u> PRINT NAME <u>LARRY JACINTO</u>	RESIDENCE ADDRESS <u>31620 E. CITRUS AVENUE</u> <u>REDLANDS, CA. 92374</u>	DATE <u>July 16, 15</u>	PARCEL NUMBER <u>0299-101-04</u>
SIGN NAME <u>Pansy Jacinto</u> PRINT NAME <u>PANSY JACINTO</u>	RESIDENCE ADDRESS <u>31784 E. CITRUS AVENUE</u> <u>REDLANDS, CA. 92374</u>	DATE <u>7/17/15</u>	PARCEL NUMBER <u>0299-101-01</u>
SIGN NAME <u>Pansy Jacinto</u> PRINT NAME <u>PANSY JACINTO</u>	RESIDENCE ADDRESS <u>31784 E. CITRUS AVENUE</u> <u>REDLANDS, CA. 92374</u>	DATE <u>7/17/15</u>	PARCEL NUMBER <u>0299-101-04</u>
SIGN NAME _____ PRINT NAME _____	RESIDENCE ADDRESS _____	DATE _____	PARCEL NUMBER _____

**Response from the Commission's  
Environmental Consultant, Tom Dodson  
and Associates, on Environmental  
Determination**

**Attachment 6**

# **TOM DODSON & ASSOCIATES**

2150 N. ARROWHEAD AVENUE  
SAN BERNARDINO, CA 92405  
TEL (909) 882-3612 • FAX (909) 882-7015  
E-MAIL tda@tdaenv.com



May 2, 2017

Ms. Kathleen Rollings-McDonald  
Executive Officer  
Local Agency Formation Commission  
215 North D Street, Suite 204  
San Bernardino, CA 92415-0490

**RECEIVED**  
MAY 08 2017

**LAFCO**  
San Bernardino County

Dear Kathy:

LAFCO 3195 consists of a request by the City of Redlands (City) for a Reorganization to include City of Redlands Annexation No. 92 and Detachments from San Bernardino County Fire Protection District, its Valley Service Zone, County Service Area 70 and its Zone P-7 (Jacinto Tract). The proposed Reorganization area consists of two parcels (Assessor Parcel Numbers 0299-101-01 and 0299-101-04) that encompass approximately 20.04 acres. The Reorganization area is generally bounded by Wabash Avenue (existing City of Redlands Boundary) on the west, Citrus Avenue on the north, parcel lines on the east, and Highland Avenue (existing City of Redlands boundary) on the south. The Reorganization area is within the City of Redlands' eastern Sphere of Influence, which is commonly known as the Crafton community. If the Commission approves LAFCO 3195, the project site can be developed under Tentative Tract Map No. 19956 with 40 residential lots.

The City of Redlands prepared an Initial Study and adopted a Mitigated Negative Declaration for this project to comply with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. This document concluded that implementation of the proposed residential subdivision would not result in significant adverse environmental impacts to the environment with implementation of a number of mitigation measures that all fall within the City's jurisdiction. Subsequent to adoption of the City's Mitigated Negative Declaration (MND), LAFCO Staff determined that the actual area proposed for Reorganization is 20.04 acres, which is slightly larger than the 18.54 acres considered in City's MND. Based on the Staff review, the disparity between the City's MND acreage and the Reorganization acreage is the inclusion of adjacent public rights-of-way (primarily roadways). After reviewing this disparity and utilizing the CEQA requirements for subsequent review (Section 15162 of the State CEQA Guidelines), I recommend that the Commission rely upon the City's MND as adequate for LAFCO's Responsible Agency CEQA environmental determination. This is because the addition of the adjacent public rights-of-way to the Reorganization, which exist, will not result in any additional adverse impact on the physical environment. Therefore, I am recommending that the Commission consider the adopted Mitigated Negative Declaration as a CEQA Responsible Agency as the appropriate CEQA environmental determination for LAFCO 3195.

Based on a review of LAFCO 3195 and the pertinent sections of CEQA and the State CEQA Guidelines, I believe it is appropriate for the Commission's CEQA environmental determination to cite the City's Mitigated Negative Declaration as adequate documentation in accordance

with the Commission's CEQA Responsible Agency status. The CEQA review process was carried out in 2016 and the City approved the proposed action on December 20, 2017.. The Notice of Determination for the project was filed on December 21, 2017. Based on a field review of the site and review of the environmental issues in the City's document, no substantial changes in circumstances have occurred since its adoption that would require additional environmental documentation or review. Under this situation, I recommend that the Commission take the following steps if it chooses to approve LAFCO 3195, acting as a CEQA Responsible Agency:

1. Indicate that the Commission staff and environmental consultant have independently reviewed the City's Initial Study and Mitigated Negative Declaration and found them adequate for the City's proposed Reorganization.
2. The Commission needs to indicate that it has considered the Mitigated Negative Declaration and environmental effects, as outlined in the Initial Study, prior to reaching a decision on the project and finds the information substantiating the Mitigated Negative Declaration adequate for approval of the Reorganization.
3. The Commission should indicate that it does not intend to adopt alternatives or mitigation measures for this project. Mitigation measures were required for this project and they will remain the responsibility of the City to implement.
4. File a Notice of Determination with the County Clerk of the Board as a CEQA Responsible Agency.

If you have any questions regarding these recommendations, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive, flowing style.

Tom Dodson



**DATE FILED & POSTED**Posted On: 12/21/2016Removed On: 2/1/2017Receipt No: 36-122116-866**Appendix D****CLERK OF THE  
NOTICE OF DETERMINATION**

2016 DEC 21 PM 3: 38

**TO:** ☒ Clerk of the Board of Supervisors  
COUNTY OF SAN BERNARDINO  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0130

**FROM:** City of Redlands  
Planning Division  
P.O. Box 3005  
Redlands, CA 92373

☒ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**SUBJECT:** *Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.*

**State Clearinghouse Number:** 2016111007

**Project Title:** Jacinto Tract [ANNEX No. 92 (LAFCO 3195), General Plan Amendment No. 134, Zone Change No. 450, Tentative Tract Map No. 19956]

**Project Applicant:** Larry Jacinto

**Loralee Farris, Principal Planner**  
Contact Person

**(909) 798-7555**  
Telephone Number

**Project Location:** The development project is located on 18.54 acres located on the east side of Wabash Avenue, south of Citrus Avenue and north of Highland Avenue (APNs: 0299-101-01, 04).

**Project Description:**

The project site is located on the east side of Wabash Avenue, between Highland and Citrus Avenues. The parcels are located adjacent to City limits on two sides, to the south, across Highland Avenue, and to the west, across Wabash Avenue. The project includes a request for annexation of contiguous parcels into the City of Redlands (as required by Section 16.60.030 of the Redlands Municipal Code to connect to City water and sewerage systems), a zone change application to pre-zone the 18.54 acres as R-E (Residential Estate) District, a General Plan Amendment to amend the designation from Rural Living (0.4 du/acre) to Very Low Density Residential (0-2.7 du/acre), and a Tentative Tract Map to subdivide 18.54 acres into forty (40) residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size, and two (2) lettered lots for landscaping and stormwater basins.

This is to advise that the City of Redlands City Council has approved ANNEX No. 92, General Plan Amendment No. 134, Zone Change No. 450, Tentative Tract Map No. 19956 on December 20, 2016 and made the following determinations:

1. The project will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to

the provisions of CEQA.

☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.


3. Mitigation measures were made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan was adopted for this project.

4. A Statement of Overriding Considerations was not adopted for this project.

5. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval are available to the general public and may be examined at the City of Redlands Development Services Department, Planning Division at 35 Cajon Street, Suite 20, Redlands, CA 92373.

\_\_\_\_\_

Loralee Farris  
Principal Planner  
December 21, 2016

\_\_\_\_\_

Date Received for Filing

## ADOPT A MITIGATED NEGATIVE DECLARATION

To: San Bernardino County Clerk of the Board  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

and Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

From: City of Redlands Development Services Department  
35 Cajon Street, Suite 20, P.O. Box 3005  
Redlands, CA 92373

**Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Section 21092.3 of the Public Resources Code.**

**Project Title**

Jacinto Tract [ANNEX No. 92 (LAFCO 3195), General Plan Amendment No. 134, Zone Change No. 450, Tentative Tract Map No. 19956]

SCH# 2016111007	Loralee Farris, Principal Planner	(909) 798-7555 x 2
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

### Project Location

The development project is located on 18.54 acres located on the east side of Wabash Avenue, south of Citrus Avenue and north of Highland Avenue (APNs: 0299-101-01, 04). Surrounding land uses include single family residences to the north and west (Tracts 9818 and 12451), multi-family senior housing to the south, and vacant land to the east.

### Project Description

The project site is 18.54 acres in size and located on the east side of Wabash Avenue, between Highland and Citrus Avenues. The parcels are located adjacent to City limits on two sides, to the south, across Highland Avenue, and to the west, across Wabash Avenue. The project includes an annexation of contiguous parcels into the City of Redlands (as required by Section 16.60.030 of the Redlands Municipal Code to connect to City water and sewerage systems), a zone change application to zone the 18.54 acres as R-E (Residential Estate) District upon annexation, a General Plan Amendment to amend the designation from Rural Living (0.4 du/acre) to Very Low Density Residential (0-2.7 du/acre), and a Tentative Tract Map to subdivide 18.54 acres into forty (40) residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size, and two (2) lettered lots for landscaping and stormwater basins.

## **Proposed Review Process**

This is to advise that the City of Redlands Environmental Review Committee has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project. On December 20, 2016, the City Council will hold a public meeting to discuss and possibly approve the above project. After public review of the Initial Study is completed, the City proposes to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. The Initial Study is available for review at the City's office located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The proposed Mitigated Negative Declaration will be available for public review and comment from November 1, 2016 to December 1, 2016. Any comments you have must be submitted in writing no later than December 1, 2016.

Signature

Principal Planner  
Title

November 1, 2016  
Date

## **ENVIRONMENTAL CHECKLIST FORM**

1. **Project Title:**  
Jacinto Tract  
Annexation No. 92 (LAFCO 3195)  
General Plan Amendment No. 134  
Zone Change No. 450  
Tentative Tract Map No. 19956
2. **Lead Agency Name and Address:**  
City of Redlands  
Development Services Department  
35 Cajon Street, Suite 20  
P.O. Box 3005  
Redlands, CA 92373
3. **Contact Person and Phone Number:**  
Loralee Farris  
Principal Planner  
Development Services Department  
City of Redlands  
(909) 798-7555
4. **Project Location:**  
The development project is located on 18.54 acres located on the east side of Wabash Avenue, south of Citrus Avenue and north of Highland Avenue (APNs: 0299-101-01, 04).
5. **Project Sponsor's Name and Address:**  
Larry Jacinto  
9555 Wabash Avenue  
Mentone, CA 92359
6. **General Plan Designation:**  
The General Plan Designation of the subject property is Rural Living, which allows for 0.4 dwelling units per gross acre, with 2.5 gross acres per unit. The project includes a General Plan Amendment to change the designation to Very Low Density Residential, which allows for 0-2.7 dwelling units per acre.
7. **Zoning:**  
The project site is currently located within the unincorporated County of San Bernardino, within the RL (Rural Living – 5 Acre Minimum) District. The proposal includes a request for annexation into the City of Redlands and a request to change the zoning district to R-E (Residential Estate) District on 18.54 acres (APNs: 0299-101-01, 04).

8. **Description of Project:**

The project site consists of 18.54 acres and includes a proposed annexation, zone change, general plan amendment, and tentative tract map. The property is comprised of two (2) parcels, located on the east side of Wabash Avenue, between Highland Avenue and Citrus Avenue. The parcels are located adjacent to City limits on two sides, to the south, across Highland Avenue, and to the west, across Wabash Avenue. Pursuant to Redlands Municipal Code Section 16.60.030, as a condition of receiving water and/or sewer connections to the city's water and sewerage system, unincorporated parcels contiguous to the City of Redlands boundaries are required to annex into the City of Redlands. As the proposed development would need to connect to these connections, the applicant has concurrently submitted a request for annexation into the City of Redlands. To ensure compliance with the Local Agency Formation Commission requirements for annexing unincorporated parcels into the City of Redlands, the project site must be contiguous to the City of Redlands boundaries.

The project area of approximately 807,589 square feet (18.54 acres) for pre-zoning and annexation are within the unincorporated County of San Bernardino and within the Sphere of Influence for the City of Redlands. The Tentative Tract Map consists of the subdivision of the 18.54 acres into forty (40) residential lots, ranging in size from 14,044 square feet to 18,541 square feet in size, and two (2) lettered lots for landscaping and stormwater basins.

9. **Surrounding Land Uses and Setting:**

The project site is entirely planted with citrus groves and does not contain any buildings. Surrounding land uses include single family residences within the RL (Rural Living – 5 Acre Minimum) District within the unincorporated county to the north, vacant land within the RL (Rural Living – 5 Acre Minimum) District within the unincorporated county to the east, a senior congregate care facility within Specific Plan No. 54, in the City of Redlands, to the south, and single family residences within the R-S (Suburban Residential) and PRD/R-S (Planned Residential Development/Suburban Residential), within the City of Redlands, to the west.

10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement)

Local Agency Formation Commission (LAFCO)

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions               | <input type="checkbox"/> Population and Housing                        |
| <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Air Quality                        | <input checked="" type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Biological Resources               | <input type="checkbox"/> Land Use and Planning                  | <input checked="" type="checkbox"/> Transportation/Circulation         |
| <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Utilities and Service Systems                 |
| <input checked="" type="checkbox"/> Geology and Soils                  | <input checked="" type="checkbox"/> Noise                       | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## DETERMINATION:

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

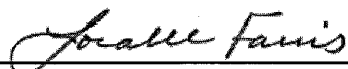
I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon ☐

the Project, nothing further is required.



Loralee Farris  
Principal Planner  
City of Redlands  
July 19, 2016

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluate each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	—	—	✓	—
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	—	✓	➔	—
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	—	—	✓	—
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	—	—	✓	—

## **AESTHETICS**

- I.a) The Proposed Project abuts residential developments to the north, west, and south, and will not significantly stand out from surrounding development. The R-E (Residential Estate) District provides for a maximum building height of thirty five feet (35') and two and one half (2½) stories, which is similar to heights commensurate with the surrounding residential structures. The scenic views to the north of the San Bernardino Mountains and to the east of San Geronio mountain, will still be visible above any structures constructed within the residential tract, as the mountain far exceed the maximum structure height of the proposed zoning district. However, the subdivision will alter views of the citrus groves on the property, which are proposed to be removed to accommodate the residential tract. To soften the effect of the loss of landscaping, the applicant has incorporated a landscaped buffer along Wabash Avenue and Citrus Street, ranging in depth from twenty five feet (25') to approximately fifty five feet (55') along Wabash Ave, twenty five feet (25') to approximately forty five feet (45') along Citrus Avenue, and approximately ninety five feet (95') deep at the corner of Wabash and Citrus Avenue. Therefore, through implementation of maximum structure heights and the project's landscaping plan, the impact to scenic vistas would be less than significant.
- I.b) Caltrans identifies two eligible scenic highways within five miles of the proposed project site – the segment of State Route 210 between Interstate 10 and State Route

330, and State Route 330, which begins at the base of the San Bernardino Mountains, and travels through the San Bernardino Mountains. These highways are identified as "eligible, not officially designated." The segment of State Route 210 is located approximately 3.6 miles from the proposed project site. Furthermore, the proposed project site is located approximately one mile from Interstate-10, and will not be visible from the freeway. Additionally, Section 12 of the City of Redlands Master Environmental Assessment/Final Environmental Impact Report (MEA/EIR) and the City of Redlands General Plan indicates that scenic resources encompass active citrus orchards, views of the foothills and mountains, palm tree rows, architecture, and designated historic resources. The property is currently planted with citrus trees and Wabash Avenue and Highland Avenue are lined with mature palm rows. As indicated above, the project will not significantly stand out from surrounding development and the construction future homes on the property will under similar height requirements as surrounding residential neighborhoods. Although citrus on the site will be removed, the project site is located within an area with increased residential development, surrounded by development on three sides, and constitutes a noncontiguous piece from the citrus orchards within the unincorporated Crafton area, located to the east. The landscaping plans for the project include the preservation and relocation (on-site) of existing mature Canary Island Date Palm trees, to preserve this scenic element to the property. To ensure that the design of the project has a less than significant impact, **Mitigation Measure AES-1** has been incorporated, requiring the relocation of Canary Island Date Palm trees, below:

**AES-1** The project shall preserve the mature Canary Island Date Palm trees, which currently line Wabash and Highland Avenues, through relocation of the trees on the project site, to accommodate dedication of right-of-way and associated street widening.

- I.c) The project site is relatively vacant with citrus orchards and irrigation features on the property. The City of Redlands (City) maintains agricultural preserves to evoke its citrus heritage, and the proposed project would change the visual character of the project site from a rural residential zoning/agricultural use to very low density residential. The property, although utilized as citrus orchards, is not located within a County designed agricultural preserve nor is the site located within the vicinity of a City designed agricultural preserve. The proposed project is adjacent to parcels that are designated for similar uses. The project will include landscaping that meets the requirements contained within the Redlands Municipal Code to increase the visual quality of the neighborhood. For example, Wabash Avenue, along the western border of the project site, Citrus Avenue, along the northern border of the project site, and Highland Avenue, along the southern border of the project site will be lined with California Fan palms to create the visual effect of palm rows along the street. Furthermore, landscaped frontages along Wabash Avenue and Citrus Avenue, will range from twenty five feet (25') to approximately fifty five feet (55') in depth, with approximately ninety five (95') feet in depth at the corner of Wabash Avenue and Citrus Avenue, which will be utilized as a decorative landscaped entry element to the

neighborhood. Trees within the landscape setback on the conceptual landscaping plan include relocated Canary Island Date Palms, London Plane Tree, Strawberry Tree, and Western Redbud. Therefore, the proposed project will have a less than significant impact on the existing visual character and quality of the site and its surroundings. No mitigation is required.

- I.d). Lighting would be used for illumination of new streets for safety purposes. Future construction of single family residences on the subdivided property standardly contain porch and threshold lighting at entrances, exits, pathways, and parking areas, however, such lighting would be commensurate with surrounding residential ambient day and nighttime illumination of existing residential development in the area. While the proposed project will create new sources of light and glare, these are not expected to be significant aesthetic impacts as long as they comply with applicable City standards. To reduce potential impacts from light or glare to less than significant levels, any lighting to be added to the project would be required by the City's Municipal Code to be shielded such that it will minimize light spillage to adjacent properties, and the project site perimeter will be developed with drought-tolerant street trees, decorative landscaping, architectural features, and other streetscape design techniques to minimize light spillage onto neighboring areas. Additionally, through adherence to applicable City standards, the proposed project would not utilize high gloss or reflective materials that would cause glare or reflection or generate excessive light. Therefore, a less than significant impact would occur. No mitigation is required

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- II. **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Protocols adopted by the California Air Resources Board. Would the project:				
a). Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	—	✓	→	—
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.	—	—	✓	—
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	—	—	—	✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?	—	—	—	✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	—	—	✓	—

## **AGRICULTURE AND FOREST RESOURCES**

II.a) Historic aerial photographs show orchard rows in this area at least as far back as 1938. Farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). These maps utilize data from the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) soil survey and land use information to inventory agricultural resources. The City contains approximately 1,357 acres of land classified by the FMMP as Prime, Statewide or Local Important, or Unique Farmland, with another 1,837.1 acres located within the City's Sphere of Influence. The FMMP designates the entire site as "Prime Farmland". The approximately 18.54 acre project site is identified by the California Department of Conservation as Prime Farmland. The proposed project will convert this Prime Farmland to non-farmland use. The project site is currently zoned for residential use, under the Rural Living (RL) 5-Acre Minimum District in the County of San Bernardino and within the Rural Living residential designation of the City of Redlands General Plan. The project includes

both a General Plan Amendment to amend the designation to Very Low Density Residential (VLDR) and Zone Change to pre-zone 18.54 acres to R-E (Residential Estate). Further, the area around the project site has changed over time from agricultural to residential uses. Increasing prices of land, higher water and labor costs, competition from other parts of the state, increased environmental regulations, and the expansion of urbanization have all worked together to put considerable pressure on farming as an economically viable use within the area. The project site is bounded on three sides by residential development and the existing agricultural use represents a fragmented portion of citrus groves, non-contiguous with the citrus orchards located further east in the unincorporated area of Crafton. A major local arterial roadway exists at the west boundary of the project site and minor arterial at the north boundary of the project site. Thus, this parcel should be considered a small island of agricultural land that does not have long-term viability regardless of the current development proposal. Based on these constraints, **Mitigation Measure AGR-1** is adequate to offset the removal of this parcel of land from agricultural productivity:

**AGR-1**The project developer will fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 19 acre area of the project site, a total of 9.5 acres of prime agricultural land or conservation easements over 9.5 acres of prime agricultural land shall be acquired and permanently protected. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization prior to issuance of a grading permit, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The project developer shall submit verification to the City of Redlands Development Services Department that the acquisition of farmland has been completed. A receipt from the farmland conservation agency will serve as adequate verification. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.

- II.b) The Williamson Act is a non-mandated State program, administered by counties and cities, for the preservation of agricultural land. Participation in the program is voluntary on the part of both landowners and local governments, and is implemented through the establishment of Agricultural Preserves and the execution of Williamson Act contracts. The project site is not located within a Williamson Act contract area, pursuant to the 2015/2016 San Bernardino County William Act Map, Sheet 2 of 2, maintained by the California State Department of Conservation, Division of Land Resource Projection; therefore, no impact would occur. No mitigation is required.
- II.c) The proposed project site is not located in an area considered forest land or zoned for any forestry uses. Forest land is defined by the California Public Resources Code (PRC Section 12220[g]) as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The project site abuts existing residential

development on the south, north, and west. No impact would occur and no mitigation is required.

- II.d) The site is used for agricultural production. No forest land is located on site; therefore, development of the proposed uses would not result in the conversion of forest land. No impact would occur and no mitigation is required.
- II.e) The project consists of an annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to pre-zone the property area as R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. Residential uses are permitted under the current zoning district, in the unincorporated county, even though the property is planted entirely with citrus trees. The proposal would facilitate a density for residential higher under the current General Plan and Zoning designations. The citrus groves on the property represent a fragmented and noncontiguous area of citrus orchards, surrounded by residential development on three sides. The subdivision of land into forty residential lots will not change the residential context of the area, however, it is located with one quarter mile (1/4) from citrus groves under an agricultural preserve zoning district in the unincorporated Crafton area, to the east of the project site. The area to the west of the project site has been urbanized and developed into residential uses, and the project will represent an extension of that urbanization. Although the citrus areas in Crafton area are located within a quarter mile, the parcels most likely to be affected due to the location and nature of the proposed use are those located immediately adjacent to the project site. The only parcels abutting the project site that have not been developed with residential uses are those located to the immediate east. These parcels are currently vacant and are not under agricultural use. Historic aerial photographs indicate the citrus groves on the abutting parcels were removed over time between 1980 and 2009. As such, the project would not have a direct impact on the conversion of farmland to non-agricultural use, as the nearest parcels are not in agricultural production. Any indirect impact, over time, due to the expansion of residential development within area, related to this project, would be less than significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

\_\_\_\_\_

b) Violate any air quality standard or contribute

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially to an existing or projected air quality violation?	—	✓	➔	—
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	—	—	✓	—
d) Expose sensitive receptors to substantial pollutant concentrations?	—	—	✓	—
e) Create objectionable odors affecting a substantial number of people?	—	—	✓	—

## **AIR QUALITY**

An “Air Quality and Global Climate Change Impact Analysis” was prepared by Kunzman Associates, Inc. for the project on June 29, 2015 to evaluate potential short- and long-term air quality resulting from implementation of the proposed project and to evaluate whether the project would result in a cumulatively considerable net increase of a criteria pollutant for which the SCAB is non-attainment under an applicable federal or state ambient air quality standard.

III.a) Adoption of the proposed project involves a request for annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. The proposed project does not conflict with or obstruct implementation of the applicable air quality plan. According to the impact analysis, the project site is located in the South Coast Air Quality Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has jurisdiction over an approximately 10,743-square-mile area of the SCAB. This area includes all of Orange County, Los Angeles County (except for Antelope Valley), the western urbanized portions of San Bernardino County, and the western and Coachella Valley portions of Riverside County.

The current regional air quality management plan is the *Final 2012 Air Quality Management Plan* (AQMP). The 2012 AQMP incorporates current scientific, technological, and planning assumptions including the Southern California Association of Governments (SCAG) 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and updated air pollution emission inventory methodologies for various air pollution source categories. The 2012 AQMP addresses new and changing federal requirements, implements new technology measures to reduce air pollution, and continues South Coast Air Quality

Management District's (SCAQMD's) legacy of developing economically sound and flexible regulatory compliance approaches.

The 2012 AQMP demonstrates attainment of the Federal 24-hour particulate matter less than 2.5 microns (PM<sub>2.5</sub>) standard by 2014 in the South Coast Air Basin (Basin). The 2012 AQMP also updates the U.S. Environmental Protection Agency (EPA) approved 8-hour ozone control plan with new measures designed to reduce reliance on the Federal Clean Air Act (CAA) Section 182(e)(5) long-term measures for nitrogen oxides (NO<sub>x</sub>) and volatile organic compounds (VOC) reductions.

An *"Air Quality and Global Climate Change Impact Analysis"* was prepared for the proposed project assessing potential project impacts associated with the construction and operation of the proposed uses. The 2012 AQMP incorporates local General Plan land use assumptions and regional growth and population projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. The proposed project includes a request for annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. Currently, this area is occupied by citrus groves. The project would facilitate the construction of future single family residences on the residential lots.

If a new land use is consistent with the local General Plan and the regional growth projections adopted in the 2012 AQMP, then the added emissions are considered to have been evaluated, are contained in the AQMP, and would not conflict with or obstruct implementation of the regional 2012 AQMP. While the underlying General Plan designation and zone would change, the post-development use of the site, as residential, would be similar to the Rural Living General Plan designation, only with a change from rural density to very low density residential. With the change in density, a less than significant impact would occur.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the Air Quality Management Plan (AQMP)." A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the SQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase.

Based on the air quality modeling analysis contained in the *"Air Quality and Global Climate Change Impact Analysis"*, neither short-term construction, nor long-term operation of the proposed project will result in significant impacts based on SCAQMD regional and local



thresholds of significance. The proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Furthermore, the “*Air Quality and Global Climate Change Impact Analysis*” explains that the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is consistent with the AQMP for the second criterion because the project site currently has a residential General Plan designation and the change of General Plan designation from Rural Living (RL) to Very Low Density Residential (VLDR) will not change the residential nature of the designation. Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

- III.b) The “*Air Quality and Global Climate Change Impact Analysis*” addressed both short-term impacts caused by construction activities and long-term impacts caused by occupancy and operation of the project as proposed.

### **Short-Term Impacts**

Grading and other construction activities would result in combustion emissions from heavy-duty construction vehicles, haul trucks, and vehicles transporting construction crews. Exhaust emissions during these construction activities will vary daily as construction activity levels change. The grading phase of construction represents the most intense construction period during which daily emissions would be at their greatest level based on the potential amount of equipment and duration of use. Other construction phases would not result in any greater construction emissions due to less equipment being used and shorter construction duration.

Currently, the monitoring data provided in the “*Air Quality and Global Climate Change Impact Analysis*”, indicates that the Basin is designated as a nonattainment area for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>, which are the air pollutants of primary concern in the project area.

The standard modeling methodology used to forecast construction emissions, CalEEMod Version 2013.2.2, was used to forecast project-related construction emissions. The construction-related criteria pollutant emissions for each site development phase is shown on Table III-1 (Table 7 of the *Air Quality and Global Climate Change Impact Analysis* is reproduced here) presented below.

**TABLE III-1**

### Construction-Related Regional Pollutant Emissions<sup>1</sup>

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
<b>Site Preparation</b>						
On-Site <sup>2</sup>	5.08	54.63	41.11	0.04	10.75	6.66
Off-Site <sup>3</sup>	0.08	0.09	1.24	0.00	0.20	0.05
<b>Total</b>	<b>5.15</b>	<b>54.73</b>	<b>42.35</b>	<b>0.04</b>	<b>10.95</b>	<b>6.71</b>
<b>Grading</b>						
On-Site <sup>2</sup>	6.48	74.81	49.14	0.06	6.19	4.62
Off-Site <sup>3</sup>	0.49	6.54	5.95	0.02	0.73	0.26
<b>Total</b>	<b>6.97</b>	<b>81.35</b>	<b>55.09</b>	<b>0.08</b>	<b>6.92</b>	<b>4.88</b>
<b>Building Construction</b>						
On-Site <sup>2</sup>	3.41	28.51	18.51	0.03	1.97	1.85
Off-Site <sup>3</sup>	0.87	4.45	12.36	0.03	1.65	0.49
<b>Total</b>	<b>4.28</b>	<b>32.96</b>	<b>30.86</b>	<b>0.05</b>	<b>3.61</b>	<b>2.34</b>
<b>Paving</b>						
On-Site <sup>2</sup>	2.44	20.30	14.73	0.02	1.14	1.05
Off-Site <sup>3</sup>	0.06	0.07	0.93	0.00	0.17	0.05
<b>Total</b>	<b>2.50</b>	<b>20.37</b>	<b>15.66</b>	<b>0.02</b>	<b>1.31</b>	<b>1.09</b>
<b>Architectural Coating</b>						
On-Site <sup>2</sup>	22.86	2.19	1.87	0.00	0.17	0.17
Off-Site <sup>3</sup>	0.09	0.11	1.42	0.00	0.26	0.07
<b>Total</b>	<b>22.95</b>	<b>2.29</b>	<b>3.29</b>	<b>0.01</b>	<b>0.43</b>	<b>0.24</b>
<b>Total for overlapping phases<sup>4</sup></b>	<b>29.72</b>	<b>55.62</b>	<b>49.81</b>	<b>0.08</b>	<b>5.35</b>	<b>3.67</b>
<b>SCAQMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Thresholds</b>	<b>no</b>	<b>no</b>	<b>no</b>	<b>no</b>	<b>no</b>	<b>no</b>

<sup>1</sup> Source: CalEEMod Version 2013.2.2

<sup>2</sup> On-site emissions from equipment operated on-site that is not operated on public roads.

### Long-Term Impacts

Long-term air pollutant emission impacts result from stationary sources and mobile sources involving any project-related changes. The project would result in a net increase of forty (40) residential lots for the future construction of forty (40) housing units. Therefore, the proposed project will result in net increases in both stationary and mobile source emissions. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. Based on trip generation factors included in the traffic study, long-term operational emissions associated with the proposed project were calculated with the CalEEMod model

(Version 2013.2.2). As detailed in Table III-2 (Table 10 of the *Air Quality and Global Climate Change Impact Analysis*), the increase of all criteria pollutants as a result of the proposed project would be less than the applicable SCAQMD daily emission thresholds. Therefore, project-related long-term air quality impacts would not be significant, and no mitigation measures would be required.

**TABLE III-2**

**Regional Operational Pollutant Emissions<sup>1</sup>**

Activity	Pollutant Emissions (pounds/day)					
	ROGs	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>2</sup>	6.54	0.04	3.34	0.00	0.07	0.07
Energy Usage <sup>3</sup>	0.04	0.34	0.15	0.00	0.03	0.03
Mobile Sources <sup>4</sup>	1.46	4.77	17.47	0.04	2.82	0.80
<b>Total Emissions</b>	<b>8.04</b>	<b>5.15</b>	<b>20.96</b>	<b>0.04</b>	<b>2.92</b>	<b>0.89</b>
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	no	no	no	no	no	no

<sup>1</sup> Source: CalEEMod Version 2013.2.2

<sup>2</sup> Area sources consist of emissions from consumer products, architectural coatings, hearths and landscaping equipment.

<sup>3</sup> Energy usage consists of emissions from generation of electricity and on-site non-hearth natural gas usage.

<sup>4</sup> Mobile sources consist of emissions from vehicles and road dust.

## Mitigation Measures

Project-related long-term air quality impacts, as indicated above, would not be significant and no mitigation measures would be required. Short-term impacts related to construction would be mitigated with compliance with SCAQMD Rule 403 guidelines to ensure that potential short-term air quality impacts on nearby sensitive receptors will be less than significant. Mitigation Measure AQ-1 has been added to reinforce compliance with these requirements.

- AQ-1** The project is required to comply with regional rules that assist in reducing short-term air pollutant emissions, including SCAQMD Rule 403, which requires that fugitive dust be controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. SCAQMD Rule 403 requires implementation of dust-suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 include watering active sites at least twice daily; covering all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114; and controlling traffic speeds within the property to 15 mph or less.

- III.c) The portion of the Basin within which the project is located is designated as a non-

attainment area for ozone and PM10 under State standards, and as a non-attainment area for ozone, PM10, under Federal standards, and PM2.5 as Unclassifiable/Attainment as indicated in Table III-3, below (Table 4 of the *Air Quality and Global Climate Change Impact Analysis*.)

**TABLE III-3**  
**South Coast Air Basin Attainment Status**

Pollutant	Averaging Time	National Standards <sup>1</sup>	Attainment Date <sup>2</sup>	California Standards <sup>3</sup>
1979 1-Hour Ozone <sup>4</sup>	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained <sup>4</sup> )	Extreme Nonattainment
1997 8-Hour Ozone <sup>5</sup>	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO <sub>2</sub> <sup>6</sup>	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO <sub>2</sub> <sup>7</sup>	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m <sup>3</sup> )	Nonattainment (Serious) <sup>8</sup>	12/31/2006 (Redesignation request submitted) <sup>8</sup>	Nonattainment
PM2.5	24-Hour (35 µg/m <sup>3</sup> )	Unclassifiable/ Attainment	Attained	Unclassified
Lead	3-Months Rolling (0.15 µg/m <sup>3</sup> )	Nonattainment (Partial) <sup>9</sup>	12/31/2015	Attainment

<sup>1</sup> Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

<sup>2</sup> A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

<sup>3</sup> Obtained from <http://www.arb.ca.gov/desig/adm/adm.htm>.

<sup>4</sup> 1-hour O<sub>3</sub> standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

<sup>5</sup> 1997 8-hour O<sub>3</sub> standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O<sub>3</sub> standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

<sup>6</sup> New NO<sub>2</sub> 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO<sub>2</sub> standard retained.

<sup>7</sup> The 1971 annual and 24-hour SO<sub>2</sub> standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO<sub>2</sub> 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

<sup>8</sup> Annual PM10 standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM10 standard is pending with U.S. EPA.

<sup>9</sup> Partial Nonattainment designation - Los Angeles County portion of Basin only.

Cumulative projects include local development as well as general growth within the project area. The greatest source of emissions is from mobile sources, which travel well out of the local area. When wind patterns are considered, the cumulative analysis would extend beyond any local projects and would cover an even larger area. The project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks

associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this project would create a less than significant cumulative impact.

- III.d) The SCAQMD published the *Final Localized Significance Threshold Methodology* revised in June 2003, recommending that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-Up Tables and the methodology described in the Localized Significant Threshold Methodology, revised in July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emissions thresholds were calculated based on the East San Bernardino Valley source receptor area (SRA) 35. As previously described, it is expected that construction would occur at one time, so no more than five (5) acres will be actively worked on during any given day. Therefore, the 5-acre thresholds were used. According to LST Methodology, any receptor located closer than twenty-five (25) meters (82 feet) shall be based on the twenty-five (25) meter thresholds. The nearest sensitive receptors are the existing single-family detached residential dwelling units located directly adjacent to the north of west of the project site. As such, the SCAQMD Look-up Tables for twenty-five (25) meters were used. As indicated in Table III-4, below (reproduced from Table 9 of the *Air Quality and Global Climate Change Impact Analysis*), on-site emissions from the CalEEMod model for the different construction phases and calculated emissions thresholds were detailed. The data indicated in the table below shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project, and mitigation would not be required.

**Table III-4**

**Local Construction Emissions at Nearest Sensitive Receptors<sup>1</sup>**

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation	54.63	41.11	10.75	6.66
Grading	74.81	49.14	6.19	4.62
Building Construction	28.51	18.51	1.97	1.85
Paving	20.30	14.73	1.14	1.05
Architectural Coating	2.19	1.87	0.17	0.17
<b>SCAQMD Threshold for 25 meters (82 feet) or less<sup>2</sup></b>	<b>270</b>	<b>2,075</b>	<b>14</b>	<b>9</b>
Exceeds Threshold?	no	no	no	no

<sup>1</sup> Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in SRA 35 East San Bernardino Valley.

<sup>2</sup> The estimated distance from the project site to the nearest existing sensitive receptors, located adjacent to the north east side of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.

The local air quality impacts from the operation of the proposed project would occur from emissions generated on-site. Sources of on-site operational emissions include

architectural coatings off-gassing, landscaping equipment emissions, natural gas appliance emissions and on-site vehicular emissions. Because of the residential nature of the proposed project, the majority of the proposed project's operational emissions are from vehicles traveling on roadways away from the project site. These emissions are then spread over a vast area traversed by various mobile sources and do not result in localized air quality impacts in proximity to the project site. As such, localized operational modeling for project operations are not prepared for residential developments. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on- site emissions.

- III.e) Potential sources of odor emissions have also been considered by the *Air Quality and Global Climate Change Impact Analysis*. The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. Standard construction requirements would minimize odor impacts. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed use is similar to residential uses to the south, north, and west, and any impact from the addition of residences to the area through the construction and operation of the proposed Project is anticipated to be less than significant. No additional mitigation measures are required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. **BIOLOGICAL RESOURCES.** Would the project:

- |  |   |   |   |   |
|--|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | — | ✓ | → | — |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?  | — | — | — | ✓ |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	—	—	—	✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	—	✓	→	—
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	—	—	—	✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	—	—	—	✓

## **Biological Resources**

- IV.a) The results of a project-specific “General Biological Reconnaissance Survey”, completed by ECorp Consulting, Inc. on May 13, 2016, reveal no special status plant or wildlife species within the project site, with no potential for special status plant or wildlife species to occur due to the disturbed, agricultural nature of the project site and lack of suitable habitat. Wildlife species observed or detected on the Project site were mostly natives typical of the surrounding semi-arid communities, as well as some species associated with urban development. Additionally, the project site is not within designated critical habitat for any listed plant or wildlife species and is not located within any sensitive plant communities. The habitat assessment did not identify signs of San Bernardino kangaroo rat or Primary Constituent Elements (PCE) required to support this species; therefore, focused surveys for San Bernardino kangaroo rat are not required. Additionally, the habitat assessment did not identify signs of burrowing owl, but burrows suitable to support this species were observed within the project site; therefore, pre-construction burrowing owl surveys are required. In addition, no bird or raptor nests and breeding behavior was observed during the survey. However, native and non-native trees surrounding the perimeter of the Project site have potential to facilitate nesting raptors, but no existing nests or roosts were observed during the original survey. With implementation of **Mitigation Measure BIO-1**, the project will have a less than significant impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the CDFW or USFWS.

**BIO-1** Burrowing owl and nesting bird pre-construction clearance surveys shall be conducted prior to project implementation. The first survey shall be conducted 14-30 days prior to the commencement of ground disturbing activities and the second survey shall be conducted within three (3) days of ground disturbing activities. If no active avian nests and no burrowing owls are found during the clearance surveys, no additional mitigation will be required.

If an active burrowing owl or other avian nest is discovered during the pre-construction clearance survey, construction activities shall be redirected around the nest. As determined by the City, a qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City of Redlands for review and approval prior to reinitiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

If burrowing owls are observed, the area shall be flagged, and a no-work buffer of 500 feet shall be established by the project biologist in consultation with the California Department of Fish and Wildlife (CDFW). The no-work buffer shall be clearly delineated by the biologist and monitored to ensure avoidance until consultation with the CDFW and applicant results in a plan to avoid or relocate the burrowing owl(s). A monitoring report shall be prepared and submitted to the City, and written authorization by the CDFW shall be received before construction may proceed within the no-work buffer.

- IV.b) The results of a project-specific "General Biological Reconnaissance Survey", completed by ECORP Consulting, Inc. on May 13, 2016, reveal no natural drainages or riparian vegetation exist on the project site. Therefore, no impacts to riparian habitats or sensitive natural communities will occur. No mitigation is required.
- IV.c) The results of a project-specific "General Biological Reconnaissance Survey", completed by ECORP Consulting, Inc. on May 13, 2016, reveal no federally protected wetlands exist on the project site. Therefore, no impacts to jurisdictional waters or federally protected wetlands will occur. No mitigation is required.
- IV.d) According to the Biotic Resources Map, Figure 7.1 of the City's General Plan MEA/EIR, the project site is not located within an area containing valued habitat or near a wildlife corridor. Prior agricultural use of the project site and residential development of surrounding areas preclude the potential for wildlife corridors to occur on the project site due to the loss of native habitat.

On a local scale, the project site sustains trees suitable to support nesting birds, and it is



possible that on-site nesting habitat may be indirectly affected by proposed project activities. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA). Increased noise and human presence during construction activities may negatively affect nestlings or cause birds to abandon nests. Typically, the CDFW requires construction activities within 300 feet (500 feet for raptors) of active nests be scheduled outside of the avian nesting season. If construction activities are planned during the avian nesting season of February 1 through August 31 (January 15 to August 31 for raptors), **Mitigation Measure BIO-1** will ensure that potential impacts to nesting bird species remain less than significant.

- IV.e) The City does not have a tree protection ordinance, and the disturbed, agricultural nature of the project site precludes the presence of sensitive biological resources. Therefore, the proposed project will not conflict with any local policies or ordinances protecting biological resources. No impact will occur, and no mitigation is required.
- IV.f) Adoption of the proposed project will not cause a conflict with a Natural Communities Conservation Plan (NCCP) or Habitat Conservation Plan (HCP), or other approved local, regional, or state habitat conservation plan. See IV(a-c) above. Therefore, no impact would occur in this regard.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. **CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	—	✓	→	—
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	—	✓	→	—
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	✓	→	—
d) Disturb any human remains, including those interred outside of formal cemeteries?	—	✓	→	—
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	—	✓	→	—

**Cultural Resources**

V.a-b) The project is identified in the General Plan MEA/EIR Figure 10.1 as being located within a large "Rural Historic and Prehistoric Archeological District." A Cultural Resources Investigation, dated July, 2016, has been prepared by ECORP Consulting, Inc. for the project. The property is noted as a historic-period agricultural site, however, the investigation notes that the trees on site are modern, indicating that the original citrus trees have been replaced. Based on research by ECORP Consulting, Inc., the original owner was E.M. Lyon, a prominent citrus grower in the area during the early 20<sup>th</sup> century. Mr. Lyon's residence was not located on these properties and the Lyon family are known to have owned many acres of the citrus groves, for which the subject site represented a small portion. The property does not contain any buildings. The property does, however, include both historic period irrigation weir box, a cobble stone retaining wall at the northeast corner of the property, smudge pots and smudge pot fragments. Additionally, one sun colored amethyst fragment, dated between 1880-1925, was located. Although the historic-period site is agricultural in nature and evokes the area's citrus heritage, a preliminary evaluation of the site was performed for eligibility in the California Register of Historical Resources (California Register) and City of Redlands criteria for local designation, and the site is recommended not eligible for the California or Local Register under any criteria and therefore is not considered a Historical Resource under CEQA pursuant to Public Resources Code §5020.1 q and §15064.5. Since no California or Local Register-listed or eligible resources are located within the project site, the project will not cause a substantial adverse change in the significance of a known Historical Resource. However, during ground-disturbing activities, there is always a chance that potentially significant historic-period resources could be unearthed. **Mitigation Measures CUL-1, CUL-2, CUL-3, CUL-4** will ensure that potential impacts to previously unknown historic-period resources remain less than significant.

**CUL-1** An archaeological monitor shall be present on-site during all clearing and grubbing activities, including the removal of citrus trees and related irrigation lines, for the possibility of discovery of archaeological resources. A copy of the contract for the archaeological monitor shall be provided to the City of Redlands Development Services Department prior to clearing and grubbing, the removal of any trees, and the issuance of a grading permit. A copy of the monitoring report shall be provided to the City of Redlands Development Services Department and to the Tribes which requested consultation during the AB52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians) prior to approval of the final map.

**CUL-2** If a significant archaeological resource(s) or tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended one hundred feet (100) feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City of Redlands Development Service Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified archaeological resource(s) or tribal cultural resources from

damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) or tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered archaeological or tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Redlands. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Redlands Development Services Department, the Eastern Information Center, and the appropriate Native American Tribe.

- CUL-3** The cobble stones that comprise the cobble stone retaining wall shall be retained and reused on-site in the creation of a corner entry feature (i.e. wall or monument sign) on "Lot A", at the northwest corner of the project site, adjacent to the intersection of Wabash Avenue and Citrus Avenue.
- CUL-4** The applicant shall reuse available historic-period smudge pots or make them available to a local museum or preservation organization, as a feature of the region's citrus history.

V.c) The project site is largely flat, with slight downward sloping over distance towards the northwest. The natural elevation of the property ranges between 1638 and 1700 feet above mean seal level (AMSL). The Geotechnical/Geological Study completed for the project by Hilltop Geotechnical, Inc. and dated April 28, 2015, indicated that the surficial native soils on the site have been mapped as very old axial-valley deposits, that locally consist of clayey, fine to coarse grained, late to early Pleistocene in age and that the subject site lies south of younger soils likely deposited from Mill Creek. Alluvial contour maps, referenced in the Geotechnical/Geological Study, indicate a depth of alluvium in the general area of the subject site to be in excess of 600 feet. Subsurface exploration on-site indicated that the earth materials encountered were identified of approximately 1.5 to 2.0 feet of man-made fill above the alluvium, which exceeded the boring depths of 51.5 feet. There are no unique geological features or paleontological resources which have been located or identified on-site. However, the surface and subsurface Pleistocene axial valley deposits have undetermined potential to contain significant nonrenewable paleontological resources, depending upon their lithology. Pleistocene older alluvial sediments occurring at the surface and in the subsurface elsewhere throughout the inland valleys of Riverside and San Bernardino Counties and the Inland Empire have been demonstrated to be fossiliferous. Due to the presence of very old axial-valley deposits from the late to early Pleistocene at a depth affected by grading, **Mitigation Measure CUL-5** has been incorporated to reduce any potential impact to a less than

significant level.

**CUL-5**

If any fossils of any sort are discovered during grading and earth-moving activities, a qualified paleontologist must be retained and the activities halted to allow for recovery and identification of the fossils by a qualified paleontologist. Recovered fossils are to be curated and deposited in an accredited and permanent scientific institution or established museum repository for the benefit of current and future generations. In the case of such finds, documentation of curation and a report of such findings, prepared by qualified paleontologic personnel, with an appended itemized of specimens shall be provided to the Development Services Department prior to the issuance of building permits.

- V.d) There are no known human remains within the vicinity of the project site, and no conditions exist that suggest human remains are likely to be found on the project site. It is not anticipated that implementation of the project would disturb human remains, including those interred outside of formal cemeteries. However, ground-disturbing activities, such as grading or excavation, have the potential to disturb human remains. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. The Native American Graves Protection and Repatriation Act (NAGPRA) includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on federal and tribal lands, and penalties for noncompliance and illegal trafficking. State of California Public Resources Health and Safety Code Section 7050.5-7055 describes the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Redlands Police Department, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. As this is existing law and a mandatory measure to manage an accidental exposure of human remains, no mitigation is required to ensure human remains can be properly managed if encountered on this project site. **Mitigation Measure CUL-6** has been incorporated to reduce any potential impact to a less than significant level.

**CUL-6**

If human remains and/or "grave goods" (i.e., funerary objects) are found within the project area, the City or its designee shall notify the City of Redlands Police Department and San Bernardino County coroner immediately, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.

If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

- V.e) Pursuant to AB 52, staff sent notices of the proposed project by certified mail on April 1, 2016 to four tribes who had requested notification under AB 52 (Morongo Band of Mission Indians, San Manuel Band of Mission Indians, Soboba Band of Luiseno Indians and Gabrieleno Band of Mission Indians). During the AB52 consultation period, the City of Redlands received a

request from a fifth tribe for notification of future projects (Torres Martinez Desert Cahuilla Indians). To ensure proper notification of tribes, staff sent notices of the proposed project by certified mail to this tribe on June 9, 2016. Within this consultation period, no communication was received requesting consultation from Morongo Band of Mission Indians, the Gabrieleno Band of Mission Indians, or the Torres Martinez Desert Cahuilla Indians. The Soboba Band of Luiseno Indians and the San Manuel Band of Mission Indians requested to consult which occurred on June 1, 2016 and May 17, 2016, respectively. The tribes advised that a tribal monitoring agreement be required. **Mitigation Measures CUL-7 and CUL-8** have been added to reduce the potential impact to a less than significant level.

**CUL-7** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Redlands Development Services Department with evidence of same.

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
- b) A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation.
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default.
- d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Redlands Development Services Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

**CUL-8** The Project applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians). The applicant shall coordinate with these Tribes to

develop a Tribal Monitoring Agreement. The tribes must agree upon a coordinated monitoring schedule and the applicant shall submit the agreement to the City of Redlands Development Services Department prior to any clearing and grubbing of the property and prior to the Issuance of a Grading Permit.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	—	✓	→	—
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	—	✓	→	—
ii) Strong seismic ground shaking?	—	✓	→	—
iii) Seismic-related ground failure, including liquefaction?	—	✓	→	—
iv) Landslides?	—	—	—	✓
b) Result in substantial soil erosion or the loss of topsoil?	—	✓	→	—
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	✓	→	—
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	—	✓	→	—
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of	—	—	—	✓

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
wastewater?				

## **Geology and Soils**

VI.a.i) The regionally significant San Andreas fault is located approximately 1.9 miles north of the project site, while the San Jacinto fault is located approximately 5.2 miles south-southwest of the project site. However, the proposed project site is not located within the boundaries of an Earthquake Fault Zone for fault rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972, and there are no known active or potentially active faults that traverse the project site. The Geotechnical/Geologic Study completed by Hilltop Geotechnical, Inc. (April 28, 2015) indicates that, based on a review of several geologic maps, a queried fault is mapped in the south portion of the subject site, on some geologic maps, referencing the fault as concealed and poorly located extension from the most northern portion of the mapped Redlands fault in the Crafton Hills fault zone. The study states that this queried fault is not considered active and that potential for surface fault rupture on this site is considered to be very low. The study further indicates that neither the County of San Bernardino's General Plan or the City of Redlands General Plan show mapped faults on or trending onto the site on their geotechnical hazard maps. However, since non-active faulting could possibly be encountered within the general location of the site, implementation of **Mitigation Measure GEO-1** will ensure that any potential impact will not exceed a level less than significant.

**GEO-1** The project shall be developed in accordance with all the recommendations included in the Geotechnical/Geologic Study prepared by Hilltop Geotechnical, Inc. for the subject property. In addition, the proposed project will be constructed to adhere to all federal, state, and local regulations pertaining to seismic design.

VI.a.ii) The project site is located within Seismic Zone 4 as defined by the Uniform Building Code (UBC). Ground shaking during a seismic event is considered to be high for the project site due to the site's proximity to existing regionally active faults, including the San Andreas and the Redlands Fault/Crafton Hills Faults. The extent of ground shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area.

Ground shaking resulting from activity on local faults could be felt within the project site during a seismic event. All future construction and development within the project site would be required to comply with applicable provisions of the most recent adopted version of the UBC (including all related mechanical, electrical, and plumbing codes), California Building Code (CBC), the City's building regulations, and applicable County building requirements. These codes and regulations detail specific measures including seismic design parameters to minimize the risk of loss, injury, or death resulting from strong ground shaking. Implementation of **Mitigation Measure GEO-2** will ensure impacts resulting from strong



seismic ground-shaking are adequately mitigated.

**GEO-2** Prior to the issuance of building permits, the applicant shall demonstrate to the City that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code, as well as the recommendations identified in a detailed geotechnical investigation prepared for the project site.

Adherence to the measures identified in the geotechnical investigation, as well as other requirements identified and required by the City, will ensure ground shaking hazards are reduced to a less than significant level.

- VI.a.iii) Liquefaction is a phenomenon in which cohesionless, saturated, fine-grained sand and sandy silt soils lose shear strength due to ground shaking. The possibility of liquefaction occurring at the project site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, plasticity, relative density, and confining pressures of the soils at the project site. The subject site is not located within a designated area as having a liquefaction potential per Figure 4.9 in the City of Redlands General Plan MEA/EIR and the San Bernardino County Geological Hazard Overlays Map, Sheet FH31, in the County General Plan. The Geotechnical/Geologic Study completed by Hilltop Geotechnical, Inc. (April 28, 2015) indicates that the liquefaction potential at the subject site is very low due to an estimated depth of groundwater of 100 feet or greater beneath the existing ground surface on the site and the dense to very dense relative density of the underlying older alluvium. Since the project site is not susceptible to liquefaction, and because the proposed project would be constructed based on City building requirements, no significant liquefaction-related impacts would result from the construction and operation of the proposed on-site uses. Therefore, impacts associated with liquefaction are less than significant, and no mitigation is required.
- VI.a.iv) The project site is not located near any area of potential landslide, per Figure 4.4 of the City of Redlands General Plan MEA/EIR or San Bernardino County Geological Hazard Overlays Map, Sheet FH31, in the County General Plan and it is not within an area of identified steep slopes; therefore, landslides are not a geotechnical constraint for the site. Since the project site is not within the areas that are susceptible to seismically induced landslides, no impacts associated with this issue would occur, and no mitigation is required.
- VI.b) The project site is underlain by sandy loam (2–9% slopes) of the Greenfield Association (GtC), course sandy loam (2–9% slopes) of the Hanford Association (HaC), and sandy loam (2–9% slopes) of the Ramona Association (RmC), per the Web Soil Survey of the Natural Resources Conservation Service (NRCS), United State Department of Agriculture website. All three soil types are well draining. The Greenfield and Hanford Associations have negligible to low runoff and the Ramona Association has medium runoff. Figure 4.3 of the MEA/EIR indicates that the project site is not located within an area of notable erosion potential, although grading of topsoils will occur as part of the proposed project, temporarily exposing some on-site soils to erosion. However, the City will apply its standard erosion control measures as conditions of approval.

Development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A

Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. For additional information, see Section IX, Hydrology and Water Quality.

As the majority of the soils present on site have a slight erosion hazard potential, the proposed project would be required to adhere to the City's grading requirements, obtain an NPDES permit, and prepare an SWPPP. Therefore, impacts associated with soil erosion hazards are less than significant and no mitigation other than **Mitigation Measures HYD-1** through **HYD-3** in Section IX is required.

- VI.c) Pursuant to Figure 4.4 of the City of Redlands MEA/EIR and the Geologic Hazard Overlays map, Sheet FH31 C, of the San Bernardino County General Plan, the area is not located within a designated area as having landslide susceptibility. Due to the flat-lying nature of the site, on-site landsliding or debris flows sourced from higher elevations should not be considered to be a geologic constraint at this site, as indicated the Geotechnical/Geologic Study completed by Hilltop Geotechnical, Inc.

Lateral spread is the most pervasive type of liquefaction-induced ground failure and can occur on gently sloping ground or where nearby drainage or stream channels can lead to static shear stress biases on essentially horizontal ground. Per the Geotechnical/Geologic Study completed by Hilltop Geotechnical, Inc., the lateral spread potential of the subject site is not considered to be a geologic hazard for the proposed structures on the subject property, since the subject site is underlain at depth by dense to very dense or hard, consolidated deposits and the lack of a liquefaction potential in the area.

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Loose sandy soils subjected to moderate to strong ground shaking can experience settlement. Pursuant to the results included in the Geotechnical/Geologic Study completed by Hilltop Geotechnical, Inc. the subject site is underlain at depth by medium dense to very dense, consolidated deposits that should not be prone to a significant degree of seismic settlement and advised that where applicable, loose, near surface, alluvial soils and undocumented fills should be removed and recompacted to uniform high densities to mitigate both settlement and consolidation potentials. Since the project site is not susceptible to subsidence, liquefaction, lateral spreading, and/or landslides, and because the proposed project would adhere to previously identified **Mitigation Measure GEO-1**, no significant impacts associated with unstable geologic units or soils would result from the construction and operation of the proposed project.

- VI.d) Expansive soils generally have a substantial amount of clay particles, which can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on buildings and other loads placed on these soils. The extent of shrinking and swelling of soils is influenced by the amount and kind of clay in the soil. As previously referenced, the project site underlain by sandy loam (2–9% slopes) of the Greenfield Association (GtC), coarse sandy loam (2–9% slopes) of the Hanford Association (HaC), and sandy loam (2–9% slopes) of the Ramona Association (RmC), per the Web Soil Survey of the Natural Resources Conservation Service (NRCS), United State Department of Agriculture website. All three soil types are well draining (runoff negligible to medium). Figure 4.5 of the City of Redlands MEA/EIR indicates that a portion of the site, containing soils of the Ramona

Association, have a low to moderate expansion potential due to a generally high clay content or a well-developed argillic horizon. The design and construction of all proposed structures and infrastructure would be subject to the requirements of the City of Redlands Building Code, which incorporates the California Building Code by reference. Specifically, conformance with building code requirements includes the preparation of an Engineering Geology Report and/or Soils Engineering Report to identify and mitigate any site-specific geotechnical hazards. Compliance with building code requirements would ensure that potential seismic and geologic constraints on the project site are evaluated and are considered in the project design and construction. These requirements would ensure that neither people nor structures are exposed to significant geologic hazards. Therefore, adherence to existing requirements and **Mitigation Measure GEO-1** would result in a less than significant impact.

- VI.e) The proposed residential development will be required to connect to and utilize the City's sewer system, therefore septic systems or packaged waste water treatment will not be used. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. <b>GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	—	—	✓	—
c) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	—	—	✓	—

### **Greenhouse Gas Emissions**

- VII.a-b) The project includes a request for annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. An *"Air Quality and Global Climate Change Impact Analysis"* was prepared by Kunzman Associates, Inc. for the project on June 29, 2015. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The table below, provided within the *"Air Quality and Global Climate Change Impact Analysis"*, illustrates a summary of the results of anticipated Greenhouse Gas emissions for the project.

### Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>2</sup>	0.00	9.32	9.32	0.00	0.00	9.39
Energy Usage <sup>3</sup>	0.00	159.98	159.98	0.01	0.00	160.77
Mobile Sources <sup>4</sup>	0.00	561.97	561.97	0.02	0.00	562.42
Waste <sup>5</sup>	9.49	0.00	9.49	0.56	0.00	21.26
Water <sup>6</sup>	0.83	14.93	15.76	0.09	0.00	18.22
Construction <sup>7</sup>	0.00	10.60	10.60	0.00	0.00	10.65
<b>Total Emissions</b>	<b>10.31</b>	<b>756.81</b>	<b>767.13</b>	<b>0.68</b>	<b>0.01</b>	<b>782.70</b>
Screening Threshold						3,000
Exceeds Threshold?						No

<sup>1</sup> Source: CalEEMod Version 2013.2.2. Year 2017 emissions (opening year).

<sup>2</sup> Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

<sup>3</sup> Energy usage consist of GHG emissions from electricity and natural gas usage.

<sup>4</sup> Mobile sources consist of GHG emissions from vehicles.

<sup>5</sup> Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.

<sup>6</sup> Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

<sup>7</sup> Construction GHG emissions CO<sub>2</sub>e based on a 30 year amortization rate.

At opening year, the proposed project would generate approximately 782.70 metric tons of CO<sub>2</sub>e per year. According to the SCAQMD screening threshold, a cumulative global climate change impact would not occur since the GHG emissions created from the on-going operations would not exceed the screening threshold of 3,000 metric tons per year of CO<sub>2</sub>e. Thus, project-related emissions would not have a significant direct or indirect impact on environment, greenhouse gas and climate change.

Adoption of the proposed project will not conflict with any applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases. In addition, the proposed design and construction of the Project is subject to California Energy Code requirements. CARB identified reduction measures to achieve the goal of AB 32 as set forth in the CARB Scoping Plan. The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Thus, no impact would occur in this regard. The project will comply with SCAQMD Rule 445 and will not include wood burning stoves or fireplaces.

The project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. The California Green Building Standards Code requires water efficient fixtures, fixture fittings, and irrigation controllers, construction waste reduction of at least fifty percent (50%), low pollutant emitting interior finish materials, and mandatory special installer and inspector qualifications for installations and inspection of energy systems.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	—	✓	→	—
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	—	✓	→	—
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	—	—	✓	—
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	—	—	—	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	—	—	—	✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	—	—	✓	—

## **Hazards and Hazardous Materials**

VIII.a) Adoption of the proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project consists of an annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. The operation of a residential use will not involve the routine transport, use, or disposal of hazardous materials. The transport, use, and disposal of hazardous materials, such as fuel, asphalt, paint products, lubricants, solvents, etc., during the construction of the project would be conducted in accordance with all applicable State and federal laws.

Potentially hazardous materials such as agricultural related pesticide chemicals may be present, due to the long-term use of the property as an agricultural use, so a soil investigation on this parcel is required to assess the potential presence of agricultural pesticide chemicals on site. Should any previously unknown hazardous materials and/or contaminants related to the previous use be discovered during grubbing and clearing or earth-moving activities, Mitigation Measure HAZ-1 and HAZ-2 requires removal and/or disposal of any such contaminants in accordance with all applicable local, State, and Federal standards. With compliance with this mitigation measure, any potential impact will be of a less than significant level.

**HAZ-1** In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered, earth-moving or clearing activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City.

**HAZ-2** Prior to issuance of a grading permit, a soil investigation is required to assess the potential presence of agricultural pesticide chemicals on site. Construction may not proceed until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City. If appropriate, the City may enter into a Voluntary Cleanup Plan (VCP) with the State Department of Toxic Substances Control (DTSC) to coordinate remediation of the site. Further evaluation of soils throughout the entire project site shall be made by a CalOSHA licensed Hazardous Materials Substances Removal contractor during demolition and clearing activities. In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered, demolition and clearing activities in the vicinity of said material

shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City.

- VIII.b) Adoption of the proposed project will not create a significant hazard to the public or the environment through upset and accident conditions involving the release of hazardous materials into the environment. The proposed project is residential with no handling of hazardous materials intended. Grading of the project site has at least a potential for accidental upset or release of hazardous materials due to the previous use of the project site for agriculture. Compliance with established federal, State, county, and local regulations regarding hazardous materials will help reduce potential long-term impacts, as referenced in **Mitigation Measures HAZ-1** outlined in Section VIII (a) will help maintain potential short-term impacts at less than significant levels.
- VIII.c) The proposed project is residential and relatively small in scope. As residential uses do not cause significant hazardous emissions or involve the handling of acutely hazardous materials, substances, or waste, the project poses no threat to Crafton Elementary School, which is within approximately eight hundred seventy five feet (875') to the northwest of the northwestern most boundary of the project site. The transport, use, and disposal of hazardous materials, such as fuel, asphalt, paint products, lubricants, solvents, etc., during the construction of the project would be conducted in accordance with all applicable State and federal laws to ensure emissions or handling of hazardous or acutely hazardous materials, substances, or waste in proximity to the Crafton Elementary School occur at less than significant levels during construction of the project.
- VIII.d) The project site is not located on a site which is included on a list of hazardous materials sites and will not create a significant hazard to the public or the environment. No mitigation is required.
- VIII.e) The project site is located approximately 2.01 miles southeast of the Redlands Municipal Airport and 5.33 miles southeast of the San Bernardino International Airport, measured parcel boundary to parcel boundary. The Redlands Airport Compatibility Plan indicates that the proposed project is located outside of the limits of all Compatibility Zones. The project site is also located outside of the San Bernardino International Airport Influence Area. The project site is not within the direct approach or departure paths. The project involves the subdivision of land for residential lots. Any future residential structures constructed on these parcels would have to adhere to a height requirement of thirty five feet (35') in the R-E (Residential Estate) District. Accordingly, no air traffic safety hazards would affect this project. No mitigation is required.
- VIII.f) The project site is not within the vicinity of a private airstrip and will not result in a safety hazard for people residing or working in the project area. No mitigation is required.
- VIII.g) Adoption of the proposed project will not result in impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The City of Redlands' Emergency Disaster Plan identifies a number of hazardous situations that

the City personnel would respond to and outlines procedures to follow during such events. Emergency response measures are based upon the basic Standardized Emergency Management System (SEMS). The proposed project would have no impact on the City's ability to implement the Emergency Disaster Plan. No mitigation is required.

- VIII.h) The project site is not located in an area identified as a high fire danger area according to Figure 15.1 of the MEA/EIR. Any future dwellings constructed on the subdivided lots will be required to be equipped with fire sprinklers. As such, no significant impact is anticipated. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	—	✓	→	—
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	—	—	✓	—
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	—	—	—	✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	—	—	—	✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	—	—	—	✓



Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	—	—	—	✓
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	—	—	—	✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	—	—	—	✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	—	—	—	✓
j) Inundation by seiche, tsunami, or mudflow?	—	—	—	✓

### **Hydrology and Water Quality**

- IX.a) The project consists of an annexation request into the City of Redlands, contiguous to the boundaries, as well as a General Plan Amendment (No. 134) to change APNs 0299-101-01 and 0299-101-04 designated as Rural Living (RL) land use to Very Low Density Residential land use. The proposal also includes a zoning application (No. 450) to pre-zone both properties, currently under Rural Living – 5 Acre Minimum (RL) in the unincorporated county, to R-E (Residential Estate) District. Additionally, the project proposes a Tentative Tract Map application (No. 19956) to subdivide 18.54 acres into forty (40) residential lots and two (2) lettered lots. Potential water quality impacts during construction activities include potential erosion/sedimentation and accidental hazardous material discharge during equipment and vehicle refueling, cleaning and repairs. If not properly controlled, sedimentation or spilled hazardous substances could potentially be washed off-site during a rainstorm, blown off during high winds, or could possibly percolate into the subsurface, where it could eventually reach the water table. If loose soils, litter, vegetation debris or hazardous substances are allowed to flow off-site, nearby drainage inlets and storm drains could become clogged and could carry contaminated runoff into downstream waters, potentially resulting in adverse or significant water quality impacts. The minimum depth to groundwater onsite has been estimated to be in the general vicinity one hundred feet below surface, based on findings included in the Geotechnical Assessment prepared by Hilltop Geotechnical, Inc. Groundwater was not encountered in the exploratory excavations to the maximum depth explored of approximately 51.5 feet below existing ground surface at the boring and trench locations at the time the field study was performed. With the proposed grading on-site, no groundwater extraction or discharge is anticipated during project construction. Because grading and site preparation activities would disturb more than one acre of ground, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared and submitted to the Santa Ana Regional Water Quality Control Board for review and

enforcement. The State Water Resources Control Board has issued General Construction Permit under the Federal National Pollutant Discharge Elimination System (NPDES), a program created pursuant to the federal Clean Water Act (CWA). Such permits are intended to ensure compliance with applicable water quality, anti-degradation and beneficial use objectives, and typically entail the implementation of Best Management Practices (BMPs) to meet these requirements. Such BMPs would typically include erosion, sedimentation, spillage, work area good housekeeping and waste control measures, tailored to site-specific conditions. The applicant is also required to submit a Water Quality Management Plan (WQMP) which identifies specific BMPs, such as on-site retention, landscaping and other materials to minimize direct rain on bare soil that will meet the performance standards identified in the City's Storm Water Management ordinance, Municipal Code section 15.54.160.

**Mitigation Measures HYD-1, HYD-2, and HYD-3** will be implemented to ensure that the project would not violate water quality standards or waste discharge requirements during grading and construction activities.

**HYD-1** Prior to the issuance of a grading permit, the project applicant shall file and obtain a Notice of Intent (NOI) with the Regional Water Quality Control Board in order to be in compliance with the State NPDES General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the NPDES General Construction Permit. The NOI shall address the potential for an extended and discontinuous construction period based on funding availability.

**HYD-2** Prior to the issuance of a grading permit, the project applicant shall submit to and receive approval from the City of Redlands of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP will include inspection forms for routine monitoring of the site during construction phase to ensure NPDES compliance and additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall address the potential for an extended and discontinuous construction period based on funding availability. The SWPPP will be kept on site for the entire duration of project construction and will be available to the local RWQCB for inspection at any time. Some the BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction and repairs will be made when necessary as required by the SWPPP.

- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences and covered with plastic tarps.
- In addition, the construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the Contractor and reviewed by the City of Redlands and the representatives of the State Water Resources Control Board. In the event that it is not feasible to implement specific BMPs, the City of Redlands can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

**HYD-3** The project shall be required to comply with the submitted Water Quality Management Plan (WQMP) prepared in accordance with Santa Ana Regional Water Quality Control Board and the City of Redlands. The project shall also provide the appropriate Best Management Practices (BMPs) within the project site to stop “first flush” of accumulated pollutants from entering the City storm drain system. The project-specific BMPs may also incorporate other measures such as bio-swales in planter areas which can also eliminate the “first flush” of accumulated pollutants on street surfaces. BMPs can include onsite bio-swales, infiltration trenches, treatment units and detention basins that will reduce pollutant levels from onsite runoff to meet as defined in Municipal Code section 15.54.160. The specific mix of BMPs will be reviewed and approved by the City.

IX.b) Due to the size and the small scope of the proposed project, adoption of the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project will connect to water services through the City of Redland’s Municipal system, which has multiple sourcing locations, including twenty (20) wells, Mill Creek surface water, and the State Water Project (SWP). The impact of this development on the local aquifer volume will be negligible and has been addressed in the San Bernardino Valley 2015 Regional Urban Water Management Plan.

Development of a site will generally impact the on-site hydraulic percolation for the site. However, the net effect, from the run-off perspective, for the proposed project will be neutral. As such, the impact for the proposed project will be less than significant. This will be achieved through the use of detention/infiltration basins for stormwater, as indicated on the proposed site plan and documented in the required Water Quality Management Plan, referenced in Mitigation Measure HYD-3, above. Although development of the project site will decrease the amount of pervious surfaces that could facilitate percolation on site,

project design features designed to maximize groundwater infiltration, such as landscaped areas, integration of a water retention basin, and maintenance of existing surface flows across the project site into the retention basin will facilitate groundwater recharge. The proposed water infiltration basin will be sized to accommodate the full Low Impact Development (LID) Design Capture Volume (DCV) runoff in accordance with the project-specific WQMP, and the amount of water percolated on site would be similar to existing conditions. Therefore, the proposed project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant, and no mitigation is required.

IX.c-d) Adoption of the proposed project will not substantially alter the existing drainage pattern of the site or area, nor alter the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site. A Water Quality Management Plan is required, as indicated in **Mitigation Measure HYD-3** above, and a Drainage Study has been provided. Infiltration basin for water quality will be provided north and west of the residential lots, within the open space area along Wabash Avenue and Citrus Avenue, where flows will be directed towards. The developed site will include an on-site storm drainage system designed in accordance with the City's standards. This in combination with the required landscape and drainage requirements mitigate any excess erosion of the existing grade. The applicant will pay impact fees for project drainage impacts. No further mitigation is required.

IX.e-f) As mentioned above, developed site runoff would be collected by an on-site storm drainage system designed in accordance with the City's standards. Infiltration basins will be provided on-site for water quality purposes. A Water Quality Management Plan is required for the development, as provided in **Mitigation Measure HYD-3**. The developed site would change the composition of site runoff from a mixture of soil sediments to a mixture of "urban" pollutants. Runoff flowing across the developed site would pick up a variety of water contaminants from landscape planters, driveways, trash receptacles, and rooftops. Pollutants from such areas typically include oils, fuel residues, heavy metals (associated with gasoline and deposition of atmospheric particles), litter, fertilizers, and pesticides. Studies by the U.S. Environmental Protection Agency have determined that a "first flush" rain storm producing one-half inch of runoff over a one-hour period is enough to wash off ninety (90) percent of the total accumulated pollutants on the street surfaces. This means that the vast majority of polluted runoff from the project site would occur during the first period of a rainstorm, and that the level of contaminants contained in site runoff would decrease as the rains continue. No significant water quality impacts are anticipated as a result of developed site runoff. Further, the project is designed to be neutral from a runoff perspective, with post development quantities mimicking predevelopment quantities through the use of the detention/infiltration basin shown on the project plans and documented in the Water Quality Management Plan. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. No mitigation is required.

IX.g-h) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and the City General Plan, the project site is not located within the 100-year floodplain, and the proposed project would not impede or redirect flood flows. No impacts associated with this issue would occur, and no mitigation is required.

- IX.i) Per Figure 6.3 of the MEA/EIR, the project site is not located within a dam inundation area. Construction and operation of the proposed project would not cause or increase the likelihood of failure of a levee or dam that could result in flooding. Adoption of the proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No mitigation is required.
- IX.j) Adoption of the proposed project will not expose people to seiche hazards. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. <b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	—	—	—	✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	✓	—
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	—	—	—	✓

### **Land Use and Planning**

- X.a) The project site is currently planted with citrus groves and is surrounded by existing residential uses to the north, west, and south, and vacant land to the east. According to the Redlands General Plan Figure 4.1, the vast majority of the General Plan land use designations surrounding the property are residential designations with a higher designation than proposed, including Low Density Residential (0 to 6.0 units per gross acre) to the west and north (the latter currently unincorporated), and Low Medium Density Residential (0 to 8.0 units per gross acre) to the south. The properties to the east, in the Sphere of Influence, are under the Rural Living (0 to 0.4 units per acre) designation. The proposed project would contribute to and enhance current and proposed community development in the area via the development of forty (40) residential lots on 18.54 acres, and two (2) lettered lots provided enhanced landscaping and water quality basins along Wabash Avenue and Citrus Avenue. The proposed project would be consistent with the surrounding development pattern and therefore will not physically divide an established community. No impact would occur and no mitigation is required.

- X.b) The proposed project consists of an annexation request into the City of Redlands, contiguous of city boundaries, as well as a General Plan Amendment (No. 134) to change APNs 0299-101-01 and 0299-101-04 designated as Rural Living (RL) land use to Very Low Density Residential land use. The proposal also includes a zoning application (No. 450) to pre-zone both properties, currently under Rural Living – 5 Acre Minimum (RL) in the unincorporated county, to R-E (Residential Estate) District. Additionally, the project proposes a Tentative Tract Map application (No. 19956) to subdivide 18.54 acres into forty (40) residential lots and two (2) lettered lots.

The project includes a General Plan amendment to change 18.54 acres designated Rural Living land use to Very Low Density Residential land use will result in a less than significant impact to the environment. The parcel is currently vacant of structures and planted with citrus groves, however, it is not located within an agricultural preserve. Residential uses are permitted under the current County zoning district and under the current City of Redlands General Plan designation. The General Plan Amendment and pre-zoning designation would continue to allow residential use of the property, however, under a density consistent with residential development to the west and of a less dense General Plan designation than the property located to the south.

- X.c) As described previously in Section IV concerning biological resources, there are no conservation plans governing the use of the project site. Therefore, the proposed project would not result in a conflict with any applicable habitat conservation plan or natural community conservation plan, and no impacts would occur in this regard. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

— — — ✓

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

— — — ✓

**Mineral Resources**

- XI.a,b) According to the General Plan MEA (Section 8.0 Mineral Resources), the residential development will be located outside of known mining resource areas of value locally, or to the region or state. Therefore, the proposed project would not result in the loss of

availability of a known mineral resource that would be of value to the region and the residents of the state, nor would it result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts to mineral resources would occur and no mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. <b>NOISE.</b> Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	—	✓	➔	—
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	—	—	✓	—
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	✓	—
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	—	✓	➔	—
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	✓

## **Noise**

XII.a-b)The project consists of a request to annex approximately 18.54 acres into the City of Redlands, amend the City's General Plan designation from Rural Living (RL) to Very Low Density Residential (VLDR), pre-zone the property as R-E (Residential Estate), and subdivide 18.54 acres into forty (40) residential lots and two lettered lots. The site is located within an urbanized area which is residential with an ambient noise level of

approximately 60 CNEL, as illustrated in Figure 14.2 of the MEA/EIR. This is consistent with 60 CNEL level that is considered to be the maximum clearly compatible noise exposure for residential, as defined in Table 9.1 in the Redlands General Plan Noise Element. A *Noise Impact Analysis* was completed for the project by Kunzman Associates, Inc. on July 5, 2015. The Noise Impact Analysis found ambient noise levels ranging from 50.3 dBA<sub>Leq</sub> and 72.6 L<sub>max</sub> to 63.1 dBA<sub>Leq</sub> and 78.7 L<sub>max</sub>, with the dominant noise generator being vehicular traffic along Wabash Avenue and Citrus Avenue and other sources of noise coming from barking dogs and birds. Noise levels were noted as being at 65 CNEL at the southwest corner of the project site, adjacent to Wabash Avenue and Highland Avenue, 67.7 CNEL at the northwest corner of the project site, adjacent to the intersection of Wabash Avenue and Citrus Avenue, 68.1 CNEL at the northeast corner of the project site, adjacent to Citrus Avenue, and 51 CNEL at the southern property line of the project site, adjacent to Highland Avenue. To mitigate the noise level standards to meet a maximum exterior noise level of 60 dBA CNEL at the property lines of the residential lots, the project has been designed with a six foot (6') tall decorative masonry wall along the backyard property lines along the north, east, and west boundaries of the project site. With construction of the proposed six-foot high noise barrier as shown on Figures 5 and 6 of the Noise Impact Analysis, noise levels in the outdoor use areas associated with the proposed single-family detached residential dwelling units would be below 60 dBA CNEL. No additional mitigation is required.

As shown on Figure 5 of the *Noise Impact Analysis*, future noise levels at the façade of proposed first and second story levels are expected to range between 49.7 and 64.0 dBA CNEL. Considering that new residential construction that includes forced air circulation and/or air conditioning typically provides at least 20 dB of exterior to interior noise reduction, an acceptable exterior noise level at the façade of the single-family detached residential dwelling units proposed adjacent to Wabash Avenue and Citrus Avenue would be 65 dBA Leq. Interior noise levels at the proposed single-family detached residential dwelling units are not expected to exceed 45 dBA CNEL.

The proposed project would generate short-term noise in association with site grading and construction-related vehicle/equipment operation, during the construction period. Noise levels that would be generated on and off-site would depend on the type and number of equipment in use, the time of day, and the amount of time that machinery and equipment are operated. The worst-case construction noise scenario, assuming the use of a grader, dozer, excavator and a dump truck or water truck, all ranging between 50-150 feet from the property line of the nearest sensitive receptor, was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM). Noise levels during project construction are expected to reach up to 82.1 dBA Leq and 85.0 dBA L<sub>max</sub> at the project property line and nearest sensitive receptors. Mitigation measures NOI-1, NOI-2, and NOI-3 have been added to the project to limit the hours and days of construction and requiring equipment with appropriate mufflers to and acoustical insulation to prevent impacts on adjacent residential uses.

The sensitive noise receptors within the vicinity would be the adjacent single family residential developments and educational uses in the area, located to the south, west, and east. Implementation of Mitigation Measure NOI-1, NOI-2, and NOI-3 shall reduce the potential of construction related sound impacts to a level of less than significant.



**NOI-1** All construction activities shall be limited to the hours of 7:00 a.m. and 6:00 p.m. with no construction activities permitted on Sundays and Federal Holidays.

**NOI-2** All construction equipment be corrected tuned and operated with appropriate mufflers to ensure noise during construction activities is minimized to the maximum extent feasible.

**NOI-3** All noise producing equipment shall be acoustically insulated to prevent impacts on adjacent residential uses and/or sensitive receptors.

Site excavation would require only standard earthmoving equipment. No ripping or blasting would be necessary to excavate the project site. No piles will need to be driven to reach a stable rock foundation for any structures. The project does not entail the use of machinery and equipment that would result in measurable vibration impacts off site. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.05 inches per second RMS vertical velocity at nearby sensitive receptors (0.035 inches per second is considered barely perceptible). Primary sources of vibration during construction would be from bulldozers, vibratory rollers and other vibratory equipment which could be used during installation of pavement. As indicated in the *Noise Impact Analysis*, a vibratory roller could produce a PPV of up to 0.21 inch per second at 25 feet. The closest receptor to the project site is a single-family detached residential dwelling unit located as close as 70 feet to the project site. It is anticipated that a bulldozer could be used at a distance of 25 feet from the property line and vibratory equipment could be utilized at the property line, resulting in groundborne vibration levels of up to 0.045 PPV for short periods of time at adjacent single-family detached residential dwelling units and may be perceptible but not annoying, for brief periods of time. The Transportation and Construction Induced Guidance Manual prepared for Caltrans (Jones & Stokes 2004) identifies 0.3 PPV as the threshold for potential structural damage to older residential structures. The proposed project will not result in building damage.

- XII.c) Adoption of the proposed project will not result in a permanent increase in ambient noise levels in the project vicinity. Construction of future single family homes would not significantly increase existing noise levels and is forecast to remain within the "normally acceptable" level, as identified in Section 14.0 (Noise) of the MEA/EIR. No mitigation is required.
- XII.d) Please refer to the response in XII(a-b) above regarding short-term construction impacts. The proposed residential development would not involve temporary activities that would generate significant noise levels. As described above in items XII(a) and (b), no significant short- or long-term noise-related impacts are anticipated from the proposed project. Mitigation Measure NOI-1 will limit construction activity hours to ensure any potential impact does not exceed a less than significant level.
- XII.e) As discussed earlier in the responses to item VIII(e), the proposed project is not located within an airport land use plan. The project site is located within approximately 2.01

miles southeast of the Redlands Municipal Airport and 5.33 miles southeast of the San Bernardino International Airport, measured parcel boundary to parcel boundary. At this distance, no associated impacts are anticipated to occur. The Noise Impact Analysis indicated during the ambient noise measurement, a single-engine aircraft departed from the Redlands Municipal Airport; and did not register as the  $L_{max}$  during the measurement period. Therefore, aircraft noise associated with the Redlands Municipal Airport is also not considered to be a source that contributes substantially to the ambient noise levels on the project site. The project site is not within the direct approach or departure paths. No mitigation is required.

- XII.f) The project is not located within the influence area of a private airstrip. The project would therefore have no impact related to exposure of residents or workers to excessive airstrip noise levels, and no mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	—	—	—	✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	—	✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	—	—	—	✓

**Population and Housing**

- XIII.a) The site is currently vacant and the proposed project would add forty (40) single-family residential lots for future development. Based on an average household size of 2.68 people for the City<sup>1</sup>, the project is projected to increase the City population by approximately 108 people. This increase in population would be consistent with planned population growth in the City as anticipated by the General Plan and regional planning documents. Since the project would not exceed local and regional population growth projects, population growth caused by the project is not considered substantial. Therefore, impacts are less than significant, and no mitigation is required.

<sup>1</sup> Chapter 5 Demographics and Economics. City of Redlands General Plan Update 2035. December 2015.

XIII.b) The site is currently planted with citrus groves and is vacant of structures. Since the property does not contain any existing housing, it will not involve the displacement of any existing housing units. Therefore, no impacts are expected and no mitigation is required.

XIII.c) The site is currently vacant. Therefore, the project would not displace any people. No impacts are expected, and no mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIV.PUBLIC SERVICES.** Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	—	—	✓	—
ii) Police protection?	—	✓	→	—
iii) Schools?	—	—	✓	—
iv) Parks?	—	—	—	✓
v) Other public facilities?	—	—	—	✓

**Public Services**

XIV.a) Adoption of the proposed project is not expected to significantly impact or result in a need for new or altered public services provided by the City of Redlands, the Redlands Unified School District, or other government agencies. Police and fire protection for the project site will be provided by the City of Redlands. The proposed project is not expected to result in the need for new or additional public facilities. The project will not induce significant residential growth requiring additional school facilities, nor will it generate the need for additional park land. The project will be required to pay development impact fees, school facility fees, and any other City required costs to ensure the new development does not adversely impact City services.

Development of the site may entail the storage of building equipment and materials on-site overnight directly related to construction activities. The storage of equipment and materials could potentially result in their theft if adequate measures are not taken. Mitigation Measure

PUB-1 will reduce any potential impact on police services to a less than significant level.

**PUB-1** A construction site security plan approved by the police department is required, providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The developer shall be responsible for the compliance of all sub-contractors working on the site. Other impacts associated with new development are mitigated with the payment of development impact fees, and State established school fees.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. <b>RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	✓	—
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	—	—	✓	—

### Recreation

XV.a.b) The City General Plan establishes a park standard of five to six acres of parkland for every 1,000 residents. Currently, the City has approximately 213.3 acres of parkland, and a ratio of 4.1 acres of parkland per 1,000 residents. The proposed project would be limited to the annexation and subdivision of land for residential uses and does not propose plans for neighborhood, community, or city parks. The City will require the project proponent to pay in lieu park fees to offset potential impacts relative to the provision of park facilities. Payment of required park fees would ensure that a less than significant impact to parks or other recreational facilities would occur, and no mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. **TRANSPORTATION / TRAFFIC.** Would the project:

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	—	✓	→	—
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	—	✓	→	—
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	—	—	—	✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	—	—	✓	—
e) Result in inadequate emergency access?	—	—	✓	—
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	—	—	✓	—

### **Transportation / Traffic**

The *Traffic Impact Analysis*, prepared by *Kunzman and Associates*, dated June 30, 2015 was utilized for the following analysis.

### **Background Information**

The analysis of traffic impacts from the proposed development and assessment of the required

mitigation measures were based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following analysis years are considered in this report:

- Existing Conditions
- Existing Plus Project Traffic
- Opening Year (2017) Without Project Traffic
- Opening Year (2017) With Project Traffic
- Horizon Year (2035) Without Project Traffic
- Horizon Year (2035) With Project Traffic

XVI.a,b) The project consists of an annexation of 18.54 acres into the City of Redlands, a General Plan Amendment to amend the designation from Rural Living to Very Low Density Residential, a Zone Change to pre-zone the property area as R-E (Residential Estate) District, and a Tentative Tract Map to subdivide the property into forty residential lots and two lettered lots. The project's site design includes access to the site from Highland Avenue and Citrus Avenue. Regional access to the project site is provided by the I-10 Freeway and the I-210 Freeway. Local access is provided by various roadways in the vicinity of the site. The east-west roadways which will be affected by the project include Highland Avenue and Citrus Avenue. The north-south roadway which will be most affected includes Wabash Avenue. The General Plan refers to Wabash Avenue as a Major Arterial, Citrus Avenue as a Minor Arterial and Highland Avenue as a residential collector.

### Project Trip Generation and Distribution

The *Traffic Impact Analysis* provides detailed information regarding the number of trips the project will generate per day and during peak hours and also provides assumptions regarding project trip distribution. In summary, the project is forecast to generate a net total of approximately 381 Daily Vehicle Trips, with 31 AM peak hour trips and 40 PM peak hour trips. The assumptions and methods used to estimate the Project's trip generation characteristics are discussed in detail in Section III.B of the *Traffic Impact Analysis*. It is assumed that the Project will be constructed and at full occupancy by 2017. Trips generated by the Project's proposed land use has been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) and published in their most current edition of the Trip Generation manual, 9<sup>th</sup> Edition, 2012. Table XVI-1, below, (Table 2 in the *Traffic Impact Analysis*), illustrates the calculated project trip generation rates and the project trip generation summary.

**TABLE XVI-1**  
**Project Trip Generation**

Land Use	Quantity	Units <sup>2</sup>	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
<u>Trip Generation Rates</u>									
Single-Family Detached Residential		DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
<u>Trips Generated</u>									
Single-Family Detached Residential	40	DU	8	23	31	25	15	40	381

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

## Study Area Existing Level of Service Conditions

The *Traffic Impact Analysis* provides the detailed information regarding the Existing Level of Service Conditions for the affected circulation system components (study area). Table XVI-2 (Table 1 in the *Traffic Impact Analysis*), shows the Existing Intersection Delay and Level of Service for intersections in the vicinity of the proposed project, as analyzed in the Kunzman Associates, Inc. study.

**TABLE XVI-1**

**Existing Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>1</sup>	Intersection Approach Lanes <sup>2</sup>												Peak Hour Delay-LOS <sup>3</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	19.6-C	11.2-B
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.2-B	11.3-B

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

The intersection analysis results calculated in the *Traffic Impact Analysis* summarized in the table above, indicate that the intersections of Wabash Avenue and Citrus Avenue and Wabash Avenue and Highland Avenue currently operate at acceptable levels in the AM and PM peak hour.

The following unsignalized intersections warrant a traffic signal under Existing traffic conditions.

- Wabash Avenue and Citrus Avenue

## Forecast Future Traffic Volumes and Circulation System Impacts

*Traffic Impact Analysis* provides the detailed information regarding future traffic volumes on the intersections of interest to the proposed project (study area). As described within Section I.C. of the *Traffic Impact Analysis*, the Year 2035 average daily traffic volume forecasts with the project are developed using a growth increment process based on volumes predicted by the San Bernardino Transportation Analysis Model traffic model Year 2008 and Year 2035 traffic models. The growth increment for Year 2035 on each roadway segment is the increase in San Bernardino Transportation Analysis Model traffic model volumes from existing Year 2015 to Year 2035. The final Year 2035 roadway segment volume used for analysis purposes is then determined by adding the Year 2035 growth increment volume to the existing counted volume.

### 1. Existing Plus Project

The Existing Plus Project delay and Level of Service for the study area roadway network are shown on Table XVI-3 (Table 3 in the *Traffic Impact Analysis*).

**TABLE XVI-3**

**Existing Plus Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>1</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	20.5-C	11.5-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.1-B	10.0-A
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.3-B	11.5-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	CSS	0.5	0	0.5	0	0	0	0	0.5	0.5	0.5	0.5	0	12.4-B	10.0-A
Highland Avenue (EW) - #4	Redlands	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Source: *Traffic Impact Analysis*, Kunzman Associates, Inc. (2015)

Based on the data above, there is not a significant cumulative impact on the study area intersections, in Existing Plus Project conditions. The Level of Service would improve with improvements at Wabash Avenue and Citrus Avenue during both AM and PM peak hours. All other intersections in the area of study would operate at acceptable levels.

## 2. Opening Year (2017) Without and With Project

By 2017, the *Traffic Impact Analysis* assumes improvements to be in place at the intersection of Wabash Avenue and Citrus Avenue. Additionally, new driveways added by the project are assumed to be developed. The Opening Year (2017) Without Project delay and Level of Service for the study area roadway network are shown on Table XVI-4 (Table 4 in the *Traffic Impact Analysis*) and With Project delay and Level of Service for the study area roadway network are shown on Table XVI-5 (Table 5 in the *Traffic Impact Analysis*).

**TABLE XVI-4**



**Opening Year (2017) Without Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	21.7-C	11.6-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.2-B	10.0-B
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.5-B	11.5-B

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

**TABLE XVI-5**

**Opening Year (2017) With Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	22.9-C	11.9-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	10.2-B	10.1-B
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.6-B	11.7-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	CSS	0.5	0	0.5	0	0	0	0	0.5	0.5	0.5	0.5	0	12.6-B	10.1-B
Highland Avenue (EW) - #4	Redlands	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Based on the data above, the addition of Project traffic is not anticipated to result in causing any intersections to operate at an unacceptable LOS, as compared to those identified previously for Opening Year (2017) Without Project traffic Conditions. As shown on Table XVI-5, the study area intersections are anticipated to operate at acceptable levels of service under Opening Year (2018) Without Project and With Project. The construction of improvements, including a traffic signal at the intersection of Citrus Avenue and Highland Avenue, which is identified as an improvement included within the 2011 San Bernardino Associated Governments (SANBAG) Development Mitigation Nexus Study, would further improve the Level of Service at the intersection of Wabash Avenue and Citrus Avenue.

### 3. Year 2035 Without and With Project

The Year 2035 delay and LOS for the study area roadway network without the proposed project are shown on Table XVI-6 (Table 6 in the *Traffic Impact Analysis*). This table shows delay values based on the geometrics at the study area intersections, without improvements and Table XVI-7 (Table 7 in the *Traffic Impact Analysis*) shows delay values based on the geometrics at the study area intersections, with improvements.

**TABLE XVI-6**

**Year 2035 Without Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	24.2-C	13.7-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	9.1-A	9.1-A
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.7-B	12.0-B

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

**TABLE XVI-7**

**Year 2035 With Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Wabash Avenue (NS) at:																
Citrus Avenue (EW) - #1	Redlands	AWS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	25.0-D	14.1-B
- Without Improvements		TS	0	1	0	0.5	0.5	1	0.5	0.5	1	0.5	0.5	d	9.1-A	9.1-A
- With Improvements																
Highland Avenue (EW) - #2	Redlands	CSS	0.5	0.5	d	0.5	0.5	d	0	1	0	0	1	0	12.8-B	12.3-B
Project Entrance (NS) at:																
Citrus Avenue (EW) - #3	Redlands	CSS	0.5	0	0.5	0	0	0	0	0.5	0.5	0.5	0.5	0	12.8-B	10.1-B
Highland Avenue (EW) - #4	Redlands	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.4-A	8.4-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right; 1 = Improvement

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> AWS = All Way Stop; CSS = Cross Street Stop; TS = Traffic Signal

Based on the data above, the addition of Project traffic in the Horizon Year would cause the Intersection of Wabash Avenue and Citrus Avenue to operate at an unacceptable level, without improvements. However, with the implementation of project improvements, including a traffic signal at Wabash Avenue and Citrus Avenue, which is identified as an improvement included within the 2011 San Bernardino Associated Governments (SANBAG) Development Mitigation Nexus Study, all intersections will operate at acceptable levels.

### Mitigation Measures

To reduce all potential impacts to a level of less than significant, identified for Year 2035 traffic conditions, several mitigation measures are required.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

**TRA-1** On-site site improvements and improvements adjacent to the site are required in conjunction with the proposed development to ensure adequate circulation within the project itself. The necessary off-site improvement recommendations shall be implemented as described in the Traffic Impact Analysis.

**TRA-2** Construct Wabash Avenue from Citrus Avenue to Highland Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

**TRA-3** Construct Citrus Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

- TRA-4** Construct Highland Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- TRA-5** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
- TRA-6** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Redlands sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
- TRA-7** The project shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis
- TRA-8** As is the case for any roadway design, the City of Redlands should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.
- TRA-9** Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

With implementation of the above mitigation measures the proposed project's impacts on the area circulation system can be reduced to a less than significant impact level.

- XVI.c) Access to the project site by residents will require ground transportation only. No air traffic demand would be created or affected by this project. No mitigation is required.
- XVI.d) Roadway improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control, and incorporate design standards tailored specifically to site access requirements. Adherence to applicable City requirements would make it unlikely that the proposed development would include any sharp curves or dangerous intersections. The project only includes residential uses, which would not create traffic hazards in the surrounding area. A less than significant impact would occur, and no mitigation is required.
- XVI.e) Traffic associated with project construction may have a temporary effect on existing traffic circulation patterns. Therefore, it may also affect emergency access. The City will require the construction contractor to use standard procedures to minimize the length of time that any business driveways would be blocked. No roadways would be closed to through traffic during project construction. Emergency vehicles would be able to pass through the project area without obstruction. Therefore, the project would have less than significant impact on emergency access, and no mitigation is

required.

XVI.f) The City provides an extensive network of bicycle paths and sidewalks. Public transportation is provided by Omnitrans, which operates bus routes 8, 9, 15, and 19 within the City and neighboring community of Mentone. Route 19 runs along Wabash Avenue, in front of the project site. The nearest current stop is located on Citrus Avenue at Wabash Avenue, approximately 180 feet west of the project site. The project plans have included reference to integrate a new bus stop, as needed, on Wabash Avenue, north of Highland Avenue. Implementation of the proposed project would not result in permanent modifications to existing alternative transportation facilities. Project roadway improvements would comply with the City Municipal Code and Bicycle Master Plan with regard to providing sidewalks, bicycle lanes, and other alternative transportation facilities. Compliance with existing regulations would ensure that all impacts related to alternative transportation would be less than significant. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	—	—	—	✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	—	—	—	✓
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing				✓

Initial Study for ANNEX No. 92 (LAFCO 3195), GPA No. 134, ZC No. 450, TTM No. 19956

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
commitments?	—	—	—	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	—	—	—	✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?	—	—	—	✓

### **Utilities and Service Systems**

- XVII.a) Adoption of the proposed project will not impact wastewater treatment requirements of the Regional Water Quality Control Board. All sewage generated on-site will be discharged to sanitary sewer lines and conveyed into the City's collection and trunk sewer mains for treatment at the City's wastewater treatment facility. The quality of sewage discharged from indoor plumbing fixtures would be similar to the quality of other residential dwelling units within the project vicinity that currently discharge to the City's sewer system. No exceedances of applicable water treatment standards are forecast as a result of this project. No mitigation is required.
- XVII.b) Adoption of the proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities which would cause significant environmental effects. The project will connect to City sewer. The City is a sewerage agency that treats approximately 5.6 million gallons of wastewater daily. The Redlands Wastewater Treatment Plant (WWTP) has the capability of treating 9 million gallons a day (MGD) to a secondary level. Of that, 7.2 MGD can be treated to a tertiary level. The addition of forty (40) residents will have a negligible impact on the City's wastewater treatment facilities. The sewage system is already designed to accommodate the increased treatment needs. The project proponent will be required to pay Development Impact Fees to "purchase" the fair share capacity of the water and wastewater system. No mitigation is required.
- XVII.c) Adoption of the proposed project will require improvements to the City's storm water drainage system. Any impacts to the storm water drainage system are mitigated with the payment of development impact fees established by the City of Redlands and paid at the time of building permit issuance. This system insures that all impacts to the City's storm water system are self-mitigating. No additional mitigation measures are needed.
- XVII.d) The proposed project would increase the daily demand for potable water supplied by the City of Redlands; however, the City has the capacity to serve the project. Relying upon the City's Urban Water Management Plan (UWMP) an assessment was

prepared by the City of Redlands Municipal Utilities Department which concludes that the water supply is sufficient over the next 20 years with regard to reliability as described in the most recently adopted Urban Water Management Plan to meet demand for the project. Furthermore, the San Bernardino Valley 2015 Regional Urban Water Management Plan and the Integrated Regional Water Management Plan (IRWMP) verify the City's capacity to provide water for this development at the proposed density. Local water mains and extensions, or payment of frontage charges, for existing mains are required for the project. Impacts to the water service system are mitigated with the payment of development impact fees paid at the time of applicable approvals. Therefore, impacts to local water supply services would be less than significant, and no additional mitigation measures are needed.

XVII.e) Adoption of the proposed project will not significantly impact wastewater service. The City is a sewerage agency that treats approximately 5.6 million gallons of wastewater daily. The Redlands Wastewater Treatment Plant (WWTP) has the capability of treating 9 million gallons a day (MGD) to a secondary level. Of that, 7.2 MGD can be treated to a tertiary level. The addition of forty (40) residents will have a negligible impact on the City's wastewater treatment facilities. The City's wastewater treatment plant is more than sufficient to handle the proposed project. Local sewer mains and extensions, or payment of frontage charges for existing mains, are required for the project. Impacts to the sewer system are mitigated with the payment of development impact fees paid at the time of applicable approvals. No additional mitigation measures are needed.

XVII.f,g) The City's California Street Landfill is currently being planned and permitted to provide capacity to approximately the year 2031. The remaining capacity of the landfill is estimated to be about 5 million cubic yards/tons. Current average daily tonnage is estimated by the City to be about 300 tons per day, or about 109,500 tons per year. The proposed project would not impact solid waste issues beyond that anticipated in the Redlands General Plan EIR/MEA, and would comply with federal, state and local statutes and regulations related to solid waste. The applicant would also be required by the City's Municipal Utilities Department to pay a development impact fee which would ensure that the project's potential incremental solid waste impacts are reduced to a less than significant level. No mitigation is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,

—      ✓      →      —

Issues:

cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

—	—	✓	—
—	✓	→	—

**Mandatory Findings of Significance**

XVIII.a) No endangered or threatened species were identified on the project site. As stated in Checklist Section IV (Biological Resources), development of the proposed project would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. The proposed project would not affect any threatened or endangered species or habitat. Potential impacts to special status species or to migratory and nesting bird species would be mitigated to a less than significant level with adherence to **Mitigation Measure BIO-1**. Impacts to on-site biological resources will be reduced to a less than significant level with adherence to the identified mitigation measures.

Development of the proposed project would not result in the elimination of any identified historic or archaeological resource. There are no known unique ethnic or cultural values associated with the site, nor are known religious or sacred uses associated with the site. **Mitigation Measures CUL-1** through **CUL-8** have been identified to address potential impacts if subsurface cultural resources or human remains are encountered during construction operations. Adherence to these measures would reduce potential impacts to a less than significant level.



- XVIII.b)As presented in the discussion of environmental Checklist Responses I through XVII, the project has no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues. Due to the limited scope of direct physical impacts to the environment associated with this development project, the project's impacts are primarily project-specific in nature. The applicant will be required to pay development impact fees and adhere to all local, state, and federal laws.
- XVIII.c)The design of the project, with incorporation of General Plan policies and development standards, and mitigation measures ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant with mitigation, including **Mitigation Measure GEO-1** and **GEO-2**, **Mitigation Measure HAZ-1**, and **Mitigation Measures HYD-1** through **HYD-3**. As detailed in the preceding responses, development of the proposed project would not result, either directly or indirectly, in adverse air quality, geology and soils, hazards and hazardous materials and/or water quality impacts, resulting in a corresponding less than significant impact to human beings.

## REFERENCES

Redlands General Plan

County of San Bernardino General Plan

Initial Study for ANNEX No. 92 (LAFCO 3195), GPA No. 134, ZC No. 450, TTM No. 19956

Master Environmental Assessment / Final Environmental Impact Report for Redlands General Plan

California Environmental Quality Act Guidelines

California Environmental Quality Act Air Quality Handbook

California Energy Commission Title 24 Residential Standards

Noise Impact Analysis, Kunzman Associates, Inc, July 5, 2015

Geotechnical/Geologic Study, Hilltop Geotechnical, April 28, 2015

General Biological Reconnaissance Survey, ECORP Consulting, Inc., May 13, 2016

Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., June 29, 2015

Cultural Resources Investigation, ECORP Consulting, Inc., July 2016

Traffic Impact Analysis, Kunzman Associates, Inc., June 30, 2015

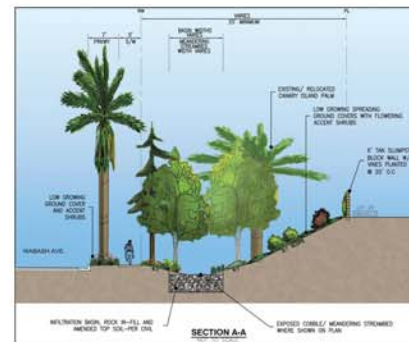
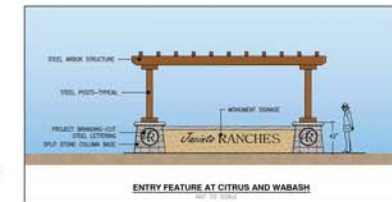
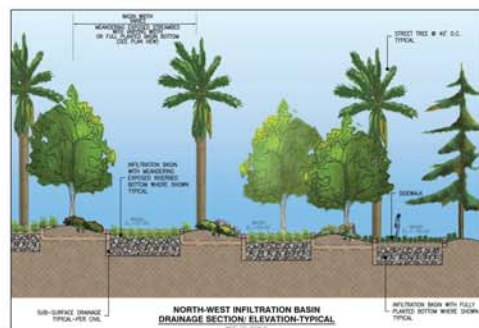
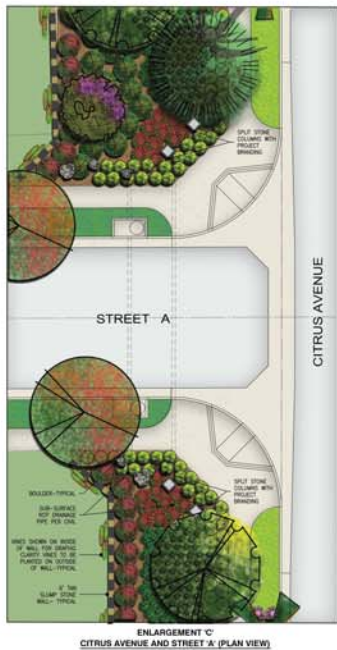
County of San Bernardino website, <http://cms.sbcounty.gov/lus/Planning/>

State of California, Department of Conservation website, <http://maps.conservation.ca.gov>

United States Department of Agriculture, Natural Resources Conservation Science, Web Soil Survey website, <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>







ENLARGEMENT B  
WABASH AND CITRUS AVENUES (PLAN VIEW)

### PROPOSED PLANTING PALETTE

SYMBOL	QUAN.	SIZE	BOTANICAL/COMMON NAMES	NOTES/ WUCOLS	MIN. DIST. #/ TO HARDSCAPE
<b>TREES</b>					
19	15	GAL.	ARBUS USUNDO/ STRAWBERRY TREE	TREE FORM/ 2	
18	15	GAL.	CALLISTEMON V./ WEeping BOTTLEBRUSH	TREE FORM/ 4	
44	15	GAL.	CERCIS OCCIDENTALIS/ WESTERN REDBUD	NATURAL MULTI/ 2	
27	15	GAL.	PRUNUS ELADURICA/ MONDELL PINE	LOW BRANCHED/ 2	
37	15	GAL.	PLATANUS ACERIFOLIA/ LONDON PLANE TREE	TREE FORM/ 4	
20	15	GAL.	SCHINUS MOLLE/ CALIFORNIA PEPPER	NATURAL MULTI/ 2	
22	EXISTING		PHOENIX CANARIENSIS/ CANARY ISLAND DATE PALM	RELOCATED/ 2	
<b>STREET TREES</b>					
7	15	GAL.	CERCIS CANADENSIS/ EASTERN REDBUD	TREE FORM/ 4	
15	GAL.		CHONANTHUS RETUSUS/ CHINESE FRINGE TREE	TREE FORM/ 4	
7	15	GAL.	LACONOSTOMA INDICA/ CHAPE MYRTLE	TREE FORM/ 2	
24	15	GAL.	LOPHOSTEMON CONFERTUS/ BRISBANE BOX	TREE FORM/ 4	
26	15	GAL.	PISTACHIA CHINENSIS/ CHINESE PISTACHE	TREE FORM/ 4	
28	15	GAL.	QUERCUS ILEX/ HOLLY OAK	TREE FORM/ 2	
50	107	BTH	WASHINGTONIA FILIFERA/ CALIFORNIA FAN PALM	STREET TREE BTH-BROWN TRUNK HEIGHT/ 2	
<b>PERIMETER UNDERSTORY SHRUBS</b>					
5	GAL.		BERRBERIS T. 'ROSE GLOW'/ JAPANESE BARBERRY	PROVIDE NURSERY TAGS/ 2	
5	GAL.		BOUQUINILLIA 'RASPBERRY ICE'/ BOUQUINILLIA	PROVIDE NURSERY TAGS/ 2	
5	GAL.		COTONEASTER APICULATUS/ CRANBERRY COTONEASTER	PROVIDE NURSERY TAGS/ 2	
5	GAL.		LANTANA 'SPREADING SUNSHINE & SUNSET'/ LANTANA	PROVIDE NURSERY TAGS/ 2/ 3	
5	GAL.		MULLENBERGIA R. 'REGAL WIST'/ PURPLE MULLENBERGIA	PROVIDE NURSERY TAGS/ 2/ 3	
1	GAL.		MASSILLIA TENUICOMPA/ MEXICAN FEATHER GRASS	PROVIDE NURSERY TAGS/ 3/ 3	
5	GAL.		ROSA BANKSIAE/ LADY BANKS ROSE (YELLOW)	PROVIDE NURSERY TAGS/ 4	
1	GAL.		ROSA 'FLOWER CARPET'/ RED CARPET ROSE	PROVIDE NURSERY TAGS/ 4/ 3	
<b>VINES</b>					
1	GAL.		PARTHENDOCISSUS TRICOLORATA/ BOSTON IVY	PROVIDE NURSERY TAGS/ 4	
5	GAL.		BACCHARIS PILLULARIS 'TWIN PEAKS'/ T.P. BACCHARIS	PROVIDE NURSERY TAGS/ 2	
5	GAL.		COTONEASTER APICULATUS/ CRANBERRY COTONEASTER	PROVIDE NURSERY TAGS/ 2	
5	GAL.		LANTANA 'SPREADING SUNSHINE & SUNSET'	PROVIDE NURSERY TAGS/ 2	
5	GAL.		ROSA BANKSIAE/ LADY BANKS ROSE	PROVIDE NURSERY TAGS/ 4	
<b>GROUND COVERS</b>					
1	GAL.		ACACIA RESOLENS 'LOWBUD'/ LOWBUD ACACIA	PROVIDE NURSERY TAGS/ 2	
1	GAL.		CAREX DIALUSA/ BENTLEY SEDGE	PROVIDE NURSERY TAGS/ 4/ 2.5	
1	GAL.		MAHONIA REPENS/ GREEKING MAHONIA	PROVIDE NURSERY TAGS/ 2/ 2	
<b>ORGANIC WOOD MULCH IN ALL PLANTER AREAS</b>					
111,987 S.F.	FLATS		MYOPORUM P./ MYOPORUM	DEPTH AS REQUIRED PER STATE AND LOCAL ORDINANCE	
15,478 S.F.	FLATS		HYPERICUM C./ ST. JOHNSWORT (PARKWAY UNDERSTORY)	PROVIDE NURSERY TAGS/ 4	
810 S.F.	500		TALL DWARF FESCUE	PLANT @ 24" O.C.	
26,684 S.F.	FLATS		ROSEMARYNUS D. 'WINDMILL CHARTER'/ ROSEMARY (UNDERSTORY PARKWAY AND PERIMETER UNDERSTORY) WITH ORGANIC WOOD MULCH UNDERNEATH	PROVIDE NURSERY TAGS/ 2	
11,220 S.F.			NATIVE ROCK COBBLES- 1" TO 12" B" THOROUGHLY MIXED PRIOR TO INSTALLATION	PLANT @ 24" O.C.	
580			RIVER WASHED BOULDERS VARYING SIZES- SEE NOTE REGARDING QUANTITY		

## TRACT 19956 JACINTO RANCHES CONCEPTUAL LANDSCAPE PLAN

### EXISTING PALM NOTE:

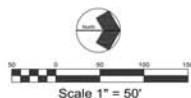
THERE ARE 22 EXISTING PHOENIX CANARIENSIS PALMS LOCATED ON THE SITE. PALMS TO BE EVALUATED BY A CERTIFIED ARBORIST PRIOR TO MOVING. PALMS TO BE RELOCATED TO THE APPROXIMATE AREAS AS SHOWN ON THIS CONCEPTUAL LANDSCAPE PLAN. ULTIMATE LOCATION TO BE DETERMINED IN FINAL APPROVED WORKING LANDSCAPE PLAN.

### PLANT AND BOULDER COUNTS:

THE QUANTITY AND DENSITY OF THE PERIMETER PLANTING AND BOULDER COUNTS, AS SHOWN, ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE PER FINAL CITY APPROVED WORKING LANDSCAPE PLAN.

### TYPICAL INTERIOR SLOPE PLANTING:

THE QUANTITIES AND DENSITY OF INTERIOR SLOPE PLANTING, AS SHOWN, ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE PER FINAL APPROVED GRADING PLAN AND THE FINAL WORKING LANDSCAPE PLAN APPROVED BY THE CITY. ALL SLOPES 3" HIGHER TO BE PLANTED WITH GROUND COVER AT A MINIMUM AS SHOWN. SLOPES HIGHER THAN 3" TO BE PLANTED WITH A VARIETY OF GROUND COVERS, SHRUBS AND TREES AS APPROVED BY THE CITY OF REDLANDS.



PRELIMINARY-NOT FOR CONSTRUCTION

## **MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM**

### **Aesthetics:**

**AES-1** To mitigate the potential impacts identified in I (a) of the Environmental Checklist, the project shall preserve the mature Canary Island Date Palm trees, which currently line Wabash and Highland Avenues, through relocation of the trees on the project site, to accommodate dedication of right-of-way and associated street widening.

To be monitored by the Development Services Department, Building & Safety Division and Planning Division, through the review of construction plans and the conducting of on-site inspections during the construction process.

### **Agriculture and Forest Resources:**

**AGR-1** To mitigate the potential impacts identified in II (a) of the Environmental Checklist, the project developer will fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 19 acre area of the project site, a total of 9.5 acres of prime agricultural land or conservation easements over 9.5 acres of prime agricultural land shall be acquired and permanently protected. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization prior to issuance of a grading permit, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The project developer shall submit verification to the City of Redlands Development Services Department that the acquisition of farmland has been completed. A receipt from the farmland conservation agency will serve as adequate verification. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.

To be monitored by the Development Services Department, Planning Division, and satisfied through the receipt of verification of acquisition prior to the issuance of a grading permit.

### **Air Quality:**

**AQ-1** To mitigate the potential impacts identified in III (b) of the Environmental Checklist, the project is required to comply with regional rules that assist in reducing short-term air pollutant emissions, including SCAQMD Rule 403, which requires that fugitive dust be

controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. SCAQMD Rule 403 requires implementation of dust-suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 include watering active sites at least twice daily; covering all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114; and controlling traffic speeds within the property to 15 mph or less.

To be monitored by the Development Services Department, Building and Safety Division and Planning Division, and the Municipal Utilities and Engineering Department through review of project notes on construction plans and verification through inspections in the field.

### **Biological Resources:**

**BIO-1** To mitigate the potential impacts identified in IV (a) and (d) of the Environmental Checklist, burrowing owl and nesting bird pre-construction clearance surveys shall be conducted prior to project implementation. The first survey shall be conducted 14-30 days prior to the commencement of ground disturbing activities and the second survey shall be conducted within three (3) days of ground disturbing activities. If no active avian nests and no burrowing owls are found during the clearance surveys, no additional mitigation will be required.

If an active burrowing owl or other avian nest is discovered during the pre-construction clearance survey, construction activities shall be redirected around the nest. As determined by the City, a qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City of Redlands for review and approval prior to reinitiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

If burrowing owls are observed, the area shall be flagged, and a no-work buffer of 500 feet shall be established by the project biologist in consultation with the California Department of Fish and Wildlife (CDFW). The no-work buffer shall be clearly delineated by the biologist and monitored to ensure avoidance until consultation with the CDFW and applicant results in a plan to avoid or relocate the burrowing owl(s). A monitoring report shall be prepared and submitted to the City, and written authorization by the CDFW shall be received before



construction may proceed within the no-work buffer.

To be monitored by the Development Services Department, Planning Division, through receipt of a copy of a signed contract between the developer and a qualified biologist, and the documented results as prepared by a qualified biologist, prior to issuance of a grading permit.

**Cultural Resources:**

To mitigate the potential impacts identified in V (a) through (e) of the Environmental Checklist, the following mitigation measures will be implemented:

**CUL-1** An archaeological monitor shall be present on-site during all clearing and grubbing activities, including the removal of citrus trees and related irrigation lines, for the possibility of discovery of archaeological resources. A copy of the contract for the archaeological monitor shall be provided to the City of Redlands Development Services Department prior to clearing and grubbing, the removal of any trees, and the issuance of a grading permit. A copy of the monitoring report shall be provided to the City of Redlands Development Services Department and to the Tribes which requested consultation during the AB52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians) prior to approval of the final map.

To be monitored by the Development Services Department, Planning Division, through receipt of a copy of a signed contract between the developer and a qualified archaeologist, and the documented results as prepared by a qualified archaeologist, prior clearing and grubbing and prior to issuance of a grading permit. A copy of the monitoring report shall be provided to the City of Redlands Development Services Department and to the Tribes which requested consultation during the AB52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians) prior to approval of the final map.

**CUL-2** If a significant archaeological resource(s) or tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended one hundred feet (100) feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City of Redlands Development Service Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified archaeological resource(s) or tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) or tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered archaeological or

tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Redlands. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Redlands Development Services Department, the Eastern Information Center, and the appropriate Native American Tribe.

To be monitored by the Development Services Department, Planning Division, through receipt of a copy of a signed contract between the developer and a qualified archaeologist, prior to clearing and grubbing and issuance of a grading permit, and a copy final report containing the significance and treatment findings shall be prepared by the archaeologist, in the case of discovery.

**CUL-3** The cobble stones that comprise the cobble stone retaining wall shall be retained and reused on-site in the creation of a corner entry feature (i.e. wall or monument sign) on "Lot A", at the northwest corner of the project site, adjacent to the intersection of Wabash Avenue and Citrus Avenue.

To be monitored by the Development Services Department, Building and Safety Division and Planning Division, through review and approval of construction plans and on-site inspections.

**CUL-4** The applicant shall reuse available historic-period smudge pots or make them available to a local museum or preservation organization, as a feature of the region's citrus history.

To be monitored by the Development Services Department, and Planning Division, through the receipt of written verification of reuse or availability of historic-period smudge pots and their location of preservation, and satisfied prior to issuance of a grading permit.

**CUL-5** If any fossils of any sort are discovered during grading and earth-moving activities, a qualified paleontologist must be retained and the activities halted to allow for recovery and identification of the fossils by a qualified paleontologist. Recovered fossils are to be curated and deposited in an accredited and permanent scientific institution or established museum repository for the benefit of current and future generations. In the case of such finds, documentation of curation and a report of such findings, prepared by qualified paleontologic personnel, with an appended itemized of specimens shall be provided to the Development Services Department prior to the issuance of building permits.

To be monitored by the Development Services Department, and Planning Division, and satisfied during construction of the project.

**CUL-6** If human remains and/or "grave goods" (i.e., funerary objects) are found within the project area, the City or its designee shall notify the City of Redlands Police Department and San Bernardino County coroner immediately, in any event not later



than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.

If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

To be monitored by the Development Services Department, and Planning Division, and

satisfied during construction of the project.

**CUL-7** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Redlands Development Services Department with evidence of same.

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
- b) A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation.
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default.
- d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Redlands Development Services Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

To be monitored by the Development Services Department, and Planning Division, and satisfied during construction of the project.

**CUL-8** The Project applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process (San Manuel Band of Mission Indians and Soboba Band of Luiseno Indians). The applicant shall coordinate with these Tribes to develop a Tribal Monitoring Agreement. The tribes must agree upon a coordinated monitoring schedule and the applicant shall submit the agreement to the City of Redlands Development Services Department prior to any clearing and grubbing of the property and prior to the Issuance of a Grading Permit.

To be monitored by the Development Services Department, and Planning Division, and the Municipal Utilities and Engineering Department, and satisfied through receipt of an approved Tribal Monitoring Agreement, prior to clearing and grubbing and issuance of a grading permit.

### **Geology and Soils:**

To mitigate the potential impacts identified in VI (a) through (d) of the Environmental Checklist, the following mitigation measures have been implemented

**GEO-1** The project shall be developed in accordance with all the recommendations included in the Geotechnical/Geologic Study prepared by Hilltop Geotechnical, Inc. for the subject property. In addition, the proposed project will be constructed to adhere to all federal, state, and local regulations pertaining to seismic design.

To be monitored by the Development Services Department, Building and Safety Division, Planning Division, and the Municipal Utilities and Engineering Department prior to the issuance of any building permits.

**GEO-2** Prior to the issuance of building permits, the applicant shall demonstrate to the City that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code, as well as the recommendations identified in a detailed geotechnical investigation prepared for the project site.

To be monitored by the Development Services Department, Building and Safety Division, Planning Division prior to the issuance of any building permits.

### **Hazards and Hazardous Materials**

**HAZ-1** To mitigate the potential impacts identified in VIII (a) and (b) of the Environmental Checklist, in the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered, earth-moving or clearing activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City.

To be monitored by the Development Services Department, Building and Safety Division and Planning Division, and satisfied during construction of the project.

**HAZ-2** Prior to issuance of a grading permit, a soil investigation is required to assess the potential presence of agricultural pesticide chemicals on site. Construction may not proceed until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City. If appropriate, the City may enter into a

Voluntary Cleanup Plan (VCP) with the State Department of Toxic Substances Control (DTSC) to coordinate remediation of the site. Further evaluation of soils throughout the entire project site shall be made by a CalOSHA licensed Hazardous Materials Substances Removal contractor during demolition and clearing activities. In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered, demolition and clearing activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City.

To be monitored by the Development Services Department and Municipal Utilities and Engineering Department, and satisfied prior to issuance of a grading permit.

### **Hydrology and Water Quality**

**HYD-1** To mitigate the potential impacts identified in IX (a) of the Environmental Checklist, prior to the issuance of a grading permit, the project applicant shall file and obtain a Notice of Intent (NOI) with the Regional Water Quality Control Board in order to be in compliance with the State NPDES General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the NPDES General Construction Permit. The NOI shall address the potential for an extended and discontinuous construction period based on funding availability.

To be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department prior to issuance of grading permits.

**HYD-2** To mitigate the potential impacts identified in IX (a) of the Environmental Checklist, prior to the issuance of a grading permit, the project applicant shall submit to and receive approval from the City of Redlands of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP will include inspection forms for routine monitoring of the site during construction phase to ensure NPDES compliance and additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall address the potential for an extended and discontinuous construction period based on funding availability. The SWPPP will be kept on site for the entire duration of project construction and will be available to the local RWQCB for inspection at any time. Some the BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction and repairs will be made when necessary as required by the SWPPP.
- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences and covered with plastic tarps.
- In addition, the construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the Contractor and reviewed by the City of Redlands and the representatives of the State Water Resources Control Board. In the event that it is not feasible to implement specific BMPs, the City of Redlands can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

To be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department prior to issuance of grading permits.

**HYD-3** To mitigate the potential impacts identified in IX (a) of the Environmental Checklist, the project shall be required to comply with the submitted Water Quality Management Plan (WQMP) prepared in accordance with Santa Ana Regional Water Quality Control Board and the City of Redlands. The project shall also provide the appropriate Best Management Practices (BMPs) within the project site to stop “first flush” of accumulated pollutants from entering the City storm drain system. The project-specific BMPs may also incorporate other measures such as bio-swales in planter areas which can also eliminate the “first flush” of accumulated pollutants on street surfaces. BMPs can include onsite bio-swales, infiltration trenches, treatment units and detention basins that will reduce pollutant levels from onsite runoff to meet as defined in Municipal Code section 15.54.160. The specific mix of BMPs will be reviewed and approved by the City.

To be monitored by the Municipal Utilities and Engineering Department and verified prior to issuance of Certificate of Occupancy.

## **Noise**

**NOI-1** To mitigate the potential impacts identified in XII (a) and (d) of the Environmental Checklist, all construction activities shall be limited to the hours of 7:00 a.m. and

6:00 p.m. with no construction activities permitted on Sundays and Federal Holidays.

To be monitored by the Development Services Department, Building & Safety Division and Planning Division, and satisfied through notes on the approved grading and construction plans and implementation during construction of the project.

**NOI-2** All construction equipment shall be correctly tuned and operated with appropriate mufflers to ensure noise during construction activities is minimized to the maximum extent feasible.

To be monitored by the Development Services Department, Building & Safety Division and Planning Division, and satisfied through notes on the approved grading and construction plans and implementation during construction of the project.

**NOI-3** All noise producing equipment shall be acoustically insulated to prevent impacts on adjacent residential uses and/or sensitive receptors.

To be monitored by the Development Services Department, Building & Safety Division and Planning Division, and satisfied through notes on the approved grading and construction plans and implementation during construction of the project.

### **Public Services**

**PUB-1** To mitigate the potential impacts identified in XIV (a) of the Environmental Checklist, a construction site security plan approved by the police department is required, providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The developer shall be responsible for the compliance of all sub-contractors working on the site. Other impacts associated with new development are mitigated with the payment of development impact fees, and State established school fees.

To be monitored by the Police Department, Development Services Department, Building and Safety Division, and Municipal Utilities and Engineering Department and completed prior to issuance of a grading and building permit.

### **Transportation/Traffic**

To mitigate the potential impacts identified in XVI (a) and (b) of the Environmental Checklist, the following mitigation measures will be implemented:

**TRA-1** On-site site improvements and improvements adjacent to the site are required in conjunction with the proposed development to ensure adequate circulation within the project itself. The necessary off-site improvement recommendations shall be implemented as described in the Traffic Impact Analysis.

To be monitored by the Planning Division of the Development Services Department, Building and Safety Department, and Municipal Utilities and Engineering Department and completed prior to issuance of building and construction permits.

**TRA-2** Construct Wabash Avenue from Citrus Avenue to Highland Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

To be monitored during construction and grading activities by the Planning Division of the Development Services Department, Building and Safety Department, and Municipal Utilities and Engineering Department and completed prior to issuance of Certificate of Occupancy.

**TRA-3** Construct Citrus Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

To be monitored during construction and grading activities by the Planning Division of the Development Services Department, Building and Safety Department, and Municipal Utilities and Engineering Department and completed prior to issuance of Certificate of Occupancy.

**TRA-4** Construct Highland Avenue from Wabash Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

To be monitored during construction and grading activities by the Planning Division of the Development Services Department, Building and Safety Department, and Municipal Utilities and Engineering Department and completed prior to issuance of Certificate of Occupancy.

**TRA-5** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

To be monitored by the Municipal Utilities and Engineering Department and verified prior to issuance of building permits.

**TRA-6** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Redlands sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.

To be monitored by the Municipal Utilities and Engineering Department and verified prior to issuance of grading permits.

**TRA-7** The project shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis.

To be monitored by the Municipal Utilities and Engineering Department prior to issuance of a Certificate of Occupancy.

**TRA-8** As is the case for any roadway design, the City of Redlands should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

To be monitored by the Municipal Utilities and Engineering Department during construction and operation of the project.

**TRA-9** Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

To be monitored by the Municipal Utilities and Engineering Department prior to issuance of a Certificate of Occupancy.



# **Draft Resolution No. 3244**

**Attachment 7**

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: [lafoo@lafoo.sbcounty.gov](mailto:lafoo@lafoo.sbcounty.gov)  
[www.sbclafoo.org](http://www.sbclafoo.org)

PROPOSAL NO.: LAFCO 3195

HEARING DATE: May 17, 2017

## RESOLUTION NO. 3244

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3195 AND APPROVING THE REORGANIZATION TO INCLUDE CITY OF REDLANDS ANNEXATION NO. 92 AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS VALLEY SERVICE ZONE, AND COUNTY SERVICE AREA 70 AND ITS ZONE P-7 (JACINTO TRACT). The reorganization area encompasses approximately 20.04 acres and is generally located east of Wabash Avenue (existing City of Redlands boundary), between Citrus Avenue on the north, and Highland Avenue (existing City of Redlands boundary) on the south.

On motion of Commissioner \_\_\_\_\_, duly seconded by Commissioner \_\_\_\_\_, and carried, the Local Agency Formation Commission adopts the following resolution:

**WHEREAS**, an application for the proposed reorganization in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed her certificate in accordance with law, determining and certifying that the filings are sufficient; and,

**WHEREAS**, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

**WHEREAS**, the Executive Officer has reviewed available information and prepared a report including her recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

**WHEREAS**, the public hearing by this Commission was called for May 17, 2017 at the time and place specified in the notice of public hearing; and,

**WHEREAS**, at the hearing, this Commission heard and received all oral and written support and/or opposition; the Commission considered all plans and proposed changes of organization, and all evidence which were made, presented, or filed; it received evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

## RESOLUTION NO. 3244

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission does hereby determine, find, resolve, and order as follows:

### **DETERMINATIONS:**

**SECTION 1.** The proposal is approved subject to the terms and conditions hereinafter specified:

#### **CONDITIONS:**

**Condition No. 1.** The boundaries are approved as set forth in Exhibits "A" and "A-1" attached.

**Condition No. 2.** The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3195.

**Condition No. 3.** All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Redlands (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

**Condition No. 4.** Completion of LAFCO 3195 shall be held in abeyance, for a period not to exceed six months, as permitted by Government Code Section 56663(c). The City of Redlands and the San Bernardino County Fire Protection District are required to take the actions necessary to amend the Automatic Aid Agreement (SBCFPD Agreement No. 06-435) to include the territory of LAFCO 3195 requiring the San Bernardino County Fire Protection District Valley Service Zone to provide first response services for all emergency or non-emergency calls to the area. Compliance with this condition shall be deemed completed upon the filing with the Executive Officer of the signed amended agreement.

**Condition No. 5.** The property owners, Larry and Pansy Jacinto, shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

**Condition No. 6.** Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

**Condition No. 7.** The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

**SECTION 2.** The Commission determines that:

- a) this proposal is certified to be legally uninhabited;
- b) it has 100 % landowner consent; and,

## RESOLUTION NO. 3244

- c) no written opposition to a waiver of protest proceedings has been submitted by any subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56662(d).

**SECTION 3. DETERMINATIONS.** The following determinations are noted in conformance with Commission policy:

1. The reorganization area is legally uninhabited as certified by the County Registrar of Voters office as of January 17, 2017.
2. The reorganization area is within the sphere of influence of the City of Redlands.
3. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area is \$454,862 (land - \$440,146 -- improvements - \$14,716).
4. Notice of this hearing has been advertised as required by law through publication in *The Sun*, a newspaper of general circulation within the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those agencies and individuals requesting mailed notice. Comments from any affected local agency have been reviewed by the Commission.
5. In compliance with the requirements of Government Code Section 56157 and Commission policy, individual notice was mailed to surrounding landowners and registered voters within approximately 1,350 feet of the exterior boundaries of the reorganization area (totaling 1,092 notices). Comments from landowners and registered voters have been reviewed and considered by the Commission in making its determination.
6. The City of Redlands has pre-zoned the reorganization area RE (Residential Estate). This zoning designation is consistent with the City's General Plan. Pursuant to the provisions of Government Code Section 56375(e), this zoning designation shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
7. The Southern California Associated Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy pursuant to Government Code Section 65080. The closest highway to LAFCO 3195 is the I-10 Freeway, which is part of the RTP-SCS's State highway improvement (expansion/rehabilitation) program adding express lanes and adding high-occupancy vehicle (HOV) lane in each direction.

The Sustainable Communities Strategy includes, among others, strategies that support housing development. Approval of LAFCO 3195 supports this strategy.

8. The City of Redlands, as a function of its review for the Jacinto Tract – Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450, and Tentative Tract

## RESOLUTION NO. 3244

Map 19956 for approximately 20.04 acres, prepared an environmental assessment and adopted a Mitigated Negative Declaration which indicates that approval of the project will not have a significant adverse impact on the environment. The City's Initial Study and Mitigated Negative Declaration have been reviewed by the Commission's staff and Environmental Consultant who have found them to be adequate for the LAFCO 3195 decision.

The Commission certifies that it has reviewed and considered the City's Mitigated Negative Declaration and the environmental effects as outlined in the Initial Study prior to reaching a decision on the project and finds the information substantiating the Mitigated Negative Declaration adequate for its use in making a decision as a CEQA responsible agency. The Commission further finds that it does not intend to adopt alternatives or additional mitigation measures for this project. The Commission hereby acknowledges the mitigation measures contained in the City's Negative Declaration; finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the City or other agencies and not the Commission; and finds that it is the responsibility of the City to oversee and implement these measures.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors. The Commission, as a responsible agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the City of Redlands as CEQA lead agency.

9. The local agencies currently serving the area are: County of San Bernardino, San Bernardino County Fire Protection District and its Valley Service Zone, Inland Empire Resource Conservation District, San Bernardino Valley Water Conservation District, San Bernardino Valley Municipal Water District (the State Water Contractor), County Service Area 70 Improvement Zone P-7 (inactive park and recreation district within the Mentone community) and County Service Area 70 (multi-function unincorporated area Countywide).

The proposal will detach the territory from San Bernardino County Fire Protection District and its Valley Service Zone, and County Service Area 70 and its Zone P-7 as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. The City of Redlands submitted plans for the provision of services as required by Government Code Section 56653, which indicates that the City can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. The financial information presented within the City's Plan for Service indicates that the project will have a positive financial effect for the City. The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.
11. The reorganization area can benefit from the availability and extension of municipal services from the City of Redlands.

## RESOLUTION NO. 3244

12. This proposal complies with Commission policies that indicate the preference for areas proposed for future development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained. In addition, the proposal is a logical conversion of prime farmland to non-agricultural use since the area is not within the Agricultural Preserve that exist easterly of the site and the proposal area is already adjacent to existing residential development to the north and west (within the City) and is adjacent to an existing retirement community to the south (within the City).
13. This proposal will assist the City's ability to achieve its fair share of the regional housing needs since the reorganization area is being developed with Tentative Tract Map 19956, a proposed development with 40 single-family residences.
14. With respect to environmental justice, the following demographic and income profile was generated using ESRI's Community Analyst within the City of Redlands and within and around the reorganization area, generally the Crafton and Mentone community (2016 data):

Demographic and Income Comparison	City of Redlands (%)	Subject Area & adjacent Unincorporated Sphere (%)
Race and Ethnicity		
• African American Alone	5.2 %	4.9 %
• American Indian Alone	0.9 %	1.4 %
• Asian Alone	8.8 %	4.4 %
• Pacific Islander Alone	0.4 %	0.4 %
• Hispanic Origin (Any Race)	34.2 %	39.2 %
Median Household Income	\$67,193	\$55,775

Some of the properties within City's unincorporated sphere area already receive water and/or sewer service from the City through out-of-agency service agreements. Therefore, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, the approval of the reorganization would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income. However, the City's policies require annexation if properties needing services are contiguous to the City. Therefore, in such case, annexation is the only option before water and/or sewer service can be extended.

15. The City and County have negotiated the transfer of ad valorem taxes as required by State law. Copies of the resolutions adopted by the City Council of the City of Redlands and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues.
16. The map and legal description, as revised, are in substantial conformance with LAFCO and State standards as determined by the County Surveyor's Office.

**SECTION 4.** The primary reason for this reorganization is to receive municipal services from the City for the proposed development of Tentative Tract Map 19956, a 40 lot single-family residential community. The reorganization area is contiguous to the City and its Municipal

**RESOLUTION NO. 3244**

Code requires that property contiguous to the City's boundaries must annex in order to receive water and/or sewer service.

**SECTION 5.** The affected territory shall not be taxed for existing bonded indebtedness or contractual obligations of the City of Redlands through the reorganization. The regular County assessment rolls are utilized by the City of Redlands.

**SECTION 6.** Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

**SECTION 7.** The Commission hereby orders the territory described in Exhibits “A” and “A-1” reorganized. The Commission hereby directs, that following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

**SECTION 8.** The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

**THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission  
for San Bernardino County by the following vote:**

**AYES: COMMISSIONERS:**

**NOES: COMMISSIONERS:**

**ABSENT: COMMISSIONERS:**

\* \* \* \* \*

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN BERNARDINO )

**I, KATHLEEN ROLLINGS-MCDONALD, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of May 17, 2017.**

**DATED:**

**KATHLEEN ROLLINGS-MCDONALD**  
Executive Officer

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-mail: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE:** MAY 11, 2017   
**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** Revised Agenda Item #9 – Review and Adoption of Final Budget for Fiscal Year 2017-18

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## **RECOMMENDATION:**

Staff recommends that the Commission take the following actions:

1. Adopt the Fiscal Year 2017-18 Final Budget as presented with the apportionment of net LAFCO costs based upon the Auditor's information attached to this report; and,
2. Direct the Executive Officer to submit to the County Auditor-Controller the adopted Final Budget and request the apportionment of the Commission's net costs to the County, Cities/Towns and Independent Special Districts pursuant to the provisions of Government Code Section 56381 as shown in the approved Final Budget.

## **BACKGROUND:**

The Commission's annual budget process began at the April 19 hearing through adoption of the Proposed Budget for Fiscal Year 2017-18. The Proposed Budget included an outline of the anticipated appropriations, revenues, and policy items for Commission consideration such as moving the hearing location to the Norton Regional Event Center and beginning of the recruitment for a new Executive Officer.

On April 20<sup>th</sup>, the Proposed Budget was forwarded for review and comment, as required by Government Code Section 56381, to the County, each of the 24 Cities/Towns and independent Special Districts with the request to submit comments by May 5<sup>th</sup> for inclusion in the final report. As of the date of this report, no comments or concerns have been provided regarding the Proposed Budget as adopted at the April



hearing. If concerns are received following the publication of this report, staff will provide those to the Commission at the hearing along with an oral response.

As a part of the preliminary budget process, staff presented the Commission with a Mid-Year and Third Quarter Report for the current fiscal year (FY 2016-17). The report stated,

“While revenues and expenditures are generally on-target as of the date of this report, uncertainty remains regarding the timing and final costs of the office relocation and mailing costs for proposal processing. These have a direct impact on the projections for the year-end activities. Therefore, staff is holding off on presenting the Commission with any recommendations for budget adjustments until the timing and costs as presented by SBCTA staff related to the office relocation are better defined. It is anticipated that more detail will be available when the Final Budget Review for FY 2017-18 takes place at the May 17, 2017 hearing.”

Staff now estimates that the majority of the relocation costs will process in FY 2017-18. Therefore, there is enough appropriation authority within the existing FY 2016-17 budget to cover the anticipated remaining expenditures. Remaining funds allocated for the relocation costs in FY 2016-17 will carry forward into FY 2017-18. The FY 2017-18 Final Budget has been modified to accommodate the shift of expenditures and revenues which include:

1. Increase Expenditure Account 2090 – Miscellaneous Expense (the account designated for all costs associated with renovation/move) to \$75,875.
2. Increase Expenditure Account 2125 Inventoriable Equipment by \$15,000 to shift the purchase of the new server to FY 2017-18.
3. Increase to Revenue Account 9970 Open Proposal Carryover of \$8,641 to reflect submission of an additional proposal during FY 2016-17.
4. Addition of Revenue Account 9970 Carryover from Prior Year Assigned (office relocation) with funding of \$68,875.

As a part of the April Proposed Budget, LAFCO staff also identified the changes to the Lease with San Bernardino County Transportation Authority (SBCTA) increasing the renovation cost and the request for authorization to contract with Inland Valley Development Agency (IVDA) to use the Norton Regional Event Center for Commission hearings. Staff has been in contact with these agencies, but the necessary documents for Commission review and approval are not available for this hearing. Approval will be scheduled for a subsequent hearing date once they are received, but the budget projections in these categories remain unchanged.

In conclusion, LAFCO staff has provided copies of the Final Budget Spreadsheet and Narrative recommended for adoption (Attachment #1 to this report). The

apportionment for the County, Cities/Towns and Special Districts for Fiscal Year 2017-18 to be billed as of July 1, 2017 is included as Attachment #2.

The staff will be happy to answer any questions from the Commission prior to or at the hearing regarding any of the items within the budget documents or this report.

/krm

Attachments:

1. Final Fiscal Year 2017-18 Budget Spreadsheet and Narrative
2. Apportionment Schedules for FY 2017-18

**Final Fiscal Year 2017-18 Budget  
Spreadsheet and Narrative**

**Attachment 1**

FINAL BUDGET  
FISCAL YEAR 2017-18

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 13-14	ACTUAL YEAR-END FY 14-15	ACTUAL YEAR-END FY 15-16	AMENDED BUDGET OCT 2016	ESTIMATED YEAR END FY 16-17	FINAL BUDGET FY 17-18	FORECAST BUDGET FY 18-19	FORECAST BUDGET FY 19-20
	<b>SALARIES AND BENEFITS</b>								
1010	Regular Salary and Bilingual	\$ 408,248	\$ 434,318	\$ 432,740	\$ 473,877	\$ 465,699	\$ 483,128	\$ 596,054	\$ 586,207
1030	Auto and Cell Phone Allowances	15,062	17,000	17,000	17,327	17,000	17,065	20,989	17,065
1035	Overtime	361	201	395		38			
1045	Termination Payment			2,506		632			
1050	Special Compensation		8,750			-			
1110	General Member Retirement	81,993	104,122	109,012	119,726	112,041	125,311	195,853	207,723
1130	Survivors Benefits	160	238	210	228	209	224	269	269
1135	Indemnification - General	16,641	20,634	16,739	16,130	17,419	15,887	22,057	22,057
1200	Employee Group Insurance (Health Subsidy)	41,141	45,620	41,121	46,498	44,710	49,285	61,882	63,760
1205	Long-Term Disability	994	1,079	882	962	882	969	1,490	1,540
1207	Vision Care Insurance	759	822	771	837	771	825	990	990
1215	Dental Insurance & Health Subsidy	1,466	1,530	1,363	1,253	1,241	1,235	1,481	1,481
1222	Short-Term Disability	3,312	3,590	3,404	3,784	3,477	3,808	5,726	5,902
1225	Social Security Medicare	5,128	5,646	5,492	6,072	6,132	6,190	7,523	7,307
1235	Workers' Compensation	1,573	1,983	2,305	5,113	2,873	5,216	6,239	6,087
1240	Life Insurance & Medical Trust Fund	4,546	4,614	5,522	6,429	5,405	7,526	12,742	13,114
1305	Medical Reimbursement Plan	2,600	2,140	2,770	6,920	3,984	6,840	8,207	8,207
1310	ID Allowance Café					17,453	12,306	2,829	-
1314	457/401a Defined (LAFCO Contribution)	1,451	1,622	1,571	1,781	1,585	1,795	3,641	3,775
1315	401k Contribution	22,983	25,951	25,136	28,500	26,020	28,721	44,142	45,640
1000	Salary Reserve				64,587	-			
<b>TOTAL SALARIES &amp; BENEFITS</b>		<b>\$ 608,417</b>	<b>\$ 679,860</b>	<b>\$ 668,940</b>	<b>\$ 800,024</b>	<b>\$ 727,571</b>	<b>\$ 766,331</b>	<b>\$ 992,114</b>	<b>\$ 991,124</b>
	Staffing (Full time equivalent units)	4.5	5.5	5.5	5.5		5.5	6.0	6.0
	<b>SERVICES AND SUPPLIES</b>								
	<b>Services:</b>								
2035	Communications			\$ -		\$ 766			
2037	COMNET Charge (ISF)	\$ 2,532	\$ 2,432	\$ 3,003	\$ 2,556	2,418	2,730	2,730	2,730
2038	Long Distance Charges	86	81	15	-	-	-	-	-
2040	Relocation Charges - Phone Service	-	-	12,944	-	9,852	-	-	-
2041	Phone Service/Outside Company	366	422	670	12,543	1,658	10,318	10,318	10,318
2043	Electronic Equipment Maintenance	140	498	926	-	-	-	-	-
2075	Membership Dues	8,324	8,509	8,733	9,264	9,338	9,831	9,918	10,116
2076	Tuition Reimbursement	1,100	100	100	2,000	2,000	3,000	3,000	3,000

FINAL BUDGET  
FISCAL YEAR 2017-18

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 13-14	ACTUAL YEAR-END FY 14-15	ACTUAL YEAR-END FY 15-16	AMENDED BUDGET OCT 2016	ESTIMATED YEAR END FY 16-17	FINAL BUDGET FY 17-18	FORECAST BUDGET FY 18-19	FORECAST BUDGET FY 19-20
2080	Publications	2,054	2,690	2,383	3,125	3,269	3,288	3,354	3,421
2085	Legal Notices	9,223	12,936	18,860	19,500	17,582	20,284	18,500	18,500
2090	Miscellaneous Expense (Costs related to move)				179,260	150,000	78,875	25,000	25,000
2110	Fleet Management Requisition Charges	304				-			
2115	Computer Software	6,427	4,234	5,777	6,652	3,352	3,502	3,502	3,502
2125	Inventoriable Equipment	-	4,660	-	15,000	2,685	17,000	-	-
2180	Electricity for Office					-	4,800	4,896	4,994
2195	Reimbursement Services and Supplies	4,304	-	-					
2245	Other Insurance	7,074	7,128	7,085	7,085	9,150	9,050	9,050	9,050
	<b>Supplies:</b>								
2305	General Office Expense	11,621	12,844	6,364	7,183	7,860	7,410	7,558	7,709
2308	Credit Card Clearing Account	(85)	(1,628)	467	-	4,117	-	-	-
2309	Visa Temp Card			267		-			
2310	Postage - Direct Charge	12,352	19,869	56,031	48,388	56,823	60,694	11,056	11,056
2315	Records Storage	581	620	596	588	807	696	710	724
2323	Reproduction Services	870	2,601	13,046	16,000	10,542	21,274	-	-
2335	Temporary Services	13,311	-	-		1,951	7,650	-	-
	<b>Consultant &amp; Special Services:</b>								
2400	Prof & Special Service (Legal Counsel)	24,048	28,042	40,346	34,300	28,803	34,300	34,986	35,686
2405	Auditing	7,527	8,000	14,258	15,090	11,492	11,783	11,983	12,183
2410	Data Processing	7,142	6,848	8,244	8,215	6,522	7,827	7,827	7,827
2415	COWCAP	6,053	6,308	-	13,236	13,236	20,000	20,000	20,000
2420	ISD Other IT Services	344	753	4,614	175	192	210	210	210
2421	ISD Direct	1,772	10,157	10,073	9,816	7,684	8,927	8,927	8,927
2424	Mgmt & Tech (Environmental Consultant)	15,339	11,288	11,329	10,250	8,892	6,650	6,650	6,650
2444	Security Services	578	408	444	408	390	408	408	408
2445	Other Prof (Commission, Surveyor, ROV)	32,275	42,133	123,413	135,761	120,965	140,385	93,513	93,513
2449	Outside Legal (Litigation & Special Counsel)	2,909	3,956	4,319	-	-	-	-	-
2450	Application Development Support	19,709	216	345	600	-	200	200	200
2460	GIMS Charges	11,877	10,608	13,656	17,370	16,770	16,170	16,170	16,170
	<b>Lease/Purchases:</b>								
2895	Rent/Lease Equipment (copier)	2,610	4,912	4,743	5,904	4,450	7,200	7,200	7,200
2905	Office/Hearing Chamber Rental	53,576	51,219	57,125	54,308	49,874	82,788	84,444	86,133

FINAL BUDGET  
FISCAL YEAR 2017-18

ACCT. #	ACCOUNT NAME	ACTUAL YEAR-END FY 13-14	ACTUAL YEAR-END FY 14-15	ACTUAL YEAR-END FY 15-16	AMENDED BUDGET OCT 2016	ESTIMATED YEAR END FY 16-17	FINAL BUDGET FY 17-18	FORECAST BUDGET FY 18-19	FORECAST BUDGET FY 19-20
	<b>Travel Related Expenses:</b>								
2940	Private Mileage	5,135	2,410	3,868	5,403	4,752	4,855	4,855	4,855
2941	Conference/Training	4,225	6,817	3,974	3,500	6,315	6,140	6,140	6,140
2942	Hotel	5,264	6,838	5,053	8,800	10,340	10,550	10,550	10,550
2943	Meals	923	1,150	1,098	2,575	1,600	2,235	2,235	2,235
2944	Car Rental	653	227	107	150	273	200	200	200
2945	Air Travel	4,241	3,705	2,629	2,000	3,023	2,000	2,000	2,000
2946	Other Travel	1,061	1,676	887	500	726	400	400	400
	<b>Other Charges:</b>								
5012	Services Out (Staples)	4,146	4,742	1,449	3,600	39	1,200	1,200	1,200
<b>TOTAL SERVICES &amp; SUPPLIES</b>		<b>\$ 291,993</b>	<b>\$ 290,409</b>	<b>\$ 449,237</b>	<b>\$ 661,105</b>	<b>\$ 590,508</b>	<b>\$ 624,830</b>	<b>\$ 429,690</b>	<b>\$ 432,807</b>
<b>TOTAL EXPENDITURES</b>		<b>\$ 900,410</b>	<b>\$ 970,269</b>	<b>\$ 1,118,178</b>	<b>\$ 1,461,129</b>	<b>\$ 1,318,079</b>	<b>\$ 1,391,161</b>	<b>\$ 1,421,804</b>	<b>\$ 1,423,931</b>
	<b>RESERVES</b>								
6000	Contingency				\$ 155,501	\$ -	\$ 139,116	\$ 142,180	\$ 142,393
6010	Net Pension Liability Reserve				117,097	-	148,450	179,803	211,156
6025	General Reserve - Litigation				284,917	-	225,229	235,487	215,727
6030	Compensated Absences Reserve				88,438	-	89,708	93,296	97,028
<b>TOTAL CONTINGENCIES &amp; RESERVES</b>				<b>\$ -</b>	<b>\$ 645,953</b>	<b>\$ -</b>	<b>\$ 602,503</b>	<b>\$ 650,767</b>	<b>\$ 666,304</b>
<b>TOTAL APPROPRIATION</b>		<b>\$ 900,410</b>	<b>\$ 970,269</b>	<b>\$ 1,118,178</b>	<b>\$ 2,107,082</b>	<b>\$ 1,318,079</b>	<b>\$ 1,993,664</b>	<b>\$ 2,072,571</b>	<b>\$ 2,090,235</b>

## FISCAL YEAR 2017-18

ACCT #	ACCOUNT NAME	ACTUAL YEAR-END FY 13-14	ACTUAL YEAR-END FY 14-15	ACTUAL YEAR-END FY 15-16		AMENDED BUDGET OCT 2016	ESTIMATED YEAR END FY 16-17		FINAL BUDGET FY 17-18	FORECAST BUDGET FY 18-19	FORECAST BUDGET FY 19-20
	<b>CONTRIBUTION REVENUES</b>										
	Use of Money:										
8500	Interest	\$ 3,066	\$ 4,287	\$ 5,917.01		\$ 5,250	\$ 9,318		\$ 8,000	\$ 8,500	\$ 9,000
	<b>Mandatory Contribution from Governments:</b>										
8842	Local Government -- For FY 2017-18 apportionment to County, Cities, and Independent Special Districts of approximately \$336,528 each	864,822	864,822	882,117		926,223	926,223		1,009,583	1,039,871	1,060,668
									9.0%	3.0%	2.0%
	<b>Fees and Deposits (Current Services):</b>										
9545	Individual Notice	11,200	5,912	56,670		37,366	20,200		42,320	7,700	7,700
9555	Legal Services	8,625	9,195	26,361		15,150	9,674		9,600	12,100	12,100
9595	Protest Hearing			33,297		34,166	32,500		43,620	7,500	7,500
9655	GIMS Fees	3,235	7,580	12,505		7,995	4,445		7,520	6,750	6,750
9660	Environmental	12,580	12,005	12,940		9,600	6,470		6,000	12,000	12,000
9800	LAFCO Fees	99,656	95,619	260,206		103,800	118,282		127,773	108,000	108,000
	<b>Total Fees and Deposits</b>	<b>135,296</b>	<b>130,311</b>	<b>401,978</b>		<b>208,077</b>	<b>191,571</b>		<b>236,832</b>	<b>154,050</b>	<b>154,050</b>
	<b>TOTAL CONTRIBUTION REVENUES</b>	<b>1,003,185</b>	<b>999,420</b>	<b>1,290,012</b>		<b>1,139,550</b>	<b>1,127,112</b>		<b>1,254,415</b>	<b>1,202,421</b>	<b>1,223,718</b>
	<b>OTHER REVENUES</b>										
9910	Refunds from Prior Year Revenue	\$ 1,761	\$ (2,472)	\$ (30.00)		\$ (1,250)	\$ (15,729)		\$ (1,250)	\$ (1,250)	\$ (1,250)
9930	Miscellaneous Revenues	3,578	2,211	12,040		2,000	30		2,000	2,000	2,000
9970	Carryover of Open Proposals/Projects		16,510	55,114		64,806	42,019		23,671	50,000	50,000
9970	Carryover from Prior Year, Assigned	223,425	250,087	186,960		294,895	296,065		68,875	216,898	165,000
	<b>TOTAL OTHER REVENUES</b>	<b>228,765</b>	<b>266,335</b>	<b>254,084</b>		<b>360,451</b>	<b>322,385</b>		<b>93,296</b>	<b>267,648</b>	<b>215,750</b>
	<b>TOTAL REVENUES</b>	<b>\$ 1,231,949</b>	<b>\$ 1,265,755</b>	<b>\$ 1,544,096</b>		<b>\$ 1,500,001</b>	<b>\$ 1,449,497</b>		<b>\$ 1,347,711</b>	<b>\$ 1,470,069</b>	<b>\$ 1,439,468</b>
	<b>RESERVES FROM PRIOR YEAR, as of July 1</b>										
9970	Contingency	\$ 84,730	\$ 99,872	\$ 87,356		\$ 155,501	\$ 155,501		\$ 155,501	\$ 139,116	\$ 142,180
9970	Net Pension Liability Reserve		46,780	56,432		82,750	82,750		117,097	148,450	179,803
9970	General Reserve - Litigation	200,000	250,000	300,000		291,007	291,007		284,917	225,229	235,487
9970	Compensated Absences Reserve	66,620	66,620	72,897		76,607	76,607		88,438	89,708	93,296
	<b>TOTAL RESERVES FROM PRIOR YEAR</b>	<b>\$ 398,130</b>	<b>\$ 463,272</b>	<b>\$ 516,685</b>		<b>\$ 605,865</b>	<b>\$ 605,865</b>		<b>\$ 645,953</b>	<b>\$ 602,503</b>	<b>\$ 650,767</b>
	<b>TOTAL REVENUE AND RESERVES</b>	<b>\$ 1,630,079</b>	<b>\$ 1,729,027</b>	<b>\$ 2,060,781</b>		<b>\$ 2,105,866</b>	<b>\$ 2,055,362</b>		<b>\$ 1,993,664</b>	<b>\$ 2,072,571</b>	<b>\$ 2,090,235</b>
	Note: Spreadsheet utilizes the cash basis of accounting and does not include accrual/reversal data which do not affect fund balance.										

# **NARRATIVE FOR FY 2017-18**

## **FINAL BUDGET**

### **SALARIES AND BENEFITS**

#### **1000 SERIES**

#### **FY 2016-17**

Salaries and Benefits (1000 series) for FY 2016-17 was budgeted at \$800,024 for 5.5 positions: one Contract Executive Officer (limited to 960 paid hours per year), Assistant Executive Officer, Project Manager, LAFCO Analyst – GIS/Database Manager, Clerk to the Commission/Office Manager, and Administrative Assistant. The Commission previously approved a 2% longevity pay for those with 15 years of service. This benefit was effective December 2016 and applies at this time to the Assistant Executive Officer and Administrative Assistant.

Year-end expenditures for the 1000 series are estimated to be \$727,571, approximately \$72,453 under budget. The variance is primarily explained by the medical leave and separation of the Clerk to the Commission in October 2016. In August the Clerk went on medical leave under the Commission's short-term disability insurance program which paid 45% of her base salary during that period. The Clerk officially separated in October, and the position remained unfilled through January, resulting in salary and benefits savings for roughly four months. Termination payments for the previous Clerk were nominal due to her leave balances being utilized for compensation during her medical leave. In addition, the Commission authorized changes to the compensation for the contract Executive Officer all funded within existing appropriation authority.

#### **FY 2017-18**

Staffing is anticipated to be maintained from the prior year – a contract Executive Officer, and regular employees of Assistant Executive Officer, Project Manager, LAFCO Analyst – GIS/Database Manager, Clerk to the Commission/Office Manager and Administrative Assistant. A Commission approved across-the-board salary increase of two percent is effective July 22, 2017 and has been calculated in the projections.

As the Proposed Budget Spreadsheet identifies, FY 2017-18 budgets a total expenditure of \$766,331. This includes the step changes in salary appropriate for staff members, budgeting for all benefits, and retirement rate increases of 4.5% for Tier 1 (4 employees) and 2.0% for Tier 2 (1 employee). The contract Executive Officer does not participate in the retirement program.



**FY 2018-19 and FY 2019-20**

The forecast for FY 2018-19 includes the addition of a full-time Executive Officer at the mid-range salary (estimated starting salary of \$175,180), continuing the contract with the current contract executive officer for three months as a transition period, the same remaining staffing structure as the prior year and step increases as appropriate for staff members. A scheduled across-the-board salary increase of three percent effective July 21, 2018 was previously approved to mirror the County's Exempt Compensation Plan.

The forecast for FY 2019-20 includes a 2 percent across-the-board salary increase. Since there will be a new contract negotiated under the County's Exempt Compensation Plan beginning in FY 2019-20 (which the Commission mirrors), staff has determined this projection based upon the average increase for the prior three years (2.34 percent) to retain its position to budget liberally for expenditures and conservatively for revenues. Also included is a minor scheduled increase to the medical premium subsidy which was previously approved, again, mirroring the County's Exempt Compensation Plan.

**LINE ITEM ACCOUNTS FOR SALARIES AND  
BENEFITS FOR FISCAL YEAR 2017-18**

LAFCO utilizes the County's financial system for essentially all financial transactions. Effective FY 2017-18, the County will be replacing its existing financial system with a modern and integrated system. As a part of the new system, the existing catalog of accounts are being reclassified. For example, Account 1010 shown below for Regular Salary most likely will have a new account number. The new account numbers are not known at this time. For the purposes of this budget, the existing numerology is presented. Staff will update the Commission on this transition and its effect on budget presentation during the FY 2017-18 first quarter review in October.

**Regular Salary** – Account 1010: \$483,128

Salaries are calculated for six positions that include the contract for the Executive Officer, 2% salary cost of living increase, and 15-year 2% longevity pay for the Assistant Executive Officer and Administrative Assistant. Cash out amounts included in this line item account for the annually declared vacation/holiday leave cash outs. The salaries by position are:

Executive Officer (contract, 960 hours)	\$112,765
Assistant Executive Officer	111,381
Project Manager	87,567
LAFCO Analyst	58,004
Clerk to the Commission	57,733
Administrative Assistant	55,678

Employee Group Insurance (Health Insurance Subsidy) – Account 1200: \$49,285

This account allocates a Medical Premium Subsidy in an amount that has been augmented to include the dollars from the Flexible Benefit Plan. The subsidy is paid only toward coverage chosen by the employee as follows:

- Employee only at \$218.56 per pay period (one employee).
- Employee plus one dependent at \$352.23 per pay period (two employees).
- Employee plus two or more dependents at \$482.64 per pay period (two employees).

Long Term Disability – Account 1205: \$969

This cost is calculated at 27 cents per \$100 of base pay.

Vision Care Insurance – Account 1207: \$825

This cost is calculated at \$6.32 per employee per pay period.

Dental Insurance and Health Subsidy – Account 1215: \$1,235

This account allocates the Dental Premium Subsidy of \$9.46 per employee per pay period that, when combined with the Medical Subsidy, would offset the cost of out-of-pocket dental expenses charged to eligible employees.

Short Term Disability and Family Medical Leave Overhead – Account 1222: \$3,808

LAFCO employees are provided with short-term disability by contract with the County at a cost of 0.99% of salaries per pay period. In addition, the administrative cost for the Family Medical Leave is calculated at \$1.62 per pay period for each regular employee and the contract Executive Officer as required by law.

Social Security Medicare – Account 1225: \$6,190

For employees entering LAFCO service after 1985, contribution to the federal Social Security Medicare system is mandatory. The cost is calculated for four positions (the current Administrative Assistant was hired in 1985; therefore, does not pay into Social Security Medicare), and the contract Executive Officer at the rate of 1.41% of base compensation as required by law.

Worker's Compensation – Account 1235: \$5,216

This account is for worker's compensation insurance. LAFCO purchases this insurance through the Special District Risk Management Authority (SDRMA), a joint powers authority. SDRMA has indicated that rates are not increasing from the prior year and is estimated to be \$1.07 per \$100 of salaries and Commissioner stipend payments.

Life Insurance and Medical Trust Fund– Account 1240: \$7,526

This account contains costs associated with term life insurance (\$1.80 per pay period per employee), variable life insurance (based upon employee elections, \$827), and contributions to the Retirement Medical Trust Fund (based upon years of service, \$6,464).

Other (Medical Reimbursement Plan) – Account 1305: \$6,840

This account is for the Commission's matching payment toward an Exempt Medical Reimbursement Plan for employees of up to \$40 per employee per pay period and the

## BENEFITS

For employee benefits, LAFCO mirrors those provided in the County's Exempt Compensation Plan as identified in the LAFCO Policy and Procedure Manual and contracts with the County to administer the benefits for its employees. Benefit allocations are calculated for the regular LAFCO positions, and only the car and cell phone allowance benefits for the Executive Officer, except where identified otherwise.

Merit Incentive (Car and Cellphone Allowance) – Account 1030: \$17,065

The LAFCO Benefit Plan allocates to the Executive Officer a \$561.54 car allowance and a cellphone allowance of \$92.31 per pay period. The contract with the Executive Officer provides for the payment of this benefit.

Termination Payment – Account 1045: \$0.00

The LAFCO Benefit Plan provides that at separation from LAFCO service, employees are required to contribute the cash value of their unused sick-leave to the Retirement Medical Trust Fund at the rate of 75% of the cash value of the employee's unused sick leave hours. Should such occur, revenues would transfer from the Compensated Absence Reserve for payment.

General Member Retirement – Account 1110: \$125,311

Calculation for the payment of the LAFCO (employer) retirement contribution is based upon the rate of 34.53% of salaries paid for Tier 1 (4 employees) and 30.09% for Tier 2 (1 employee). The retirement rate is increasing by 4.5% (Tier 1) and 2.0% (Tier 2).

Last year's budget identified that rates were anticipated to stabilize. However, SBCERA has revised its rate projections due to lower actual returns coupled with a decrease in future return rates. The result is a substantial increase through 2021-23. The chart below provides the approved rates from FY 2015-16 through FY 2017-18 and those projected for FY 2018-19 through 2022-23, as provided by SBCERA.

Year	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Tier 1	33.31	33.05	34.53	35.02	35.92	37.07	37.84	37.89
Tier 2	29.77	29.50	30.09	30.58	31.48	32.63	33.40	33.45

Survivor's Benefits – Account 1130: \$224

\$1.72 per employee per pay period.

Indemnification General – Account 1135: \$15,887

This account allocates the funding necessary to cover additional employee retirement payments pursuant to the provisions of the LAFCO Benefits Plan. A per pay period retirement benefit for those in Group B (5 employees) of \$152.17 is included in this plan. The Executive Officer is the sole Group A position, which is eligible for a benefit of \$236.41; this position is under contract and this benefit is not provided at this time.

Healthy Lifestyles membership up to \$324. Staff estimates full utilization of this benefit by all regular employees.

Allowance, Cafeteria – Account 1310: \$12,306

The Commission authorized changes to the compensation for the contract Executive Officer to include a bi-weekly medical subsidy of \$471.70 per pay period.

Deferred Compensation – Account 1314: \$1,795

LAFCO matches employee contributions to the 457 savings plan of the County up to ½% match of the employee's base salary (Groups B and C). The appropriation anticipates full participation by all regular employees in this plan. The Executive Officer is the sole Group A position which is eligible for a benefit of up to 1% match; however, this position is under contract and does not receive this benefit.

401(k) Contribution – Account 1315: \$28,721

LAFCO matches employee contributions to the 401(k) savings plan of the County up to 8% (Groups B and C) of the employee's base salary. The appropriation anticipates full participation by all regular employees. The Executive Officer is the sole Group A position, which is eligible for a benefit of up to 8% match; however, this position is under contract and does not receive this benefit.

## SERVICES AND SUPPLIES

### 2000 AND 5000 SERIES

#### **FY 2016-17**

Continuing last year's activity level, this year is experiencing complex proposals which could directly impact the quality of life of tens of thousands of residents of our County. By action taken at the September 2015 hearing, the Commission directed staff to prioritize its activities to address the fire proposals submitted as the top priority, other jurisdictional changes next, and service reviews to follow. The approval of a consultant contract for supplemental staffing is helping with the processing burden, as well as providing support for the service reviews and other proposal processing.

For FY 2016-17, Services and Supplies had a final budgeted amount set through amendments and other actions of \$661,105 and are estimated to be 90% expended at the conclusion of the fiscal year for a total of \$590,508. This is based upon the estimates that not all the costs related to the office relocation will process this year due to timing issues for the completion of renovations. Therefore, an assigned carryover of \$67,875 into Fiscal Year 2017-18 will fund the balance of renovation, furniture purchase, server purchase, and moving costs.

Items of note during this Fiscal Year are:

- Payment of \$100,000 deposit for tenant improvements for the renovation of the Santa Fe Train Depot Harvey House area for use as the new LAFCO Office was made in August 2016.
- Costs related to processing the West Valley Mosquito and Vector Control District reorganization requiring individual notice to landowners due to the extension of an existing special tax totaled roughly \$25,000.
- Processing for the Formation of the Wrightwood CSD, totaling roughly \$11,000 to date.
- \$50,000 estimated for the relocation of staff office (various accounts). This includes estimates of office furnishing costs, move costs, and relocation of utilities for internet and phone services.
- Significant individual notice costs of roughly \$26,000 for the reorganization to include annexation of the City of Upland to County Fire that includes the extension of a special tax. The applicant was required to provide a deposit to cover these costs. A breakdown is shown below:
  - Account 2310 (Postage) - \$10,662 each for the Commission and protest hearings totaling \$21,324.
  - Account 2323 (Reproduction/Printing) - \$2,482 each for the Commission and protest hearings totaling \$4,964.
- The consulting contract with Robert Aldrich for staffing services – the Commission approved this contract not to exceed \$86,400.
- The Commission has expressed its desire to provide continuing governance training for the special districts within the County. The Commission continued this program for FY 2016-17, and staff developed an education program with the California Special Districts Association (CSDA) and the Institute for Local Government (ILG) – see chart below. The sessions were well attended with positive survey results.

<b>Educational Training Program Timeline</b>		
<b>Training Session</b>	<b>Collaboration</b>	<b>Date</b>
Overview of Special District Laws	California Special Districts Association	December 8, 2016
LAFCO 101 – Understanding and Applying the Basics	CALAFCO, Riverside & Los Angeles LAFCOs	January 24, 2017
Partnering with Community Based Organizations for More Inclusive Public Engagement	Institute for Local Government	March 22, 2017

reduced rental charge which can easily be accommodated through the cost savings achieved on the lease payment.

- The Commission's Governance Training program is budgeted to continue for the special districts within the County. For the coming year, the budget anticipates at least two courses by either the California Special Districts Association (CSDA) or the Institute for Local Government (ILG). The total program cost for the year is estimated at roughly \$7,500.

## **FY 2018-19 and FY 2019-20**

Services and Supplies for FY 2018-19 are projected at \$429,690. The primary reasons for the decrease in costs from prior year is the lack of office relocation and Executive Officer recruitment costs. It anticipates a slight decrease in activity, natural contract and inflationary increases, and maintenance of current activities.

Services and Supplies for FY 2019-20 are projected at \$432,807. It anticipates maintenance of the proposal activity, and natural contract and inflationary increases.

## **LINE ITEM ACCOUNTS FOR SERVICES AND SUPPLIES FOR FISCAL YEAR 2017-18**

### **SERVICES**

#### **Comnet Charge – Account 2037: \$2,730**

Comnet is the County's telephone system and supports the new computer linked phone system. Charges for use of this system are \$28.44 per line per month. LAFCO utilizes eight phone lines, not including the answering/fax line which are a part of Account 2041.

#### **Phone Service/Outside Company – Account 2041: \$10,318**

The use of phone service outside the County system (Verizon) is required by the security alarm company to ensure proper monitoring for the LAFCO office as well the analog fax machine (which line is also used for the answering machine). The monthly phone charge is roughly \$64 per month. Additionally, monthly charges to Verizon of \$796 are required for the access to a fiber optic line, enabling access to the internet, County intranet, and telephone.

#### **Membership Dues – Account 2075: \$9,831**

This account is for membership in professional associations. Dues are estimated to be \$8,675 (seven percent increase) for CALAFCO and \$1,156 for California Special Districts Association.

## **FY 2017-18**

The total budgeted amount for Services and Supplies for FY 2017-18 is \$624,830. A reduction of roughly \$36,275 from the 2016-17 amended budget. The following work plan items are included:

- It is anticipated that processing activity for FY 2017-18 will continue at the same magnitude as the past two years with the receipt of at least two fire proposals that include the extension of a special tax. Therefore, staff has taken the direction of the Commission to prioritize the fire proposals as the top priority, other jurisdictional changes next, and service reviews to follow will continue during the upcoming year.
- To assist with the proposal and service review processing, this budget recommends extending the contract with Robert Aldrich for supplemental staffing (\$90,000) for the full fiscal year. In addition, it is proposed that Mr. Aldrich be the recruiter for the Executive Officer position to be filled during the second- half of the Fiscal Year, which is included in the \$90,000 contract.
- The budget includes the printing and postage and handling charges for the two fire proposals that include the extension of a special tax (\$70,912). These costs are recovered from the applicant and are accounted for in the Revenue budget in kind.
- Ongoing Projects include the continuation of the Fiscal Indicators program adding the data for 2016 for viewing on the LAFCO website by December 2017.
- The workload related to jurisdictional change applications is increasing from the recession years. Staff has identified 11 proposals that are anticipated to be received in FY 2017-18 or earlier. The recent uptick in activity consists of complex proposals which require increased analysis and processing time.
- The staff office lease terminates on June 30, 2017, and the Commission has approved the relocation to the Santa Fe Depot. To date, LAFCO has contractually paid \$100,000 to begin construction with the remaining construction costs to be amortized over the first five years of the lease. At this time, the majority of costs for the renovation and relocation are budgeted for FY 2017-18 (\$93,875 -- \$15,000 for the server and \$78,875 for furniture and renovation costs).
- During Fiscal Year 2016-17 staff was abruptly notified of the cancellation of its contract for use of the City Council Chambers of the City of San Bernardino. San Bernardino County Transportation Authority (SBCTA) allowed the Commission the use of its Boardroom during the balance of the Fiscal Year. The Commission authorized, as a part of this proposed budget review, the contracting for use of the Norton Regional Event Center as its hearing location. This facility meets the needs of the Commission and staff has made preliminary contact with Inland Valley Development Agency (IVDA) in reference to a long term contract. LAFCO and IVDA staff are currently working on a long-term use agreement which provides for a

Tuition Reimbursement – Account 2076: \$3,000

Pursuant to the LAFCO Benefits Plan, employees can be reimbursed for up to \$1,000 for approved tuition, course/seminar or degree related expenses, and membership dues in professional organizations. This appropriation provides for full participation by three employees.

Publications – Account 2080: \$3,288

This account anticipates costs for updates to the California Legislative Codes, California Environmental Law pamphlets, and other publications and/or updates utilized by either staff or the Commission and the monthly California Planning and Development Newsletter. As a cost savings measure, the Commission has participated in a contract with West's Publishing Customer Loyalty program to receive updated pocket parts to the California Annotated Code.

Legal Notices – Account 2085: \$20,824

The budget figure accommodates the advertising needs for maintenance of a ten hearing schedule and estimated five protest hearings. An eighth-page display ad in general newspapers is required for the countywide service reviews and when advertisement is authorized in-lieu of individual landowner and/or registered voter notice for changes of organization.

Miscellaneous Expense (Costs related to move) – Account 2090: \$78,875

Staff has identified a single account for costs related to the relocation of the LAFCO office. A portion of the renovation and relocation costs were budgeted for FY 2016-17, with the bulk now anticipated to be paid during FY 2017-18.

Computer Software – Account 2115: \$3,502

The account accommodates the charges for purchases of new software programs, access to online programs, and annual updates of existing programs. Access to online programs and annual updates of existing programs include ESRI's online mapping, digital archiving software for LAFCO to maintain its records in perpetuity per Government Code Section 56382, upgrade to the current Adobe Acrobat for all employees, and Microsoft annual licenses.

Inventoriable Equipment – Account 2125: \$17,000

The purchase of the server for the office network system has also been moved to FY 2017-18 as its purchase and installation are to occur at the new office location. The funding of \$15,000 has been carried forward from FY 2016-17. In addition, the computers and monitors of the Clerk and Administrative Assistant are nearing their useful life and are in need of replacement. \$1,000 is budgeted for each position.

Electricity – Account 2180: \$4,800

This is a new account. With the approved office relocation to the Santa Fe Depot, LAFCO is now responsible for payment of the office electricity (the lease of the existing office includes electricity in the monthly payment). Staff estimates a cost of \$400 per month.



Other Insurance – Account 2245: \$9,050

This account is for property liability insurance (liability and damage), general liability, public officials and employee errors and omissions, personal liability for board members, employment practices liability, employee benefits liability, employee dishonesty coverage, and auto liability. LAFCO purchases this insurance through the Special District Risk Management Authority (SDRMA), a joint powers authority. SDRMA has provided notification rates will increase 10% for the coming year after many years of no increases.

## **SUPPLIES**

General Office Expense – Account 2305: \$7,410

This account is utilized for expenses to run the office such as office supplies and non-inventoriable items. General expenses include ink for the color printer, paper, petty cash reimbursement, annual fire inspection fee, the purchase of a new CD copy machine, and office supplies. Additionally, LAFCO utilizes the County's contract with Staples, and these expenses are budgeted in Account 5012 (Staples) with only the administrative surcharge included in this line item.

Credit Card Clearing Account - Account 2308: \$0

This is a clearing account for use of the credit card issued to the Executive Officer. All charges on the card will be posted to this account temporarily with charges then transferred to the appropriate accounts. At year's end, this account will have no expenditures.

Postage – Direct Charge – Account 2310: \$60,694

The shift to have placement of the staff reports and attachments and notices on CD and the website has reduced overall postage costs. For the routine course of business, the estimated postage cost for the year is \$11,056 for 10 hearings. This cost includes postage and handling for 10 hearings and interoffice mail to include special pick-ups as outlined in the County's Internal Service Rates. Additionally, proposals regarding County Fire that include annexation to a special tax zone will include individual notice for the Commission and protest hearings. These costs would be covered by the applicant's deposit and are calculated at \$49,638.

Records Storage – Account 2315: \$696

Government Code Section 56382 mandates LAFCO to maintain its records in perpetuity.

Reproduction Services – Account 2323: \$21,274

This account is for reproduction activity outside of the LAFCO office (County Printing Services, Kinkos, etc.). The shift to have the staff reports, attachments and notices on CD and available online have reduced printing costs. However, proposals regarding County Fire that include annexation to a special tax zone will include individual notice, a substantial expenditure. These costs would be covered by the applicant's deposit.

Temporary Services – Account 2335: \$7,650

The use of temporary services provides clerical support for processing large proposals.

Environmental Consultant – Account 2424: \$6,550

The Commission contracts with an independent consultant, Tom Dodson and Associates, for the environmental assessment associated with its proposals. Anticipated costs are for environmental analysis of out-of-agency service contracts, proposals, sphere of influence updates and service reviews, and for other environmental determinations. Most environmental consultant costs are billable under the Commission's existing fee schedule. Payments made for cost recovery are deposited into Revenue Account 9660. Additionally, this account includes the Notice filings with the Clerk of the Board, typically \$50 per proposal.

Security Services – Account 2444: \$408

Costs for maintaining the security alarm system and monitoring are \$102 paid quarterly.

Other Professional Services – Account 2445: \$140,385

This account is for professional services to process proposals and items on the hearing agendas. These costs include:

- The contract with Bob Aldrich for staffing support and the recruitment process for the new Executive Officer, at a rate of \$75 an hour, not to exceed \$90,000.
- Commissioner stipend payments for attendance at Commission hearings and Southern Region LAFCO meetings (\$23,600)
- County Auditor to process the apportionments for the Cities, Independent Special Districts and the County (\$5,569)
- Governance training for the special districts within the County. Staff has developed an education program for the coming year with the California Special Districts Association (CSDA) and the Institute for Local Government (ILG) and is proposing to provide three seminars during the fiscal year. CSDA and ILG have indicated that they would charge \$2,500 to conduct the training. (\$7,500)
- County Surveyor and Registrar of Voters (\$4,405)
- County Auditor to file LAFCO's quarterly taxes (\$3,940)
- Video recording of Commission hearings (\$3,500)
- County Assessor to provide landowner listings for the proposals requiring the extension of a special tax (\$1,871)

Outside Legal – Account 2449: \$0

This account is for legal services conducted through special contract for either litigation or when a conflict of interest waiver is not granted. For proposals not initiated by the Commission, the applicant agrees to indemnify the Commission against legal costs.

System Development – Account 2450: \$200

LAFCO contracts with the County Information Services Department for technology related services. This account is for specialized support for the LAFCO website to include maintenance of the site, its mapping page, and Fiscal Indicators page.

## **CONSULTANT AND SPECIAL SERVICES**

### Professional and Special Service (Legal Counsel) – Account 2400: \$34,300

The existing contract for LAFCO legal counsel allows an annual rate based on the local consumer price index for the previous year for urban consumers not to exceed five percent and rounded up to nearest dollar; \$232 per hour is the charge for Fiscal Year 2017-18. All legal counsel costs, with the exceptions of administrative charges and the CALAFCO Conference, are reimbursable under the Commission's existing fee policy. Payments made for costs recoverable are deposited into Revenue Account 9555. (Litigation and outside legal counsel costs are charged under Account 2449 below.) LAFCO also participates in Best, Best, & Krieger's *Public Policy and Ethics Service* which has an annual charge of \$3,300.

### Auditing – Account 2405: \$11,783

This will be the second year of a four year contract with Davis Farr LLP for independent auditing services, contracted amount is \$7,800 for this engagement. Additionally, LAFCO Legal Counsel charges for the preparation of the response to the audit which is paid from this account (estimated at \$90). SBCERA is required to determine the unfunded liability for its participants and by legislative action can charge for fulfilling that requirement. The prior year SBCERA cost was \$3,893, which is budgeted the same for the coming year.

### Data Processing – Account 2410: \$7,827

LAFCO contracts with the County Information Services Department for technology related services. This account is for technology infrastructure (internet, email, security, etc.) and reporting from the County payroll system. The budget utilizes a monthly average of \$652.

### COWCAP – Account 2415: \$20,000

For FY 2016-17, the costs identified in the County Wide Cost Allocation Plan (COWCAP) total \$8,458 – this would be for services performed in FY 2015-16 but charged in FY 2017-18. COWCAP costs include technology charges-emerging technologies, use of County Purchasing, and processing of payments and payroll through the County Auditor which are charged to LAFCO pursuant to existing agreements. Even though the identified charge is \$8,458, the budget allocates \$20,000 for this category to insure against any revisions to COWCAP, which have occurred in the past.

### ISD Other IT Services – Account 2420: \$210

This account is for charges by the County Information Services Department for the Executive Officer's portable communication device (smart phone) connection to County e-mail servers - \$17.47 per month per device.

### ISD Direct – Account 2421: \$8,927

LAFCO contracts with the County Information Services Department for technology related services. This account is for maintenance of the local area network of computers, printers, and servers. The County charges a flat monthly charge by device rather than by service call activity. The monthly charge is \$82.66 per device for 12 devices.

GIMS Charges – Account 2460: \$16,170

LAFCO contracts with the County Information Services Department for technology related services. This account is for generation and maintenance of digitized maps. Costs for this account include paper maps generated (\$270), Aerial Imagery subscription (\$3,000), Street Network Subscription (\$10,500), and LAFCO's proportional use of the County's ESRI ArcMap license (\$2,400).

## **LEASE/PURCHASES**

Rent/Lease Copier – Account 2895: \$7,200

This account accommodates the contract for the copier lease at an estimated \$600 per month, based upon activity.

Office/Hearing Chamber Rental – Account 2905: \$82,788

The monthly lease payment for the staff office at the Santa Fe Depot will be \$6,474, a total expense of \$77,688. Of this monthly cost, \$2,167 is the estimated cost for amortizing the renovations of the staff office for 60 monthly payments. The actual renovation costs, once bids were solicited, were above the original estimate. The portion allocated to LAFCO is an additional approximately \$33,000. An amendment to the lease agreement is currently in the works which will either provide for an increase in the per month payment over the 5 year amortization schedule or the extension to a six year payback. In addition, staff is proposing to contract with Inland Valley Development Authority for use of the Norton Regional Event Center as the permanent location for Commission hearings. It is estimated that this will be \$5,100 per year, \$425 per month.

## **TRAVEL RELATED EXPENSES**

Private Mileage – Account 2940: \$4,855

This account is currently dedicated for Commissioners and staff private auto mileage at the IRS rate, excluding the Executive Officer.

Conference/Training – Account 2941: \$6,140

This account is for attendance charges related to conferences and training courses for staff as directed by the Executive Officer. The costs include CALAFCO or Southern Region LAFCOs training, clerk and analyst training, attendance at the CALAFCO annual conference by Commissioners and staff (currently estimated at seven Commissioners and two staff), and staff participation at the CALAFCO Staff workshop (estimated at three staff). The annual conference will be held in San Diego and the staff workshop in Marin County.

Hotel – Account 2942: \$10,550

This account is for hotel charges for Commissioners and staff at the CALAFCO annual conference, Southern Region LAFCOs meeting attendance, staff participation at the staff workshop, CALAFCO Legislative Committee participation, Commissioner Curatalo's participation as the President of the CALAFCO Board of Directors and any other overnight stays on LAFCO business.

Meals – Account 2943: \$2,235

This account is for Commissioner and staff meal charges related to the CALAFCO annual conference, CALAFCO Board hearings, Southern Region LAFCOs meeting attendance, staff workshop, CALAFCO Legislative Committee participation, and other travels.

Car Travel – Account 2944: \$200

This account is for car rental expenses for either Commissioners or staff.

Air Travel – Account 2945: \$2,000

This account is for air travel for Commissioners and staff. The costs identified are for the Executive Officer's travel due to membership on the CALAFCO Legislative Committee and Commissioners participating on CALAFCO Board of Directors.

Other Travel – Account 2946: \$400

This account is for miscellaneous travel charges such as parking and taxi charges. The estimated cost for taxi services for the CALAFCO annual conference, staff workshop, and other travels.

## **OTHER CHARGES**

Staples – Account 5012: \$1,200

LAFCO utilizes the County's contract with Staples for general office supplies and these expenses are budgeted in Account 5012 (Staples).

## **CONTINGENCIES AND RESERVES**

Contingency (General) – Account 6000: \$139,116

The amount for this account has been set at least 10% of total expenditures. The majority of funds currently in this account will carry over into FY 2017-18, which are adequate to cover the minimum requirement. Although the funds in this account are not anticipated for use, funds could be used for unexpected activity. Any transaction affecting the contingency funds requires Commission action to transfer the funds to the appropriate line item for expenditure.

Reserves – Net Pension Liability -- Account 6010: \$148,450

In October 2014, the Commission created the Net Pension Liability Reserve to set aside funds to address its unfunded pension liabilities. It was the Commission's direction that Reserves plus Contingency would cover pension liability should the legislature decide to dissolve LAFCOs throughout the State. The Net Pension Liability is calculated each year by SBCERA, and the most recent estimate (as of June 30, 2016) of the LAFCO share of the retirement pool's unfunded liability is \$681,447.

The amortization of this liability is annually evaluated by LAFCO as part of the budget. This budget includes the contribution of \$31,353 for the third year of the 20-year amortization.

Revenues consisting of interest, mandatory apportionment contributions (9% increase from prior year), and fee revenue are estimated to be \$1,254,415. Refunds from Prior Years, Miscellaneous Charges, and Carryover increase revenues to a total of \$1,347,711. Including Reserves from Prior Year adds \$645,953, for a grand total of \$1,993,664.

## **REVENUE FORECAST FOR FISCAL YEAR 2018-19 AND FISCAL YEAR 2019-20**

The forecast included for years two and three of the budget assumes a maintenance of proposal activity and an increase in apportionment of net costs by 3.0% and 2.0%, respectively. The following chart conservatively maintains proposal activity at nine proposals each year for the following two years.

### **LINE ITEM REVENUES FOR FISCAL YEAR 2017-18**

Interest – Account 8500: \$8,000

LAFCO participates in the County's interest pool and is apportioned interest receipts quarterly. Interest rates have recently increased.

Mandatory Contribution from Governments (Local Government) – Account 8842: \$1,009,583

Government Code Section 56381 requires that the net costs for LAFCO be apportioned equally to the County, the Cities, and the Independent Special Districts within the County. The proposed apportionment to the County, Cities, and Independent Special Districts is \$336,528 each. The County Auditor will be required to apportion this amount on July 1, 2017 pursuant to the requirements of law and Commission policies.

The apportionment over the last ten years is shown below extending from the actual amounts from 2010-11 through 2016-17, requested for 2017-18, and projected for 2018-19 and 2019-20:

10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
\$1,033,911	\$933,639	\$903,000	\$864,822	\$864,822	\$882,117	\$926,223	\$1,009,583	\$1,039,871	\$1,060,668
	9.7% decrease	3.3% decrease	4.2% decrease	No change	2.0% increase	5.0% increase	9.0% increase	3.0% increase	2.0% increase

Pursuant to Government Code Section 56381(a), the proposed and final budget at a minimum shall be equal to the budget adopted for the previous fiscal year unless the Commission makes certain determinations. As outlined in the Proposed Budget staff report, the continuation of the Contract Executive Officer helps with continuing maintenance of the lower required apportionment payments. The apportionment amount identified will be sufficient to cover the costs for the upcoming fiscal year including the maintenance of the Commission required reserves.

Reserves – General – Litigation – Account 6025: \$225,229

LAFCO policy designates a reserve for general purposes to include litigation. Commission policy is \$200,000 minimum for this reserve.

Reserves – Compensated Absences – Account 6030: \$89,708

The Commission has an established policy of setting aside reserves for the compensated absences payable as of the first pay period in April. The amount identified above represents five full-time staff positions, excluding the contracted Executive Officer.

## REVENUES

### **FY 2016-17**

To provide for the revenue projection at year-end for Fiscal Year 2016-17, the Accounts for Interest has exceeded budget projection by approximately \$1,500 and 100% of the Apportionment has been received.

The chart below shows the budgeted and the estimated year-end balances for the accounts that comprise the Fee categories, accounts that are sensitive to activity levels. The budgeted amount includes the withdrawn proposal of the Consolidation of the Inland Empire Utilities Agency and Chino Basin Water Conservation District (refund of \$6,756). By year's end, staff estimates fee revenue receipts 8% below the amended budget amounts. The chart below outlines the Revenue Categories:

<b>Fee/Deposit Category</b>	<b>Budget</b>	<b>Estimated Year-End</b>
Individual Notice	\$ 37,366	\$ 20,200
Legal Services	\$ 15,150	\$ 9,674
Protest Hearing	\$ 34,166	\$ 32,500
GIMS Fees	\$ 7,995	\$ 4,445
Environmental Deposits	\$ 9,600	\$ 6,470
LAFCO Fees	\$ 103,800	\$ 118,282
<b>Total Fee Revenue</b>	<b>\$ 208,077</b>	<b>\$ 191,571</b>

### **FY 2017-18**

As noted in other portions of this narrative, FY 2017-18 is anticipated to continue a normal submission count for proposal activity. This is based upon the increasing activity from the past two years as well as information conveyed that most sectors of the local economy have decent predictions for the upcoming year. Staff has identified 11 proposals that are anticipated to be received in FY 2017-18 or earlier.

## **CURRENT SERVICES/FEEES**

Fees, charges, and deposits ordinarily involve the appropriate LAFCO filing fee and deposits for the recovery of the Commission's direct costs, for such items as LAFCO Legal Counsel, environmental review, Registrar of Voters costs, individual notification costs, etc.

For this budget cycle, staff is not proposing increases to the fees, charges, or deposit categories. Cost recovery for proposals and service contracts is not addressed in the budget due to its speculative nature. The figures for the categories below are based upon the activity identified above.

### Individual Notice – Account 9545: \$42,320

This account is for landowner and registered voter notification requirements. This \$700 deposit is applied to proposals and development-related service contract less refunds. Should a proposal require individual notice due to the extension of a special tax, then the proponent will be required to submit a deposit for the direct costs to produce and mail the individual notices. An additional \$38,820 has been calculated for the additional individual notices for the Commission hearings.

### Legal Services – Account 9555: \$9,600

This account is for deposits for legal services which are calculated at \$1,200 for proposals and \$650 for service contracts requiring a hearing.

### Protest Hearing – Account 9595: \$43,620

The account is for deposits related to the processing of protest hearings which are calculated at \$1,500 each. Should a proposal require individual notice due to the extension of a special tax, then the proponent will be required to submit a deposit for the direct costs to produce and mail the individual notices. An additional \$36,120 has been calculated for the additional individual notices for the protest hearings.

### GIMS Fees – Account 9655: \$7,520

This account is for receipt of revenue to recover the costs associated with the County's digital maps for sphere or boundary changes, maintenance and updates. The charge is based upon the acreage of each consideration area.

### Environmental Deposits – Account 9660: \$6,000

Deposits for environmental review processing are calculated at \$750 for proposals and \$450 for service contracts requiring a hearing.

### Other (LAFCO Fees) – Account 9800: \$127,773

Revenues in this account are based on anticipated activity and conservatively calculated at the median annexation filing fee for the activity identified above.



## OTHER REVENUES

### Refunds from Prior Year – Account 9910: (\$1,250)

This account refunds deposits submitted by applicants less costs incurred for activity which carry over from one year to another.

### Miscellaneous Revenues – Account 9930: \$2,000

This account is for revenues received for duplication of CDs, DVDs, paper copies, and other miscellaneous receipts.

### Carryover from Prior Year of Open Proposal Revenue – Account 9970: \$23,671

A total of \$23,671 is estimated to carryover as funds tied to open proposals not yet complete.

### Carryover from Prior Year Assigned – Account 9970 -- \$68,875

The costs for the renovations associated with the staff office move are now anticipated to be paid during FY 2017-18. The residual funds, \$68,875, are being assigned and carried forward for use to pay these expenditures.

## RESERVES FROM PRIOR YEAR, as of July 1, 2017 (estimated)

At the time of the preparation of this narrative report, all of the Commission's reserves are anticipated to carryover from FY 2016-17 to FY 2017-18. The amounts are identified as follows:

• Contingencies	\$ 155,501
• Net Pension Liability Reserve	117,097
• General Reserve – Litigation	284,917
• Compensated Absences Reserve	88,438
• <b>TOTAL</b>	<b>\$ 645,953</b>

# **Apportionment Scheduled for FY 2017-18**

**Attachment 2**

**LAFCO Cost Allocation  
County of San Bernardino Allocation  
PY 2017-2018**

	<u>Amount</u>	<u>Percentage of Total Cost</u>
<b>County of San Bernardino</b>		
Total LAFCO Cost	\$ 1,009,583.00	100.00%
County of San Bernardino Allocation (1/3)*	\$ 336,527.67	33.33%
<b>Total San Bernardino County Allocation</b>	<b>\$ 336,527.67</b>	<b>33.33%</b>

**Note:**

\* Per LAFCO Funding Election, County of San Bernardino pays third of total LAFCO cost.

\* Total LAFCO Apportionment for FY 2017-18 is \$1,009,583 (by letter dated March 2, 2017)

City	Total Revenues FY 14-15	LAFCO Allocation	Allocation Percentage
Adelanto	\$ 14,051,611.00	\$ 2,044.86	0.61%
Apple Valley	\$ 62,096,416.00	\$ 9,036.59	2.69%
Barstow	\$ 43,032,929.00 *	\$ 6,262.37	1.86%
Big Bear Lake	\$ 43,097,054.00 *	\$ 6,271.70	1.86%
Chino	\$ 139,821,339.00	\$ 20,347.52	6.05%
Chino Hills	\$ 111,173,999.00	\$ 16,178.61	4.81%
Colton	\$ 130,079,438.00	\$ 18,929.83	5.63%
Fontana	\$ 183,936,823.00 *	\$ 26,767.43	7.95%
Grand Terrace	\$ 7,272,727.00	\$ 1,058.36	0.31%
Hesperia	\$ 68,384,572.00 *	\$ 9,951.67	2.96%
Highland	\$ 25,207,434.00	\$ 3,668.32	1.09%
Loma Linda	\$ 29,130,220.00	\$ 4,239.18	1.26%
Montclair	\$ 84,494,654.00	\$ 12,296.10	3.65%
Needles	\$ 5,740,288.00	\$ 835.36	0.25%
Ontario	\$ 366,957,539.00	\$ 53,401.54	15.87%
Rancho Cucamonga	\$ 181,334,187.00 *	\$ 26,388.68	7.84%
Redlands	\$ 122,990,157.00	\$ 17,898.16	5.32%
Rialto	\$ 138,983,786.00	\$ 20,225.63	6.01%
San Bernardino	\$ 254,670,827.00	\$ 37,061.01	11.01%
Twentynine Palms	\$ 10,992,715.00	\$ 1,599.72	0.48%
Upland	\$ 100,298,426.00	\$ 14,595.94	4.34%
Victorville	\$ 144,810,692.00 *	\$ 21,073.60	6.26%
Yucaipa	\$ 28,544,588.00	\$ 4,153.96	1.23%
Yucca Valley	\$ 15,402,952.00	\$ 2,241.52	0.67%
	<b>\$ 2,312,505,373.00</b>	<b>\$ 336,527.66</b>	<b>100.00%</b>

Allocation is based on Cities revenues extracted from Fiscal Year 2014-15 tables published on the State Controller's website ([www.sco.ca.gov](http://www.sco.ca.gov)). Fiscal Year 2015-16 was not available as of March 24, 2017.

\* Cities with subsidiary districts. Subsidiary districts are excluded from the special district distribution and revenue added to the City (confirmed for FY 2017-18 by email dated March 7, 2017)

Barstow Fire Protection District (City of Barstow)

Big Bear Lake Fire Protection District (City of Big Bear Lake)

Fontana Fire Protection District (City of Fontana)

Hesperia County Water District (City of Hesperia)

Hesperia Fire Protection District (City of Hesperia)

Rancho Cucamonga Fire Protection District (City of Rancho Cucamonga)

Victorville Water District (City of Victorville)

District Name	Total Revenues* FY 14-15	LAFCO Cost Allocation	Allocation Percentage
Apple Valley Fire Protection	\$ 7,627,271.00	\$ 10,000.00	2.97%
Apple Valley Foothill County Water	\$ 151,224.00	\$ 143.92	0.04%
Apple Valley Heights County Water	\$ 287,891.00	\$ 273.99	0.08%
Arrowbear Park County Water	\$ 1,115,281.00	\$ 1,061.43	0.32%
Baker Community Services	\$ 651,529.00	\$ 620.07	0.18%
Barstow Cemetery	\$ 432,348.00	\$ 411.47	0.12%
Barstow Heights Community Services	\$ 61,108.00	\$ 58.16	0.02%
Bear Valley Community Healthcare	\$ 215,463.00	\$ 1,500.00	0.45%
Big Bear Airport	\$ 1,894,217.00	\$ 1,802.75	0.54%
Big Bear City Community Services	\$ 12,748,641.00	\$ 10,000.00	2.97%
Big Bear Municipal Water	\$ 4,753,767.00	\$ 4,524.23	1.34%
Big River Community Services	\$ 169,318.00	\$ 161.14	0.05%
Bighorn-Desert View Water Agency	\$ 1,438,623.00	\$ 1,369.15	0.41%
Chino Basin Water Conservation	\$ 1,614,066.00	\$ 1,536.12	0.46%
Chino Valley Independent Fire	\$ 32,193,467.00	\$ 20,000.00	5.94%
Crestline Lake Arrowhead Water Agency	\$ 5,732,069.00	\$ 10,000.00	2.97%
Crestline Sanitation District	\$ 3,672,022.00	\$ 3,494.70	1.04%
Crestline Village Water	\$ 2,703,774.00	\$ 2,573.21	0.76%
Cucamonga Valley Water District	\$ 85,411,158.00	\$ 30,000.00	8.91%
Daggett Community Services	\$ 294,345.00	\$ 280.13	0.08%
East Valley Water	\$ 31,462,605.00	\$ 20,000.00	5.94%
Helendale Community Services District	\$ 3,573,409.00	\$ 3,400.85	1.01%
Hesperia Recreation and Park	\$ 5,256,172.00	\$ 10,000.00	2.97%
Hi-Desert Memorial Healthcare District	\$ 64,403,275.00	\$ 1,500.00	0.45%
Hi-Desert Water District	\$ 10,681,221.00	\$ 10,000.00	2.97%
Inland Empire Resource Conservation	\$ 2,163,041.00	\$ 2,058.59	0.61%
Inland Empire Utilities Agency	\$ 161,842,138.00	\$ 30,000.00	8.91%
Joshua Basin Water	\$ 5,218,350.00	\$ 10,000.00	2.97%
Juniper-Riviera County Water	\$ 287,141.00	\$ 273.28	0.08%
Lake Arrowhead Community Services	\$ 15,788,807.00	\$ 10,000.00	2.97%
Mariana Ranchos County Water	\$ 483,039.00	\$ 459.71	0.14%
Mojave Desert Resource Conservation	\$ 90,415.00	\$ 86.05	0.03%
Mojave Water Agency	\$ 41,457,083.00	\$ 20,000.00	5.94%
Monte Vista Water	\$ 15,816,699.00	\$ 10,000.00	2.97%
Morongo Valley Community Services	\$ 793,655.00	\$ 755.33	0.22%
Newberry Community Services	\$ 214,852.00	\$ 204.48	0.06%
Phelan Pinon Hills Community Services District	\$ 6,087,655.00	\$ 10,000.00	2.97%
Rim of the World Recreation and Park	\$ 1,124,831.00	\$ 1,070.51	0.32%
Running Springs Water	\$ 5,559,590.00	\$ 10,000.00	2.97%
San Bernardino Mountains Community Hospital	\$ 1,632,526.00	\$ 1,500.00	0.45%
San Bernardino Valley Municipal Water	\$ 69,859,830.00	\$ 30,000.00	8.91%
San Bernardino Valley Water Conservation	\$ 2,261,898.00	\$ 2,152.67	0.64%
Thunderbird County Water	\$ 221,243.00	\$ 210.56	0.06%
Twentynine Palms Cemetery	\$ 241,379.00	\$ 229.72	0.07%
Twentynine Palms Water District	\$ 5,741,636.00	\$ 10,000.00	2.97%
West Valley Mosquito and Vector Control	\$ 2,575,902.00	\$ 2,451.51	0.73%
West Valley Water District	\$ 26,517,026.00	\$ 20,000.00	5.94%
Wrightwood Community Services District	\$ 140,468.00	\$ 133.68	0.04%
Yermo Community Services	\$ 168,225.00	\$ 160.10	0.05%
Yucaipa Valley Water	\$ 24,363,118.00	\$ 20,000.00	5.94%
Yucca Valley Airport	\$ 73,717.00	\$ 70.16	0.02%
<b>Totals</b>	<b>\$ 669,268,528.00</b>	<b>\$ 336,527.67</b>	<b>100.00%</b>

All data in this worksheet are extracted from Fiscal Year 2014-15 Special Districts revenues tables published on the State Controller's website. Fiscal Year 2015-16 was not available as of March 24, 2017.

Exception: Data used for Bear Valley Community Healthcare and San Bernardino Mountains Community Hospital is 'Net from Operations' from FY 2015-16, published by the Office of Statewide Health Planning and Development

- On March 28, 1995, Hi- Desert Memorial Hospital's name was changed to Hi-Desert Memorial Healthcare District.
- By the Resolution No. 2003 -10-8, Cucamonga County Water District name changed to Cucamonga Valley Water District.
- Effective July 15, 2015, Hi-Desert Memorial Healthcare District, DBA Morongo Basin Healthcare District, has no longer operates a hospital as it leased operations to Tenet Healthcare Corporation.
- Effective July 1, 2017, the Wrightwood Community Services District is subject to LAFCO apportionment after its formation from CSA 56, LAFCO Resolution No. 3235)

# **LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY**

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE :** MAY 11, 2017

**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
SAMUEL MARTINEZ, Assistant Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: REVISED AGENDA ITEM #10 – One Year Update on the City of  
Rialto's Initiation of its five North Rialto Islands**

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## **RECOMMENDATION:**

Staff recommends that the Commission:

1. Receive and file the update;
2. Direct staff to continue to monitor the City's progress in initiating the annexation of the five North Rialto Islands; and,
3. Provide additional updates as necessary when actions are taken by the City of Rialto.

## **BACKGROUND:**

At the November 16, 2016 LAFCO hearing, LAFCO staff provided the Commission with the first update on the City of Rialto's compliance to initiate the annexation of its five "North Rialto Islands" which was a condition of approval for LAFCO 3201, the reorganization that included the annexation of Lytle Creek Ranch Specific Plan (portion) into the City of Rialto. Part of the condition was to provide status reports to the Commission to outline the progress of the City's commitment to annex the five islands.

It was identified at that hearing that the City of Rialto was taking an action to its City Council on November 22, 2016, to request Council authorization for the commencement of the initiation process, which the City Council approved. The defined process that was a part of that authorization for initiation of the annexation of the five islands had a 10-point action plan/timeline that the City was to accomplish within six months:

Task	Timeline
1. Land Survey to identify parcels and property owners with photographs	Nov. – Dec. 2016
2. Update Plan for Services including Infrastructure Needs Assessment and Fiscal Impact Analysis	January 2017
3. Present Survey, Infrastructure and Plan for Services to Economic Development Committee (EDC), and City Council	January 2017
4. Identify Annexation Task Force members	February 2017
5. Prepare social media information for distribution and web access including an “Annexation Myths” fact sheet	February 2017
6. Host a series of public information meetings throughout the community	March 2017
7. Prepare LAFCO annexation application	March 2017
8. Schedule Pre-Annexation application for review by the EDC and Planning Commission	March 2017
9. Schedule Pre-Annexation application for review by the City Council	April 2017
10. File annexation application with LAFCO	May 2017

At the Update hearing, staff had particular concerns about three of the City’s tasks identified on the timeline: a) the “Annexation Myths” fact sheet, b) the City’s community outreach meeting (Task #6), and c) the preparation of the LAFCO annexation application (Task #7) that included pre-zoning in compliance with CEQA (California Environmental Quality Act). It was clearly outlined in the LAFCO staff report that it was staff’s expectation that the City would provide LAFCO staff the opportunity to review the fact sheet before it was provided to the public and that the City would invite LAFCO staff to participate in its community outreach program. (A copy of the status report is included as Attachment #1 to this report.)

After the six-month update to the Commission, there was no communication from City staff regarding its progress nor was there any coordination with LAFCO staff on its annexation process related to the five North Rialto Islands.

On March 15, 2017, LAFCO staff requested that City staff provide an update on what had been accomplished regarding its commitment to initiate the five North Rialto Islands for an update to be provided to the Commission at the May hearing. No response from the City was received from this request. However, on April 12, 2017, LAFCO staff was made aware that a community meeting had been held by an area resident who called

with questions from the meeting conducted two days prior—April 10, 2017—at Carter High School in Rialto regarding the five island annexations. At the same time, LAFCO staff found the community meeting notice and the Rialto Island Annexation Frequently Asked Questions (FAQ) that was posted on the City's website (see Attachment #2). While the FAQ identified that the Rialto Planning Commission review of the matter was scheduled for April 12, 2017, the Planning Commission did not consider the item as it was not on the agenda.

In response to further questions from LAFCO staff, City staff responded that its position on the community meeting was that it would only include City staff and that an invitation to LAFCO staff was limited to the more formal meetings that the City was going to have to discuss the islands—the Planning Commission and City Council meetings. LAFCO staff was also provided a copy of a revised FAQ that was handed-out to residents who attended the community meeting (see Attachment #3). City staff the invited LAFCO staff to attend the actual Planning Commission hearing for the five islands, which was set for April 26, 2017 as well as the City Council meeting scheduled for May 9, 2017.

#### City of Rialto Planning Commission Meeting

The agenda for the Planning Commission meeting on April 26, 2017 included a staff report related to the proposed annexation of the five North Rialto Islands. Attached to the staff report was the environmental assessment (Initial Study/Negative Declaration) that was prepared for the pre-zoning/General Plan Amendment for the five islands, a document that LAFCO staff was not aware of until the Planning Commission agenda materials became available on the City's website. As a CEQA responsible agency, LAFCO should have been afforded the opportunity to review the Initial Study/Negative Declaration that was prepared for the pre-zoning/General Plan Amendment for the five islands during the public review period for the Notice of Intent to Adopt a Negative Declaration. At this time, LAFCO staff and the Commission's Environmental Consultant will be reviewing the document and will be providing comments to the City for its consideration. Also attached was another revised FAQ handout that was again different from the one that was handed out at the community meeting since it includes response to additional comments received at the said community meeting. Attachment #4 includes the Planning Commission agenda, staff report, Initial Study/Negative Declaration, and the third iteration of the FAQ.

LAFCO staff attended the Planning Commission meeting and provided comments outlining our concerns regarding the process to date. The Planning Commission action was to approve the recommendations outlined in its staff report, which were to: receive public comment, direct staff to prepare a written response to all the comments, schedule another community meeting together with LAFCO and the County's Fifth Supervisorial District, and continue the item to its July 12, 2017 Planning Commission meeting.

Based on the recommendations approved by the Planning Commission, there will be a repeat of Task #6—the community meeting—pending the availability of Carter High School; however, the earliest that Tasks #8, #9, and #10 of the City's 10-point action



plan/timeline can be accomplished would be in the July-August timeframe. Based upon this determination, staff believes that a continued monitoring and presentation of status updates to the Commission is required.

### **CONCLUSION:**

On June 14, 2016, the City of Rialto adopted a resolution, Resolution No. 6966, affirming its commitment presented at the hearing on Lytle Creek Ranch to annex its five North Rialto Islands within one year of approval of LAFCO 3201. However, based on what the City has accomplished so far, it will not be able to fulfill its commitment to the Commission to initiate the annexation of its five North Rialto Islands within the one year approval of LAFCO 3201. In addition, based upon the information provided thus far from the City of Rialto, there remain questions as to whether the City's promise to the Commission will be fulfilled at all.

Staff is recommending that the Commission take the actions outlined on page one of the staff report, which requires staff to continue to monitor the City's progress in initiating the five North Rialto Islands, participate in the process to assist in the completion of the commitments made by the City, and provide additional updates, as necessary.

KRM/SM

#### Attachments:

1. LAFCO staff report dated November 8, 2016 for Update on the City of Rialto's Compliance with Condition of Approval for LAFCO 3201 to Initiate its Five North Rialto Islands
2. Community Meeting Notice on the City's Website and Rialto Island Annexation Frequently Asked Questions Previously Posted on the City's Website
3. 1<sup>st</sup> Revised Frequently Asked Questions Handed-out at Community Meeting
4. April 26, 2017 Planning Commission Agenda, Staff Report Related to the Five North Rialto Islands, Location Map, Draft Prezone and GPA Initial Study/Negative Declaration, and 2<sup>nd</sup> Revised Frequently Asked Questions Handout

**LAFCO staff report dated  
November 8, 2016 for Update on the City  
of Rialto's Compliance with Condition of  
Approval for LAFCO 3201 to Initiate its  
Five North Rialto Islands**

**Attachment 1**

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North D Street, Suite 204, San Bernardino, CA 92415-0490  
(909) 388-0480 • Fax (909) 885-8170  
E-MAIL: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)  
[www.sbclafco.org](http://www.sbclafco.org)

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**DATE :** NOVEMBER 8, 2016

**FROM:** KATHLEEN ROLLINGS-McDONALD, Executive Officer  
SAMUEL MARTINEZ, Assistant Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** AGENDA ITEM #7 – Six Month Update on the City of Rialto's Initiation  
of its Five North Rialto Islands

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## **RECOMMENDATION:**

Staff recommends that the Commission note receipt of the update and file.

## **BACKGROUND:**

At the May 18, 2016 LAFCO hearing, the Commission approved LAFCO 3201, the reorganization that included the annexation of Lytle Creek Ranch Specific Plan (portion) into the City of Rialto, including adoption of Resolution No. 3222 setting forth the Commission's conditions and determinations (copy included as Attachment #1). Unique to this proposal was a condition, which was discussed at great length during the LAFCO hearing, requiring the City of Rialto to annex its five "North Rialto islands". The condition, as approved by the Commission, reads as follows:

**Condition No. 4.** The City of Rialto shall be required to initiate the five North Rialto Islands identified on the map included as Exhibit "G" within one year of the Commission's approval of LAFCO 3201. A resolution by the City Council of the City of Rialto shall be submitted to the Executive Officer of LAFCO outlining the City's commitment to fulfilling this requirement prior to the issuance of the Certificate of Completion for LAFCO 3201. A status report shall be provided to the Commission at the six month date outlining the progress of the City of Rialto in fulfilling its obligation. Failure on the part of the City of Rialto to fulfill its commitment for annexation of the five North Rialto islands shall require that the next annexation proposed to the City of Rialto, either by the City through resolution or by property owner/registered voter petition, shall include the

condition requiring the initiation of the North Rialto islands with the condition of approval being deemed completed upon the issuance of the Certificate(s) of Filing for the Islands either individually or as a reorganization;

LAFCO staff is providing the Commission with the required six-month update on the status of the City's compliance with the condition outlined above.

## **DISCUSSION:**

In response to staff's request for an update on fulfilling its obligation, City of Rialto staff indicated it was taking an item to its City Council at its November 8 Council meeting (copy included as Attachment #2), requesting the Council to authorize the commencement of the process. That process is to initiate the annexation of the five islands, including the various special requirements for an island annexation as required by LAFCO policy. Below is the 10-point action plan/timeline that the City states will be accomplished in the next six months, as outlined in its Council staff report:

<b>Task</b>	<b>Timeline</b>
1. Land Survey to identify parcels and property owners with photographs	Nov. – Dec. 2016
2. Update Plan for Services including Infrastructure Needs Assessment and Fiscal Impact Analysis	January 2017
3. Present Survey, Infrastructure and Plan for Services to Economic Development Committee (EDC), and City Council	January 2017
4. Identify Annexation Task Force members	February 2017
5. Prepare social media information for distribution and web access including an "Annexation Myths" fact sheet	February 2017
6. Host a series of public information meetings throughout the community	March 2017
7. Prepare LAFCO annexation application	March 2017
8. Schedule Pre-Annexation application for review by the EDC and Planning Commission	March 2017
9. Schedule Pre-Annexation application for review by the City Council	April 2017
10. File annexation application with LAFCO	May 2017

Although the timeline looks overly aggressive, in LAFCO staff's view, the island annexation process can be accomplished so long as the City does not miss any of its target dates. The key considerations to meet this timeline are outlined as follows:

LAFCO Island Annexation Policy

The most important item on the timeline that LAFCO staff is concerned about is the community outreach efforts that the City is planning to conduct sometime in March 2017.

Pursuant to the Commission's Island Annexation policies, one of the requirements is for the City "...to have conducted a public relations/education effort within the affected area..." (Policy 11(b), Section 4, Application Processing, San Bernardino LAFCO Policy and Procedure Manual) and "*documentation of the City's outreach efforts will be presented to the Commission as part of its consideration of the island(s)*". Therefore, it is pertinent that the City conduct its outreach efforts in a timely manner and provide LAFCO staff with all the documentation related to its outreach program (i.e. handouts, notice of community meeting, etc.). It is staff's expectation that the City will invite LAFCO staff to participate in its community outreach program. Also, one of the items that the City is planning to prepare is a fact sheet regarding "Annexation Myths". Again, it is LAFCO staff's expectation that the City will provide LAFCO staff the opportunity to review such fact sheet before it is provided to the public.

Finally, one other item that the City identified in its staff report (not a part of its 10-point action plan) is the requirement to pre-zone the areas to be annexed. LAFCO staff's concerns related to this are twofold:

1. LAFCO staff is concerned that the staff report identifies that the City's requirement is to automatically assign annexed areas an "R-1 A" single-family zone and that the City is pre-zoning the islands as such. For Islands 1, 2, 3, and 5, LAFCO staff does not believe this poses any issues since these four islands are all built-out. If the City moves forward with pre-zoning the entirety of Island 4 as Single Family Residential R-1 A, State law requires that this pre-zone designation hold for a period of two years after the annexation.
2. Pre-zoning the island areas could be a time consuming process that could delay the City's filing should a general plan amendment be required. However, as noted above, four of the five islands are fully developed. Pursuant to Government Code Section 56375(a)(7), if the City can provide evidence that the existing developments within these four islands are fully vested (or are already built-out) and are consistent with the City's General Plan no pre-zoning would be required. This would save some processing time for the City since it will only have to pre-zone Island 4.

## **CONCLUSION:**

Based on the timeline the City is proposing in its 10-point action plan, LAFCO staff believes the condition to initiate the annexation of the five North Rialto islands could be accomplished within the required one year after approval of LAFCO 3201. Therefore, staff is recommending that the Commission take the action outlined on page one of this staff report and continue to monitor the City's initiation process to annex its five North Rialto islands as outlined in the condition through adoption of LAFCO Resolution No. 3222.

KRM/sm

Attachment:

1. LAFCO Resolution No. 3222
2. November 8, 2016 City Council Agenda Item Related to Begin the Process of Initiating the Five North Rialto Islands

**Community Meeting Notice on the City's  
Website and Rialto Island Annexation  
Frequently Asked Questions Previously  
Posted on the City's Website**

**Attachment 2**



# City of Rialto

## Rialto Island Annexation

### Community Meeting



*Your Input is Valuable!*

Monday, April 10, 2017

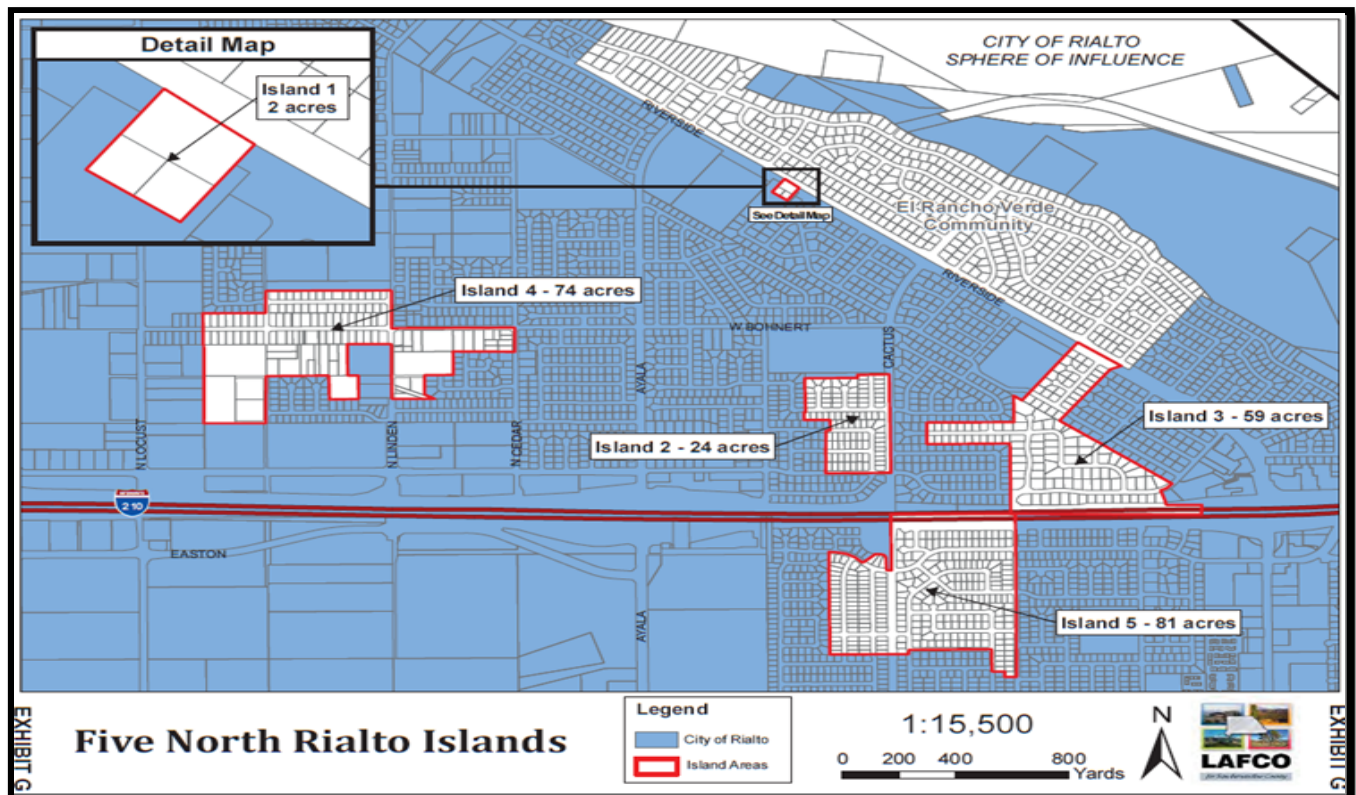
6:00 pm

**Location:**

Carter High School

2630 N Linden Avenue

Rialto, CA 92377





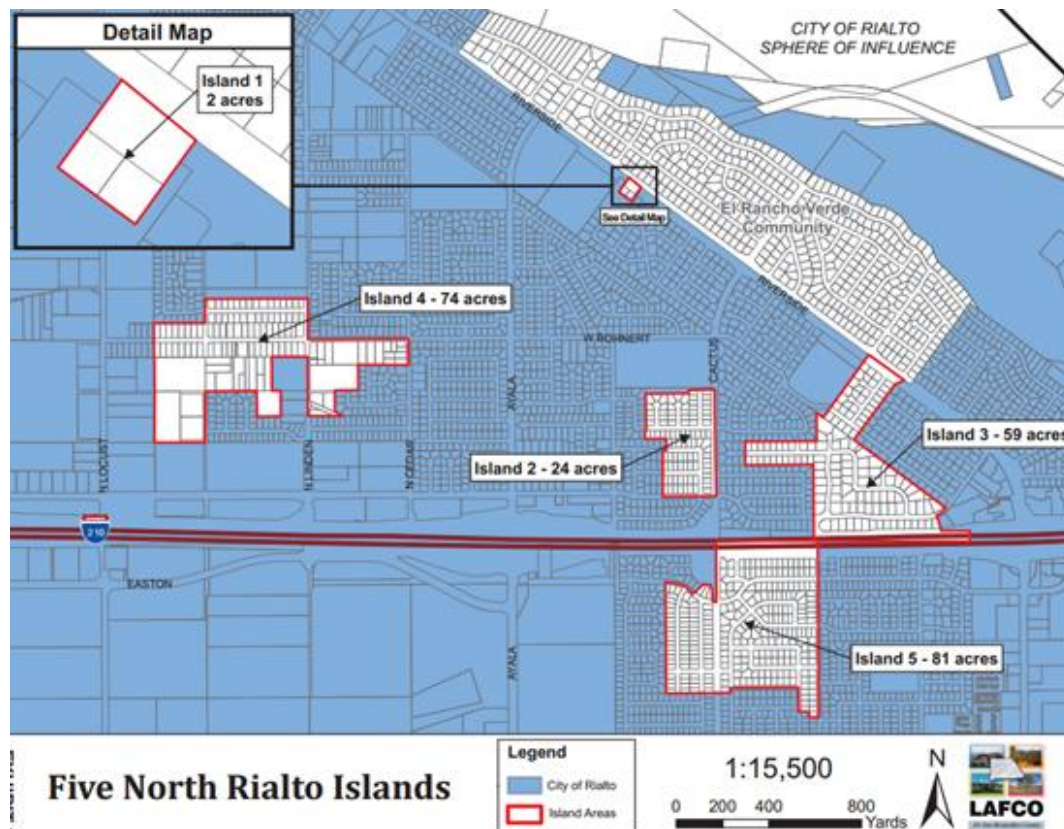


## RIALTO ISLAND ANNEXATION

### **FREQUENTLY ASKED QUESTIONS**

#### **What is an Annexation?**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization of land from an existing jurisdiction to another. It changes the boundaries of the annexing jurisdiction. The San Bernardino County Local Agency Formation Commission (LAFCO) is the agency responsible for reviewing annexation requests. The City of Rialto initiated the process to annex five county neighborhoods referred to as “islands” on November 22, 2016 (see map below). The North Rialto islands contain approximately 240 acres.



#### **Where is the City of Rialto in the process of annexation?**

The Planning Commission will consider the Annexation on April 12, 2017. To annex the islands an amendment to the Rialto General Plan and an environmental analysis is required. The Commission will make a recommendation on the Annexation, the General Plan Amendment and the Negative Declaration of the request to the City Council.

**Is there a public meeting where I can ask more questions?** Yes. The public has an opportunity to give input on the proposed annexation:

- **Monday, April 10, 2017, Community Meeting at Carter High School at 6 PM**
- **Wednesday, April 12, 2017, Planning Commission Hearing at Rialto City Council Chambers at 6 PM**

**Where can I find out more information?**

City of Rialto, Development Service Department, Planning Division, 150 S. Palm Ave, Rialto, CA, 92376, M-Th 7 AM – 6 PM, City of Rialto website [www.rialtoca.gov](http://www.rialtoca.gov)

**How can I make a comment on the proposed annexation and environmental analysis?** You can write to: Gina M. Gibson Williams, Planning Manager, 150 S. Palm Avenue, Rialto, CA 92376 or send an email to [ggibson@rialtoca.gov](mailto:ggibson@rialtoca.gov)

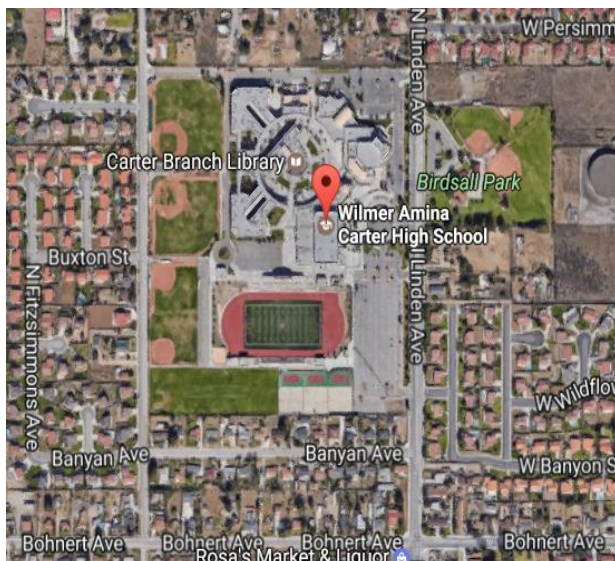
**DATES TO REMEMBER**

**Monday, April 10, 2017**

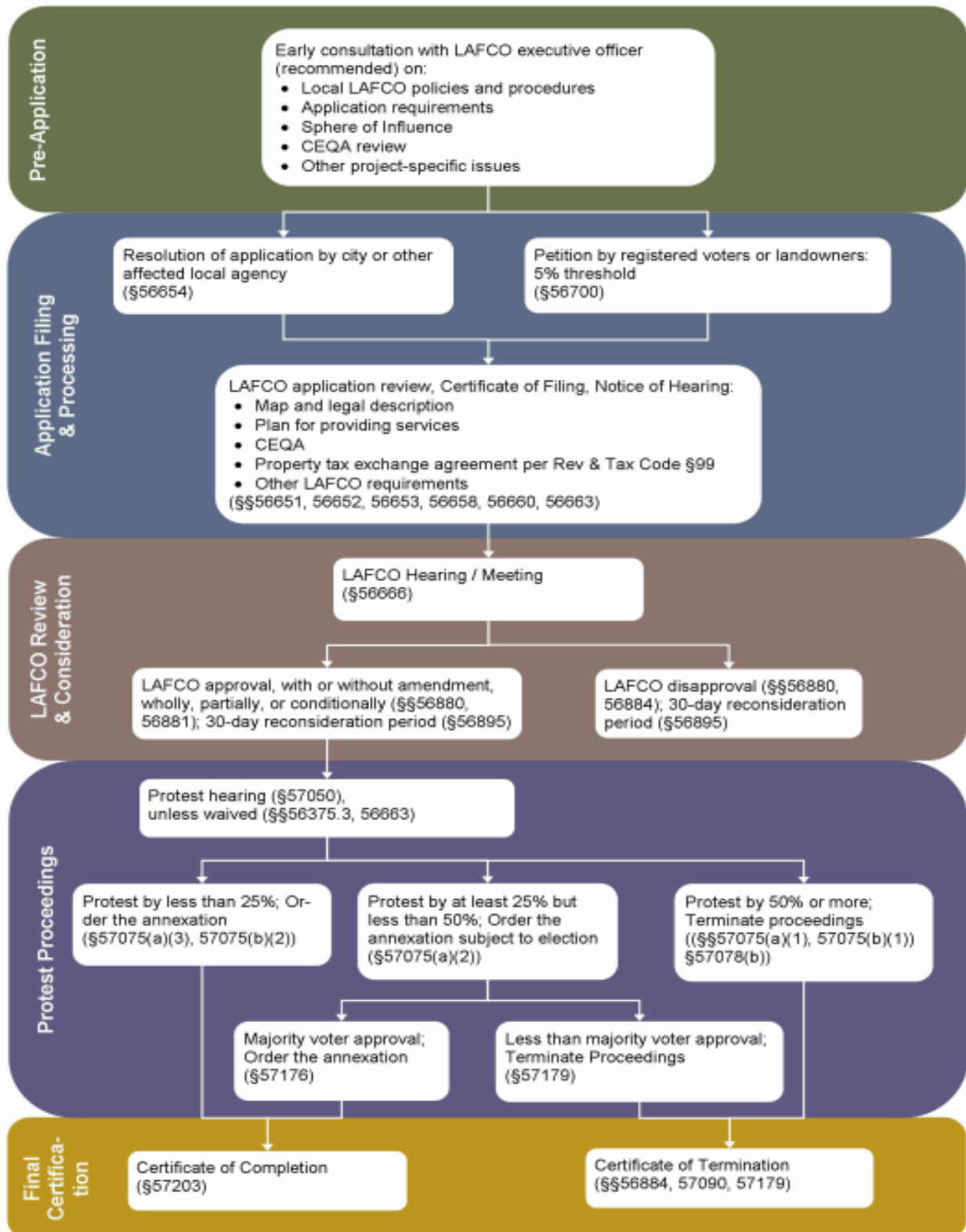
**Community Meeting at  
Carter High School  
6:00 PM**

**Wednesday, April 12, 2017**

**Planning Commission Hearing  
at Rialto City Council Chambers  
6:00 PM**



# Annexation Process Flowchart



# **1<sup>st</sup> Revised Frequently Asked Questions Handed-out at Community Meeting**

**Attachment 3**



## Annexation Process

**What is annexation?** The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The San Bernardino County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests.

**What is an Island annexation?** Under Government Code Section 56375.3, LAFCO must approve an “island annexations” that are 150 acres or fewer in size with or without terms and protests are required to be waived. This special provision was added to the Cortese- Knox Act in 2000 with the passage of AB 1555 and AB 743 to streamline “small island annexations” (islands 150 acres or less) in the interest of the public welfare.

The criteria considered by LAFCO are: a) The land is substantially surrounded by the city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city’s general plan, and is not within the SOI of another city b) The land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city’s general plan c) The land meets the criteria for unincorporated islands under Section 56375.3.

The lead agency, must comply with CEQA requirements prior to the LAFCO’s action. **Within 30 days of the LAFCO’s resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal based on new or different facts that could not have been presented previously (Section 56895).**

**Why is Rialto filing an island annexation?** On May 18, 2016 the City of Rialto appeared before LAFCO to annex Lytle Creek Ranch. As a condition of that approval, LAFCO required the City of Rialto to commence the process of annexing five unincorporated County islands (approximately 250 acres) by May 17, 2017. The condition of approval required Rialto to adopt a Resolution (June 14, 2016) affirming its commitment to comply with the condition and to give a progress report to LAFCO.

**Who decides whether annexation is approved or not?** LAFCO will approve or deny the annexation. The annexation process typically takes several months to complete, and can sometimes take longer. For more information regarding LAFCO, please visit the website at [www.sbclafo.org](http://www.sbclafo.org) or call: 909-388-0480.

**What benefit does the City get out of annexation?** The City derives no economic benefits by annexation. The County of San Bernardino is the primary beneficiary of the annexation. The City of Rialto expects to incur annual deficits of \$518,000 to \$798,000 per year without the Utility Users tax to provide services to the islands, and accept another \$20 million in deferred infrastructure improvements. The County of San Bernardino will no longer incur costs to provide

# FREQUENTLY ASKED QUESTIONS

services to the islands, thereby realizing a benefit to its operating and capital budgets. The island residents should benefit from the annexation by receiving better community services, with what should be a nominal increase in costs.

**What if I don't want to annex?** Property owners (and registered voters) within the annexation area have the right to protest the annexation during the LAFCO review process. LAFCO will provide public notice of both hearings. **Within 30 days of the LAFCO's resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal based on new or different facts that could not have been presented previously (Section 56895).** For more information regarding LAFCO, please visit the website at [www.sbclafco.org](http://www.sbclafco.org) or call: 909-388-0480.

**Will my voice in local government change?** As a City resident, you will be eligible to vote in City elections. City residents may also be eligible to run for City Council and serve on various City commissions and committees.

**How can I become involved in the annexation process?** There are a number of opportunities throughout the annexation process where you can be involved and provide comment:

- Community meetings held prior to finalization of the annexation proposal;
- Planning Commission (April 12<sup>th</sup> and April 26<sup>th</sup>) and City Council meeting (May 9, 2017) to consider zoning and compliance with the California Environmental Quality (CEQA); and
- LAFCO public hearing (TBD).

**How will I be notified of future public hearings on the proposed annexation?** All affected and surrounding landowners and registered voters will receive information via US Mail before the Planning Commission and City Council hearing. For more information regarding LAFCO, please visit the website at [www.sbclafco.org](http://www.sbclafco.org) or call: 909-388-0480.

## Taxation & Fees

**Will my property taxes increase if my property is annexed to the City?** Your property tax will not increase because of the annexation. Under the California Constitution, your property cannot be assessed at more than 1% of its value. The City does not now levy any special assessments that would be immediately applicable to the annexed areas. As properties develop in the future, they may be subject to special assessments for landscaping and lighting, or other services or improvements that may be voter approved.

**Will there be a reassessment of my property upon annexation?** No. A reassessment would not occur as part of an annexation.

**Will I have to pay the City's Utility Tax?** The City of Rialto currently levies an 8% tax on all utilities, including electric, gas, sewer, water, phone, and cable tv services. This tax supports general fund services, including police, fire, parks, and public works. The current levy sunsets on July 1, 2018 and the City Council is considering whether to seek a public vote to extend the

# FREQUENTLY ASKED QUESTIONS

tax, or replace it with an alternative tax. If the annexation is approved, the newly incorporated areas will be subject to the voter-approved tax. New residents would vote on any future tax measure after annexation. Currently Rialto residents pay approximately \$300 per year as a result of the tax.

**Will I have to pay a City Business License Tax?** Yes. If you operate a business within the City of Rialto, you will pay a tax to the City in accordance with the schedule adopted by the City Council. If you have a current license with the County of San Bernardino, the City will not require you to pay for a City business license until your business license expiration date or one year after annexation, whichever occurs first.

**I have a home-based business, what will be required of me after annexation?** A home based business would be subject to a city business license and to the City's zoning requirements for a home based business. If the home based business is legal and permitted under County codes but not legal under the City codes, it would become a legal non-conforming use, subject to the City's non-conforming use regulations. If the home based business is illegal (does not have county approval or does not comply with county requirements) it is most likely to be illegal under the City's regulations.

**Are there any other fees, that I will have to pay as a result of annexation?**

XXXX

## Zoning and Land Use

**How will the zoning on my property change if the annexation is approved?** Zoning will conform to the pre-zoning designation for the parcel when it is annexed which is Single Family Residential (R-1A).

**How will annexation to the city affect my pets and/or livestock?** The City regulates the keeping of livestock and fowl on residential properties. Cats, dogs and horses are permitted within the residential zones in Rialto under certain restrictions. The keeping of other types of animals permitted under the County zoning designation but not permitted under the City zoning designation would become a legal non-conforming use.

**Will the City honor a County of San Bernardino building permit?** Yes, a building permit issued by the County for a property subsequently annexed to the City will remain valid for the life of the building permit, including renewals, if construction was started prior to annexation. If you have a building permit from the County but have not begun construction, or if your permit has been suspended, revoked, or expired, a new permit would be required from the City of Rialto.

**How do the County and City enforce land use, health, and fire codes to maintain the safety and value of the property?** Both the County and cities operate "code compliance" programs to enforce local ordinances dealing with such issues as weeds, animals, noise, dilapidated structures, and similar property issues.

**What happens to my street address after annexation?** The City will review the existing addresses and will attempt to preserve the existing addresses. If there are any proposed changes, this will be to ensure that emergency responders will locate the property address

# FREQUENTLY ASKED QUESTIONS

without unnecessary delay. Advanced notice will be provided prior to any address change.

## Public Services

**Will my service providers change if my property is annexed?** Once annexed to the City, the City will provide municipal services such as police, building inspection, maintenance of public roads and infrastructure, public works, parks and recreation, and sewer. Other services, such as water, gas, & electric, and cable will continue to be provided by your current service providers.

**Will there be a change in my garbage collection services?** Burrtec Disposal will provide garbage service.

**Will annexation change where my children go to school?** School district boundaries are not affected by annexations.

**Will I be required to install curbs, gutters, and sidewalks?** The requirement for construction of frontage improvements such as curbs, gutters, and sidewalk is triggered by new construction. If there is no new construction, then the property owner is not required to construct frontage improvements.

**When will the City maintain my streets? Or, add sidewalks, streetlights or other basic amenities?** The County is not providing any funding to repair, replace, or install missing improvements. Consequently, the City must budget for these costs after consideration of all community needs. The City makes no promise or timetable to address these needs in the annexation areas.

**Do I have to annex to the City in order to receive sewer service?** Yes, however, the Government Code allows for what is called “out of agency service” if there is an existing or impending threat to the health and safety of the public (e.g., failed septic system) and in anticipation of annexation. Out of agency service is considered a temporary remedy in anticipation of a future annexation.

**Will I be required to hook up to public sewer and/or water?** You can continue to use a septic system after annexation. Continued use of an existing septic system is allowed unless a health problem is detected by the County Health Department. If your property is already connected to a City sewer line, there will be no change in cost or service. The City’s Sewer Ordinance requires a property owner to connect its property to the City’s sewer main if the nearest plumbing outlet is within 200 feet of the sewer main. The Ordinance holds this requirement in abeyance so long as the existing septic system continues to function and can adequately serve the property. The County Environmental Health Department makes the determination if the existing septic system is functioning. If the plumbing outlet of the property is beyond 200 feet of a sewer main, the decision on whether the septic system could be reconstructed rests solely with the County Environmental Health Department.

**What does it cost to connect to City sewer and does the city offer any financial assistance?** The cost to connect to the City of Rialto sewer system is as follows:

- Residential-single family home is \$5,138 per unit



# FREQUENTLY ASKED QUESTIONS

- Multiple dwelling unit is \$4,405 per unit
- Non-residential charges vary depending upon the volume and quality of discharge.

The connection fees include the costs of extending sewer lines and for treatment at the City wastewater treatment plant. In addition, sewer users must pay a monthly charge of \$61.27 per single family or multi-family unit.

The City would consider establishing a special district that would finance the cost of connecting to the City sewer. Residents would repay the connection fees on their property tax bills.

**April 26, 2017 Planning Commission  
Agenda, Staff Report Related to the  
Five North Rialto Islands, Location Map,  
Draft Prezone and GPA Initial  
Study/Negative Declaration, and 2nd  
Revised Frequently Asked Questions  
Handout**

**Attachment 4**



# City of Rialto

Council Chambers  
150 S. Palm Ave.  
Rialto, CA 92376

## Regular Meeting Planning Commission

*Chairperson Jerry Gutierrez  
Vice-Chair John Peukert  
Commissioner Pauline Tidler  
Commissioner Dale Estvander  
Commissioner Artist Gilbert  
Commissioner Al Twine  
Commissioner Frank Gonzalez*

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**Wednesday, April 26, 2017**

**6:00 PM**

**COUNCIL CHAMBERS**

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*Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.*

*NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to Development Services Staff. Each person will be allowed three (3) minutes to address the Planning Commission.*

*Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]*

*If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk.*

### **Call To Order**

### **Pledge of Allegiance**

### **Roll Call**

*Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Al Twine, Dale Estvander, Pauline Tidler, Frank Gonzalez*

### **Oral Communications from the Audience on items not on the Agenda**

### **Planning Commission Minutes**

- 1      [17-389](#)      Minutes from the April 12, 2017 Planning Commission meeting

Attachments:    [PC Minutes 4-12-2017](#)

## **Public Hearings**

- 1      [17-379](#)      **Conditional Development Permit No. 831:**    A request to allow the establishment of a 1,200 square foot convenience market within an existing building located at 501 West Foothill Boulevard within the C-P (Commercial Pedestrian) zone of the Foothill Boulevard Specific Plan.

Attachments:    [Exhibit A - Location Map](#)  
                         [Exhibit B - Project Plan](#)  
                         [Exhibit C - Resolution Draft](#)  
                         [Exhibit D - Notice of Exemption](#)

- 2      [17-380](#)      **Annexation No. 171/Annexation 2017-0001** to annex five North Rialto Islands from the County of San Bernardino into the City of Rialto;  
**General Plan Amendment 2017-0002** to amend the 2010 General Plan and change the Land Use Designation for the five North Rialto Islands to Residential 2; and **Environmental Assessment Review 2017-0039.**  
An Initial Study and Negative Declaration analyzing the environmental impacts in accordance with the California Environmental Quality Act (CEQA) for the proposed annexation and make a recommendation to the City Council to initiate the annexation application process with the San Bernardino County Local Agency Formation Commission (LAFCO).

Attachments:    [RIA Location Map](#)  
                         [LAFCO Public Hearing Agenda Packet LAFCO 3201-Annexation 170](#)  
                         [DRAFT Prezone and GPA ISMND](#)  
                         [FAQs - City Annexation of North Islands -Final](#)

## **Planning Division Comments**

*Next Meeting Date: May 24, 2017*

## **Planning Commission Comments**

## **Adjournment**



## Legislation Details (With Text)

**File #:** 17-380      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Agenda Ready  
**File created:** 4/18/2017      **In control:** Planning Commission  
**On agenda:** 4/26/2017      **Final action:**  
**Title:** Annexation No. 171/Annexation 2017-0001 to annex five North Rialto Islands from the County of San Bernardino into the City of Rialto; General Plan Amendment 2017-0002 to amend the 2010 General Plan and change the Land Use Designation for the five North Rialto Islands to Residential 2; and Environmental Assessment Review 2017-0039. An Initial Study and Negative Declaration analyzing the environmental impacts in accordance with the California Environmental Quality Act (CEQA) for the proposed annexation and make a recommendation to the City Council to initiate the annexation application process with the San Bernardino County Local Agency Formation Commission (LAFCO).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [RIA Location Map](#)  
[LAFCO Public Hearing Agenda Packet LAFCO 3201-Annexation 170](#)  
[DRAFT Prezone and GPA ISMND](#)  
[FAQs - City Annexation of North Islands -Final](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of April 26, 2017

**TO:** Honorable Chairman and Planning Commissioners  
**APPROVAL:** Robb Steel, Assistant CA / Development Services Director  
**FROM:** Gina M. Gibson-Williams, Planning Manager

**Annexation No. 171/Annexation 2017-0001** to annex five North Rialto Islands from the County of San Bernardino into the City of Rialto; **General Plan Amendment 2017-0002** to amend the 2010 General Plan and change the Land Use Designation for the five North Rialto Islands to Residential 2; and **Environmental Assessment Review 2017-0039**. An Initial Study and Negative Declaration analyzing the environmental impacts in accordance with the California Environmental Quality Act (CEQA) for the proposed annexation and make a recommendation to the City Council to initiate the annexation application process with the San Bernardino County Local Agency Formation Commission (LAFCO).

**APPLICANT:**

City of Rialto, 150 South Palm Avenue, Rialto, CA 92376.

**LOCATION:**

The location of the Five North Rialto Islands are depicted in Exhibit 'A' (Location Map). Each of the

“islands” are unincorporated San Bernardino County enclaves less than 150 acres in size, and bordered by the City of Rialto.

## **BACKGROUND:**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, codified as Government Code Sections 56000 *et seq.*, governs annexation of unincorporated areas to a city. When the San Bernardino Local Agency Formation Commission (LAFCO) approved the Lytle Creek Annexation (Annexation No. 170/ LAFCO 3201) in 2016, it also required the City to annex five of the nine unincorporated county islands on or before May 18, 2017 (**Exhibit ‘B’** LAFCO Resolution No. 3222).

**Condition No. 4.** The City of Rialto shall be required to initiate the five North Rialto Islands identified on the map included as Exhibit “G” within one year of the Commission’s approval of LAFCO 3201. A resolution by the City Council of the City of Rialto shall be submitted to the Executive Officer of LAFCO outlining the City’s commitment to fulfill this requirement prior to the issuance of the Certificate of Completion for LAFCO 3201. A status report shall be provided to the Commission at the six month date outlining the progress of the City of Rialto in fulfilling its obligation. Failure on the part of the City of Rialto to fulfill its commitment for annexation of the five North Rialto Islands shall require that the next annexation proposed to the City of Rialto, either by the City through resolution or by property owner/registered voter petition, shall include a condition requiring the initiation of the North Rialto Islands. Said condition of approval shall be deemed complete upon the City’s filing of an application (s) to annex the five North Rialto Islands and the Executive Officer’s issuance of a Certificate(s) of Filing for said application(s).

Condition No. 4 required the City to submit a Resolution to the Executive Officer outlining its commitment to annex the islands and to provide a six month status report. The City affirmed its understanding of the condition placed by the Board in June 14, 2016 and provided a six month status report on November 22, 2016 (Resolution No. 7035) to initiate the entitlement process to annex the five North Rialto Islands (Annexation No. 171). Until the annexation is approved and certified by LAFCO, the Five North Rialto Islands will remain in the City’s sphere of influence.

### *Statistical Summary of the Five North Rialto Islands*

Total households are estimated at 595 and existing population is estimated at 2,250 persons. A review of the County parcel file shows an estimated 37,350 square feet of retail/commercial uses. Assuming a floor area ratio of 0.20, building space is estimated at 7,470 square feet and 10 jobs are estimated in the Five North Rialto Islands.

*Table 1: Statistical Summary of the Five North Rialto Islands*

<b>Island</b>	<b>Acres</b>	<b>Residential Units</b>	<b>Estimated Population</b>	<b>Non-Residential Development (square feet)</b>
1	2	2	4	0
2	24	94	276	0
3	59	127	458	0
4	74	101	526	7,470

5	81	271	986	0
<b>Total</b>	<b>240</b>	<b>595</b>	<b>2,250</b>	<b>7,470</b>

Source: Stanley R. Hoffman Associates, Inc. "North Islands Annexation, City of Rialto Plan for Service and Fiscal Impact Analysis", April 11, 2016

The annexation will expand the city's area by 0.375 square miles or 240 acres, and will have the following effect on the size of the city's planning area.

Table 2: Post-Annexations City Area

<b>Island</b>	<b>Square Miles</b>	<b>Acres</b>
<b>Post-Annexations City Area</b>	<b>24.475</b>	<b>15,667.3</b>
Previous City Area	22.3	14,289.3
Lytle Creek Area A (North)	0.9	567.0
Lytle Creek Area B (South)	0.9	571.0
Five North Rialto Islands	0.375	240
<b>Sphere of Influence</b>	<b>11.125</b>	<b>7,103.8</b>
Unincorporated Areas/Islands	<b>5.325</b>	<b>3,380.2</b>
Bloomington	<b>5.8</b>	<b>3,723.6</b>
<b>Grand Total - Planning Area</b>	<b>35.6</b>	<b>22,771.2</b>

## **ANALYSIS/DISCUSSION:**

### *Public Outreach*

A community meeting took place on April 10, 2017. Participants expressed their desire to remain distinct from the City of Rialto within the County of San Bernardino. On April 12, 2017, the Planning Commission took public testimony regarding the proposed annexation. Public comments from the community meeting and the Planning Commission meeting are summarized and included as in the Frequently Asked Questions "FAQ" document (**Exhibit 'C'**).

### *R-1A Pre-zoning*

Pre-zoning the Five North Rialto Islands must occur prior to any annexation. No development project is proposed as part of the zoning and general plan amendment request. According to Chapter 18.02.080 - Newly Annexed Areas:

Any area annexed to the city after the effective date of this title is automatically placed in the "R-1 A" single family zone, and remains in that zone until the land use zoning map for the area has been adopted by the planning commission and city council unless the commission and council determine the precise zoning as a part of the *annexation* procedure.

The low-density single family residential zoning is consistent with the existing land uses, San Bernardino County zoning and general plan, and the surrounding single family neighborhoods abutting the islands. Table 3 provides a summary of land use, zoning, and general plan designations.

Pre-zoning establishes the zoning district which will apply in the event of annexation to Rialto. The zoning classification established through the pre-zoning procedure becomes effective and enforceable when annexation is approved; it will have no force or effect on the subject properties until that time. Pursuant to the provisions of Government Code Section 56375(e), pre-zoning designations shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a public hearing, that a substantial change has occurred in circumstance that necessitates a departure from the pre-zoning outlined in the application made to LAFCO.

#### *General Plan Amendment*

The Rialto General Plan Land Use map designates all the five islands as Residential 6 which allows for residential development at low densities. The range of allowable density in Residential 6 is between 2.1 to 6 dwelling units per acre. The proposed general plan amendment will designate all islands as Residential 2, which allows for residential development at even lower densities than Residential 6. The maximum Residential 2 density is 2 dwelling units per acre. The proposed General Plan designations and zoning are consistent with one another including the allowable land uses and densities.

The current County General Plan designations for the islands permit a higher density of low residential uses than what the proposed Residential 2 would allow. The County designates the southwestern portion of Island 4 as RS-1 permitting a maximum of one dwelling unit per acre, which is below than that proposed by the general plan amendment.

*Table 3: Existing Land Uses, Zoning, and General Plan Designations*

<b><i>Island</i></b>	<b><i>Existing Land Uses</i></b>	<b><i>Existing County Zoning and General Plan</i></b>	<b><i>Permitted Density (du/ac)</i></b>	<b><i>Existing Zoning</i></b>	<b><i>Proposed Zoning</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Proposed General Plan</i></b>



1	Single-Family Residences and western portion of Riverside Avenue frontage road.	RS-10M	4.356	None	R-1 A	Residential 6	Residential 2
2	Single-Family Residences	RS-20M	2.178	None	R-1 A	Residential 6	Residential 2
3	Single-Family Residences and a few vacant parcels	RS-10M	4.356	None	R-1 A	Residential 6	Residential 2
4	Single- and Multi-Family Residences; Two Retail parcels, and several vacant parcels	RS-20M and RS-1	2.178 and 1	None	R-1 A	Residential 6	Residential 2
5	Single-Family Residences	RS	6.05	None	R-1 A	Residential 6	Residential 2

### *Buildout*

Table A-2 of the Draft Plan for Services and Fiscal Impact analysis provided the dwelling unit buildout of the vacant parcels in Island 3 and 4. The buildout assumes a density of a dwelling unit per 7,700 square-foot of lot (5.65 du/ac) consistent with the single family residential uses allowed by both the County and City general plan. These parcels at full buildout would net 104 units, and all but one developable parcel is located in Island 4. This buildout scenario of 5.65 du/ac simulates a more intense development than what the general plan amendment proposes, which is 0-2.0 du/ac. If the buildout scenario occurs at 5.65 du/ac, it is estimated that it would add 395 persons. The buildout potential of the reduction to a maximum of 2 du/ac would reduce the number of person to 139.8, and the number of net dwelling units to 36.8. The proposed general plan amendment represents a significant decrease in the permitted dwelling unit density and population growth than what was analyzed under the General Plan PEIR.

### *Public Services*

The annexation would shift responsibility for some services to the City of Rialto. Table 4 shows an overview of some of the public services that will be affected by the annexation. Utility services such as cable, internet, telephone, power, and gas will not change providers. These islands will be eligible to be annexed into the Rialto Landscaping and Lighting District No. 2 for street lighting and landscape maintenance.

*Table 4: Current and Anticipated Service Providers*

<b>Service</b>	<b>Current Provider</b>	<b>Anticipated Service Provider</b>
Fire protection	San Bernardino County Fire Protection District - Valley Service Zone	Rialto Fire Department
Flood Control and Drainage	San Bernardino County Flood Control District	City of Rialto Public Works Department
Library	County of San Bernardino	County of San Bernardino
Parks	County of San Bernardino	City of Rialto
Police protection	County of San Bernardino Sheriff's Department	Rialto Police Department
Schools	Rialto Unified School District	Rialto Unified School District
Sewer	Private Septic Service	Private Septic Service or City of Rialto Sewer System
Solid Waste Management	Burrtec Waste Industries	Burrtec Waste Industries has an exclusive franchise with the City of Rialto
Transportation - Arterials and Collectors	County of San Bernardino	City of Rialto Public Works Department
Water	West Valley Water District	West Valley Water District

Source: Stanley R. Hoffman Associates, Inc. "North Islands Annexation, City of Rialto Plan For Service and Fiscal Impact Analysis", April 11, 2016

### *Disadvantaged Unincorporated Community*

A portion of Island 5 west of Cactus Avenue is designated by LAFCO as a Disadvantaged Unincorporated Community (DUCs). DUCs are defined as inhabited territory that constitutes all or a portion of a community with an annual median household income that is less than 80 percent of the statewide annual household income (MHI). The entirety of Island 5, including its DUC, is a fully built-out community with existing public services and infrastructure. As required by Senate Bill (SB) 244, Rialto will have to update its General Plan land use element on or before the next adoption of its housing element to include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for the DUC in Island 5. The City is currently in the process of drafting its housing element to comply with state law. The project has no impact on the housing element.

Per SB 244, LACFO will have to prepare specific written determinations on infrastructure needs or deficiencies related to sewer, water, and fire protection services in any DUCs within or contiguous to the sphere of influence of a city or special district that provides those services. Also required is an analysis of potential financing mechanisms that could make the extension of services to identified communities financially feasible.

### **ENVIRONMENTAL IMPACT:**

Planning staff prepared an Initial Study/Negative Declaration (IS/ND) Environmental Assessment Review 2017-0039 to assess the potential environmental impacts of the proposed general plan amendment in accordance with the requirements of the California Environmental Quality Act (CEQA).

The City of Rialto is the Lead Agency for the proposed pre-zoning and general plan amendment. LAFCO is a Responsible Agency and in this role must consider the environmental documentation prepared by the City. The Rialto General Plan Program EIR (SCH: 2008071100) included in its analysis of the environmental impacts the city's unincorporated areas, including the Five North Rialto Islands then-designated Residential 6. The general plan amendment to reduce the allowable density of residential uses in the islands does not increase the intensity of development. All General Plan policies adopted as mitigation apply to the subject project.

Since the City is the Lead Agency, LAFCO must certify that it has considered the environmental documentation prepared by the City of Rialto. The IS/ND tiers off of the General Plan 2010 EIR to examine site-specific impacts of the proposed project. The environmental analysis is based on a hypothetical development scenario for the undeveloped properties within the proposed annexed areas and how construction and operation of those sites may result in impacts to the environment. Because of the absence of direct physical changes, the focus of review is primarily on the potential indirect environmental effects that may result from the project. When and if future direct physical changes are proposed within the project area and subject to review under CEQA, the City of Rialto would prepare a separate analysis of potential environmental effects.

The City did not receive request for consultation during the 90-day period. A Notice of Intent to adopt a Negative Declaration was published in the *San Bernardino Sun* on March 21, 2017, and mailed it to all property owners within 300 feet of the subject properties. The notice was also submitted to the San Bernardino County Clerk's Office for a 20-day public review period which began on March 21, 2017 and ended on April 12, 2017.

Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and a Negative Declaration was prepared. The Initial Study and Negative Declaration is attached to the agenda report (**Exhibit 'D'**).

### **GENERAL PLAN CONSISTENCY:**

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

**Goal 2-6:** Encourage the annexation of San Bernardino County unincorporated areas into Rialto.

**Goal 2-19:** Encourage neighborhood preservation, stabilization, and property maintenance.

### **LEGAL REVIEW:**

The City Attorney has reviewed and approved the staff report.

### **PUBLIC NOTICES:**

Public hearing notices for the proposed project were mailed to all property owners within 300 feet of the project site, and the public hearing notice was published in the *San Bernardino Sun* newspaper as required by State law. Senate Bill (SB 18) is applicable for the project since it amends the General Plan. The City of Rialto notified Native American Heritage Commission (NAHC) -listed tribes of the impending action and provided 90 days for tribes to comment and initiate consultation with the City.

**FINANCIAL IMPACT:**

The City derives no economic benefits by annexation. The County of San Bernardino is the primary beneficiary of the annexation. The City of Rialto expects to incur annual deficits of \$518,000 to \$798,000 per year without the Utility Users tax to provide services to the islands, and accept another \$20 million in deferred infrastructure improvements. The County of San Bernardino will no longer incur costs to provide services to the islands, thereby realizing a benefit to its operating and capital budgets. The island residents should benefit from the annexation by receiving better community services, with what should be a nominal increase in costs. The table below summarizes the Fiscal impacts to Rialto if the annexation is approved by LAFCO:

Table 5-1  
Summary of Projected Fiscal Impacts  
North Rialto Islands Annexation Plan for Service and Fiscal Analysis  
City of Rialto  
(In Constant 2016 Dollars)

Category	North Rialto Islands Annexation Areas		
	Existing Development	Future Growth	Buildout
<b><u>A. With Utility Users Tax</u></b>			
Annual Recurring Revenues	\$727,136	\$223,831	\$950,967
Annual Recurring Costs	\$1,246,228	\$218,113	\$1,464,341
Annual Recurring (Deficit) or Surplus	(\$519,092)	\$5,718	(\$513,374)
Revenue/Cost Ratio	0.58	1.03	0.65
<b><u>B. No Utility Users Tax</u></b>			
Annual Recurring Revenues	\$489,308	\$182,207	\$671,515
Annual Recurring Costs	\$1,246,228	\$218,113	\$1,464,341
Annual Recurring (Deficit) or Surplus	(\$756,920)	(\$35,906)	(\$792,826)
Revenue/Cost Ratio	0.39	0.84	0.46

Sources: Stanley R. Hoffman Associates, Inc.

Local Agency Formation Commission for San Bernardino County, Agenda Item #7 --

Presentation Required Pursuant to Section IV - Application Processing, Policy 11 -

Island Annexation Pursuant to Government Code Section 56375.3..., December 8, 2015

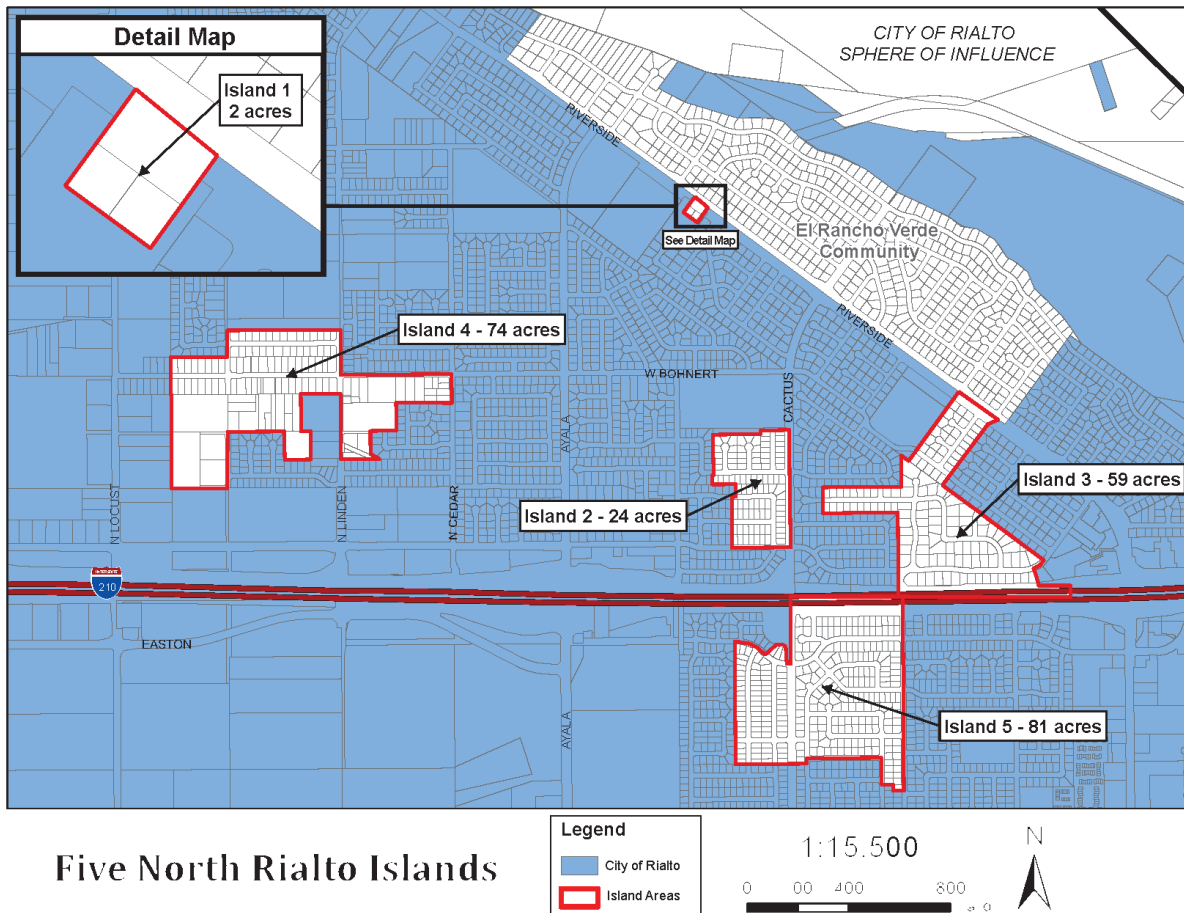
City of Rialto, Assistant City Administrator/Development Services Director

**RECOMMENDATION:**

It is recommended that the Planning Commission:

- Consider public testimony;
- Direct staff to prepare a written response to all comments given during public testimony;
- Schedule a subsequent community meeting with members of LAFCO and the County of San Bernardino Supervisorial District; and
- Continue the public hearing to July 12, 2017.

# Location Map



Notice is hereby given that the Planning Commission will consider **Annexation No. 171/Annexation 2017-0001** to incorporate Five County Islands from the County of San Bernardino into the City of Rialto; **General Plan Amendment 2017-0002** to amend the 2010 General Plan and change the Land Use Designation for the Five North Rialto Islands to Residential 2, **Environmental Assessment Review 2017-0039** an Initial Study and Negative Declaration analyzing the environmental impacts in accordance with the California Environmental Quality Act (CEQA) for the proposed annexation to the City of Rialto and make a recommendation to the City Council to initiate the annexation application process with the San Bernardino County Local Agency Formation Commission (LAFCO). (Applicant: City of Rialto)

North  
April 26, 2017

City of Rialto  
Five North Rialto Islands  
Rezoning, General Plan Amendment, and Annexation  
Initial Study and Negative Declaration

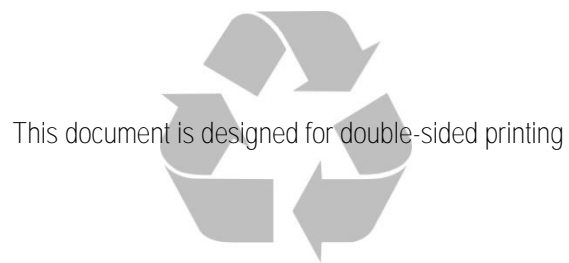
**ADMINISTRATIVE DRAFT**



Lead Agency  
City of Rialto  
150 S. Palm Street  
Rialto, California 90740

Consultant  
MIG  
537 S. Raymond Avenue  
Pasadena, California 91101

February 2017



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# 1 PURPOSE AND AUTHORITY

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The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment by the rezoning and general plan amendment of the Five North Rialto islands (“the islands”) prior to their annexation to the City of Rialto. The Five North Rialto islands are a cluster of five separate enclaves of unincorporated San Bernardino County territories located within the City of Rialto’s **Sphere of Influence**. On November 22, 2016, the City Council of Rialto approved Resolution No. 7035 initiating the filing process with the San Bernardino County Local Agency Formation Commission (LAFCO) to annex the islands. At a later date, the City must then submit a Resolution of application to LAFCO along with a plan for services. Pursuant to the California Environmental Quality Act (CEQA), the proposed rezoning and general plan amendment is **considered a “Project” and thus requires analysis and determination of environmental effects prior to approval.**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Rialto local rules and regulations. The proposed project requires discretionary approval by the City of Rialto. As the project initiator, and because of the legislative approvals involved, the City of Rialto is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the project requires the City of Rialto approval of General Plan Amendment No. 17-01 to amend the land use designation to Residential 2, and approve Zone Change 336 to prezone the area as “R-1 A” single family zone. LAFCO is a Responsible Agency and in this role must consider the environmental documentation prepared by the City. Since the City has assumed the role as Lead Agency, the Commission must certify that it has considered the environmental documentation prepared by the City of Rialto.

The project area is located outside the jurisdiction of the City of Rialto. The land use changes proposed by the project will not be in effect on the islands until LAFCO issues a Certificate of Completion of the annexation. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

## CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3 and 4)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 4.6)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5)

## Tiering

Section 15152 et al of the CEQA Guidelines describes “tiering” as a streamlining tool as follows:

(a) “Tiering” refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).

(3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

(g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:

- (1) General Plan EIR (Section 15166)
- (2) Staged EIR (Section 15167)
- (3) Program EIR (Section 15168)
- (4) Master EIR (Section 15175)
- (5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)
- (6) Redevelopment project (Section 15180)
- (7) Projects consistent with community plan, general plan, or zoning (Section 15183)

This Initial Study for the project has been prepared to tier from the General Plan Program Environmental Impact Report (PEIR) of the City of Rialto, as amended or otherwise supplemented. For the City of Rialto, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Rialto  
Department of Community Development  
150 South Palm Avenue  
Rialto, CA 90740

## ANALYTICAL APPROACH

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Rialto is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of Negative Declaration (ND), as discussed in Section 4.

General Plan Program EIR Consistency. The Rialto General Plan EIR (SCH: 2008071100) certified in 2010 is a Program EIR (PEIR) and includes analysis of the environmental impacts the city's General Plan policies have on unincorporated areas including the Five North Rialto islands for possible future expansion of city limits. The General Plan is intended to achieve the land use, circulation, and other goals of the City in order to reflect the community's current values for growth over the long-term. The islands were uniformly designated as Residential 6, which allows for single family residential uses with densities between 2.1 to 6.0 dwelling units per acre. Section 1.2.1 of the certified General Plan PEIR establishes its purpose and scope:

***"The proposed General Plan is a long range planning program, to guide the orderly growth and development of the Rialto planning area over the next 20-30 years. It is intended to communicate the City's vision of its future and to establish a policy framework to govern decision-making concerning the physical development of the community, including assurances that the community at large will be supported by an adequate range of public services and infrastructure systems. This planning program would not authorize any specific development project or other form of land use approval or any kind of public facilities or capital facilities expenditures or improvements. As such, a Program EIR is the appropriate kind of document to identify the geographic extent of sensitive resources and hazards, along with existing and planned services and infrastructure support systems that occur in the planning area. Further, the Program EIR is described in Section 15168 of the CEQA Guidelines as the appropriate***

*analytical framework to assess the cumulative environmental effects of the full plan, in a first tier level of analysis, to identify broad concerns and sets of impacts, and to define/develop regulatory standards and programmatic procedures that reduce impacts and help achieve environmental goals and objectives.*

*Later activities proposed pursuant to the goals and policies of the General Plan will be reviewed in light of the General Plan EIR and may focus on those site-specific and localized environmental issues that could not be examined in sufficient detail as part of the General Plan EIR. Advantages of a Program EIR include consideration of effects and alternatives that cannot practically be reviewed at the project-level, consideration of cumulative impacts that may not be apparent on a project-by-project basis, avoidance of the duplicative reconsideration of policy contemplation, the ability to enact City-wide mitigation measures, and **subsequent reduction in paperwork.**"*

The project does not authorize any construction project, any development plan, or any other land alteration activities that could have a significant environmental impact. No development has been submitted in conjunction with the project. This Initial Study tiers off of the General Plan PEIR in its assessment of the potential programmatic level environmental impacts resulting from **potential development facilitated by the project in accordance with the Lead agency's existing land use policies.**

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed project does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of the adoption of the project. This Initial Study assesses the potential programmatic level environmental impacts resulting from potential development facilitated by the project **in accordance with the Lead agency's existing land use policies.**

The purpose of the environmental analysis conducted for the project, as documented herein, is to determine general impacts that could result from implementation of the project. The analysis is based on a hypothetical development scenario for the undeveloped properties within the proposed annexed areas and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the project is inherently broad and typically qualitative due to the lack of project-level information. The California Supreme Court decision (December 2015) in *California Building Industry Association v. Bay Area Air Quality Management District* concluded, "[W]e hold that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed **project's future users or residents. What CEQA does mandate...is an analysis of how a project might exacerbate existing environmental hazards.**" The environmental impact analysis takes into consideration this Court decision.

Focused Analysis. Because CEQA discourages "repetitive discussions of the same issues" (Section 15152b) and allows limiting discussion of a later project that is consistent with a prior plan to impacts which were not examined as significant effects in a prior EIR or to significant effects which could be reduced by revisions in the later project (CEQA Guidelines section 15152d), no additional benefit to the environment or public purpose would be served by preparing an EIR merely to restate the analysis and the significant and unavoidable effects found to remain after adoption of all General Plan policies/mitigation measures. All General Plan policies adopted as mitigation apply to the subject Project.

Pursuant to the Analytical Approach outlined above, the evaluation of environmental impacts outlined in Section 4 of the IS are provided for the following topics: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, and Utilities and Services Systems.

## *PROJECT COMPONENTS*

**General Plan Amendment.** The proposed general plan amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. Since development intensity was already analyzed for environmental impacts in the General Plan Program Environmental Impact Report (PEIR), the proposed reduction in development density would result in environmental impacts that are within the parameters set in the certified General Plan PEIR. General Plan policies and General Plan PEIR mitigation measures adopted to mitigate environmental impacts to less than significant levels are applicable to the project.

Islands 1, 2, and 5 are built-out with low density single-family residential uses. None of the islands contain designated open space. Evidence for the built-out environment of these three islands are provided in the Draft Plan for Service and Fiscal Impact Analysis performed by the consultant, Stanley R. Hoffman Associates, Inc. provided in Appendix A of this environmental document. The only vacant parcels are found in Islands 3 and Island 4. Per the buildout analysis performed using the proposed Residential 2 designation density, Island 3 is only able to support one type of development, a single-family residence, which requires no discretionary permits in the City of Rialto, and thus, categorically exempt under CEQA Guidelines Section 15303(a) (Small Structures). The focus of the analysis is on Island 4, which contain approximately 23.7 acres of vacant parcels.

**Annexation.** The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexations of unincorporated areas (Section 56000 et seq. of the Government Code) to a City, and the authority to process and approve an annexation application is with LAFCO. LAFCO is a Responsible Agency and in this role must consider the environmental documentation prepared by the City. Since the City has assumed the role as Lead Agency, the Commission must certify that it has considered the environmental documentation prepared by the City of Rialto. In accordance with Government Code Section 56375.3, the Commission has the discretion to approve and modify, but not deny the application. The island annexation is a ministerial action - one which LAFCO has no discretion but to approve. **Such a “ministerial action” is exempt from environmental review pursuant to Section 15268 of the State CEQA Guidelines.**

**Prezone to R-1 A.** Section 18.02.080 of the Rialto Municipal Code requires that any area annexed by Rialto is automatically placed in the "R-1 A" single family zone. **Such a “ministerial action” is exempt from environmental review pursuant to Section 15268 of the State CEQA Guidelines.**

**SB 244 and Plan for Services for Disadvantaged Unincorporated Communities (DUC):** Senate Bill 244 (SB 244) does not require cities to annex DUCs, the construction of infrastructure, or any physical changes to the DUC. A portion of Island 5 west of Cactus Avenue is designated by the County of San Bernardino Local Agency Formation Commission (LAFCO) as a Disadvantaged Unincorporated Community. DUCs are defined as inhabited territory that constitutes all or a portion of a community with an annual median household income that is less than 80 percent of the statewide annual household income (MHI). Rialto will have to update its General Plan land use element on or before the next adoption of its housing element to include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for the DUC in Island 5. California law requires Housing Elements to be updated every 5 years. The City last updated its Housing Element in 2010 as part of the comprehensive General Plan update. The City is currently in the process of drafting its housing element to comply with state law, including addressing the requirements of SB 244. The project has no impact on the housing element.

LACFO will have to prepare specific written determinations on infrastructure needs or deficiencies related to sewer, water, and fire protection services in any DUCs within or contiguous to the sphere of influence of a city or special district that provides those services. Also required is an analysis of potential financing mechanisms that could make the extension of services to identified communities financially feasible.

The entirety of Island 5 including its DUC, is a fully built-out community with existing public services and infrastructure, and the project would retain the existing physical character of the community. CEQA Guidelines Section 15306 exempts basic data collection and research that has no action that could lead to changes to the environment. Therefore, SB 244-related issues does not warrant additional environmental review in this Initial Study.

Economic and Fiscal Impacts. Economic and Fiscal Impacts of a project are not a “project” under CEQA, and therefore, consistent with CEQA Guidelines, the Initial Study will not analyze the economic and fiscal impacts of the project. Potential improvement programs and its costs such as the ones the City have identified in the Draft Plan for Service and Fiscal Impact Analysis is not a project under CEQA Guidelines Section 15378 (b)(4): “The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.”

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## 2 PROJECT DESCRIPTION

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### *PROJECT TITLE*

Five North Rialto Islands Rezoning, General Plan Amendment, and Annexation

### *LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS*

City of Rialto  
Department of Community Development  
150 South Palm Avenue  
Rialto, CA 90740

### *CONTACT PERSON AND PHONE NUMBER*

Gina Gibson-Williams, Planning Manager  
(909) 421-7240

### *PROJECT LOCATION*

The project area encompasses unincorporated San Bernardino County located within the City of Rialto and **part of the city's** northern Sphere of Influence.

### *GENERAL PLAN DESIGNATIONS*

The areas affected are all designated **Residential 6 in the City of Rialto's General Plan within the designated Sphere of Influence**. The designation permits the low density residential at a range of 2.1 to 6.0 dwelling units per acre. The existing county general plan designation are variations of the “RS” Single Residential with densities ranging from 1 to 6.0 dwelling units per acre.

### *ZONING DISTRICTS*

The City currently does not have current zoning designations assigned for the islands. The County of **uses a “one-map approach”** – the use of a single map showing both General Plan land use designations and zoning classifications.

Table 1  
Existing Land Uses, Zoning, and General Plan Designations

Island	Existing Land Uses	Existing County Zoning and General Plan	Permitted Density (du/ac)	Existing Zoning	Proposed Zoning	Existing General Plan	Proposed General Plan
1	Single-Family Residences and western portion of Riverside Avenue frontage road.	RS-10M	4.356	None	R-1 A	Residential 6	Residential 2
2	Single-Family Residences	RS-20M	2.178	None	R-1 A	Residential 6	Residential 2
3	Single-Family Residences and a few vacant parcels	RS-10M	4.356	None	R-1 A	Residential 6	Residential 2
4	Single- and Multi-Family Residences; Two Retail parcels, and several vacant parcels	RS-20M and RS-1	2.178 and 1	None	R-1 A	Residential 6	Residential 2
5	Single-Family Residences	RS	6.05	None	R-1 A	Residential 6	Residential 2

### LAFCO RESOLUTION No. 3222

At the May 18, 2016 LAFCO hearing, the Commission approved LAFCO 3201, the reorganization that included the annexation of Lytle Creek Ranch Specific Plan (portion) into the City of Rialto, including adoption of Resolution No. 3222 setting forth the Commission's conditions and determinations. Condition No. 4 of the LAFCO Resolution requires the City of Rialto to initiate annexation of the five "North Rialto islands". The condition, as approved by the Commission, reads as follows:

**"Condition No. 4. The City** of Rialto shall be required to initiate the five North Rialto Islands identified on the map included as Exhibit "G" within one year of the Commission's approval of LAFCO 3201. A resolution by the City Council of the City of Rialto shall be submitted to the Executive Officer of LAFCO outlining the City's commitment to fulfilling this requirement prior to the issuance of the Certificate of Completion for LAFCO 3201. A status report shall be provided to the Commission at the six month date outlining the progress of the City of Rialto in fulfilling its obligation. Failure on the part of the City of Rialto to fulfill its commitment for annexation of the five North Rialto islands shall require that the next annexation proposed to the City of Rialto, either by the City through resolution or by property owner/registered voter petition, shall include the condition requiring the initiation of the North Rialto islands with the condition of approval being deemed completed upon the issuance of the Certificate(s) of Filing for the Islands either individually or as a reorganization;"

On November, 22, 2016 The City approved Resolution No. 7305 initiating the prefiling process to annex these islands.



## PROJECT DESCRIPTION

The proposed actions to prezone the Five North Islands prior to annexation is required by LAFCO as part of the annexation application process. No development project has been submitted in conjunction with the prezoning and general plan amendment request. Chapter 18.02.080 of the Rialto Municipal Code requires that all new annexed areas are zoned R-1 A single family residential. The low-density single family residential zoning is consistent with the existing land uses, San Bernardino County zoning and general plan, and the surrounding single family neighborhoods abutting the islands.

The Rialto General Plan Land Use map designates all the five islands as Residential 6, which allows for residential development at low densities. The range of allowable density in Residential 6 is between 2.1 to 6 dwelling units per acre. The proposed general plan amendment will designate all islands as Residential 2, which allows for residential development at even lower densities than Residential 6. The maximum Residential 2 density is 2 dwelling units per acre. The proposed General Plan designations and zoning are consistent with one another including the allowable land uses and densities.

Prezoning will establish the zoning district which will apply in the event of annexation to Rialto. The zoning classification established through the prezoning procedure will become effective and enforceable when annexation is approved, it will have no force or effect on the subject properties until that time. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a public hearing, that a substantial change has occurred in circumstance that necessitates a departure from the prezoning outlined in the application made to LAFCO.

## ENVIRONMENTAL SETTING

The City of Rialto and its Sphere of Influence are located in the northeasterly part of the Upper Santa Ana River Valley, a region with sharp contrasts in terrain. This part of the valley is defined by the steeply rising range front of the eastern San Gabriel Mountains on the north, the San Bernardino Mountains on the northeast, and the Jurupa Mountains on the south. Although small portions of the Sphere of Influence encroach onto the base of the San Gabriel and Jurupa Mountains, the corporate city limits are located entirely on the gently sloping valley floor. The southern tip of Rialto lies within the Santa Ana River floodplain, and the northernmost part encompasses portions of Sycamore Canyon and Lytle Creek Wash. Elevations range from about 900 feet above mean sea level at the Santa Ana River, to about 2,200 feet at the northernmost point in Lytle Creek Wash.

The Five North Rialto islands are enclaves of unincorporated San Bernardino County located in North Rialto and clustered around an area between Lytle Creek Wash and Interstate 210. Table 2 provides a summary of existing developments of these islands.

Table 2  
Overview of Developments

<i>Island</i>	<i>Acres</i>	<i>Residential Units</i>	<i>Estimated Population</i>	<i>Non-Residential Development (square feet)</i>
1	2	2	4	0
2	24	94	276	0
3	59	127	458	0
4	74	101	526	7,470
5	81	271	986	0
Total	240	595	2,250	7,470

The islands are built-out with mostly low-density residential uses. Island 3 contains 0.3-acre of vacant parcels, and Island 4 contain 23.4 acres of vacant parcels.

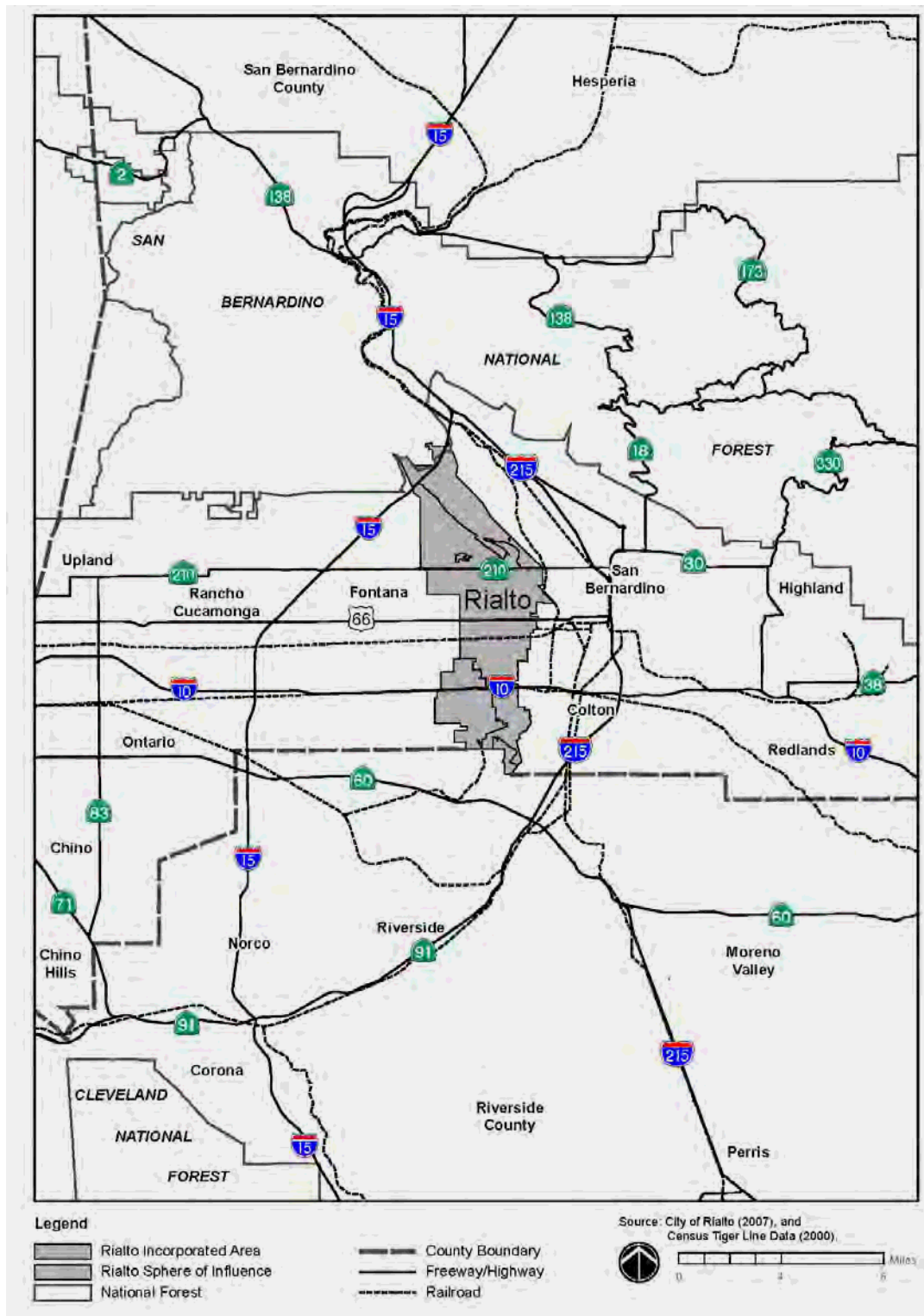
### *REQUIRED CITY APPROVALS*

The City of Rialto is the only authority having jurisdiction over the rezoning and general plan amendment prior to annexation.

### *OTHER AGENCY APPROVALS*

LAFCO will have to **make the determination that the City's rezoning and** general plan amendment is consistent with the Rialto General Plan prior to certifying the annexation of the Five North Rialto islands to the City of Rialto.

Exhibit 1  
Regional Context and Vicinity Map



## Exhibit 2 Rialto Planning Area

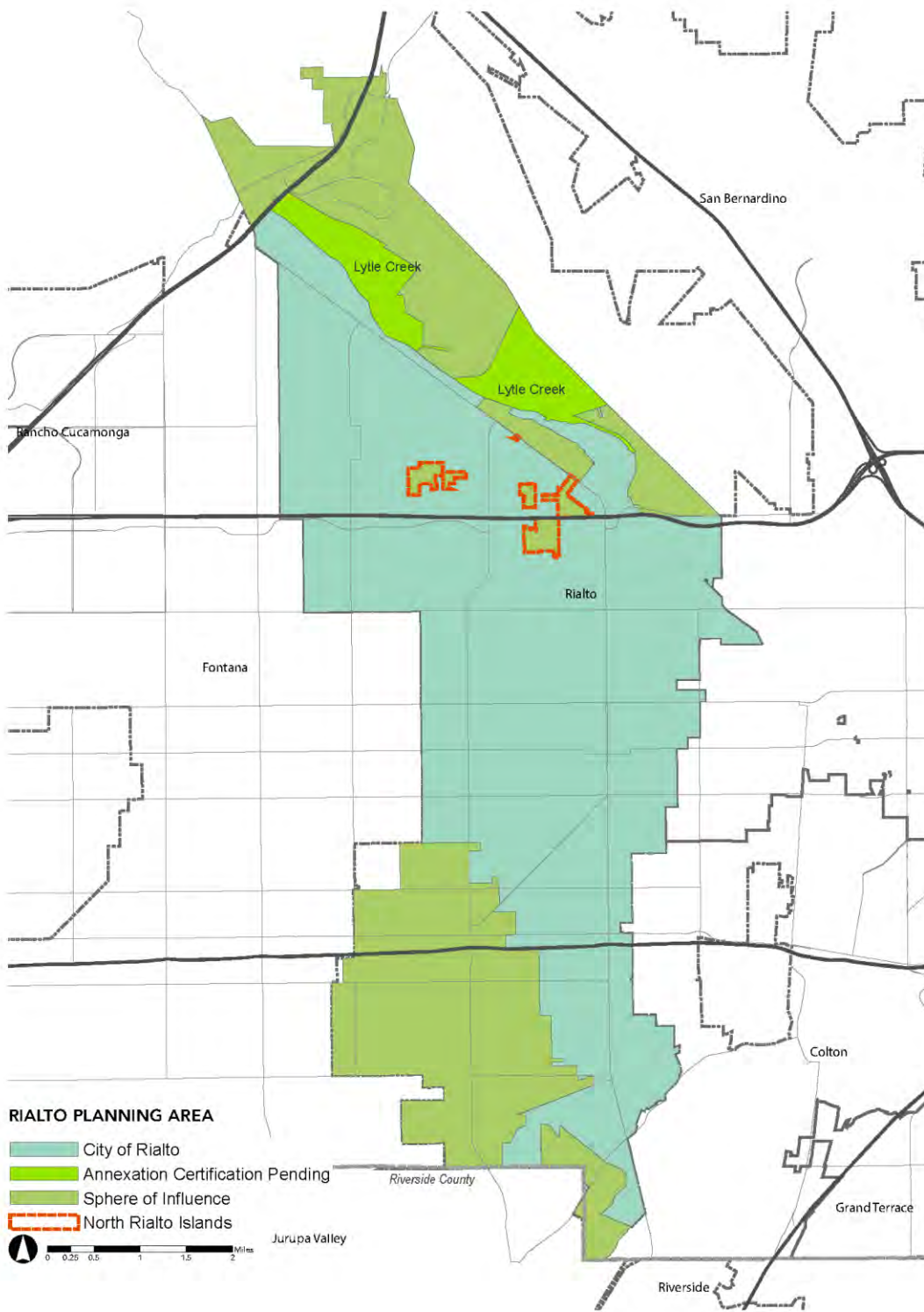


Exhibit 3  
The Five North Rialto Islands

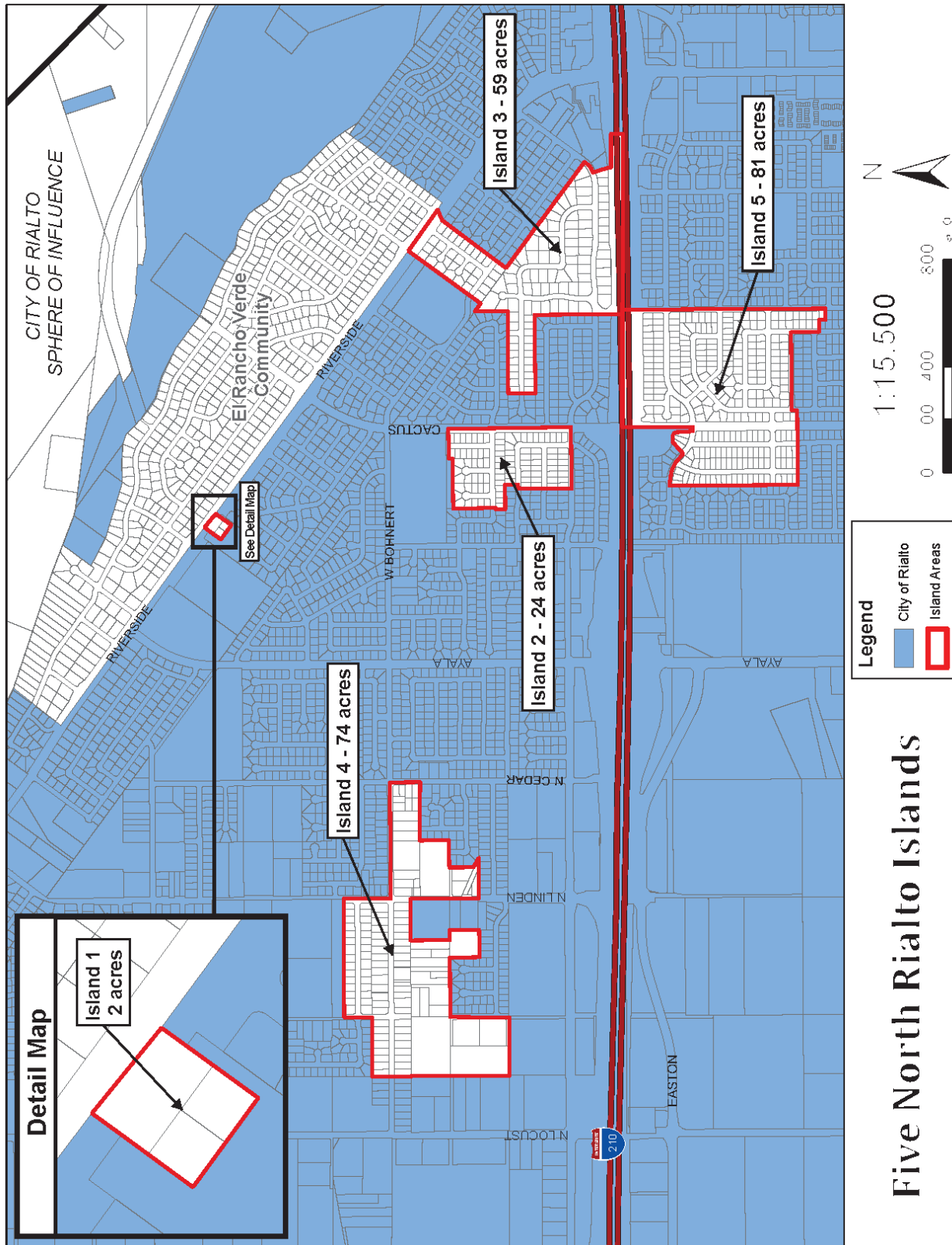




Exhibit 4  
Existing General Plan

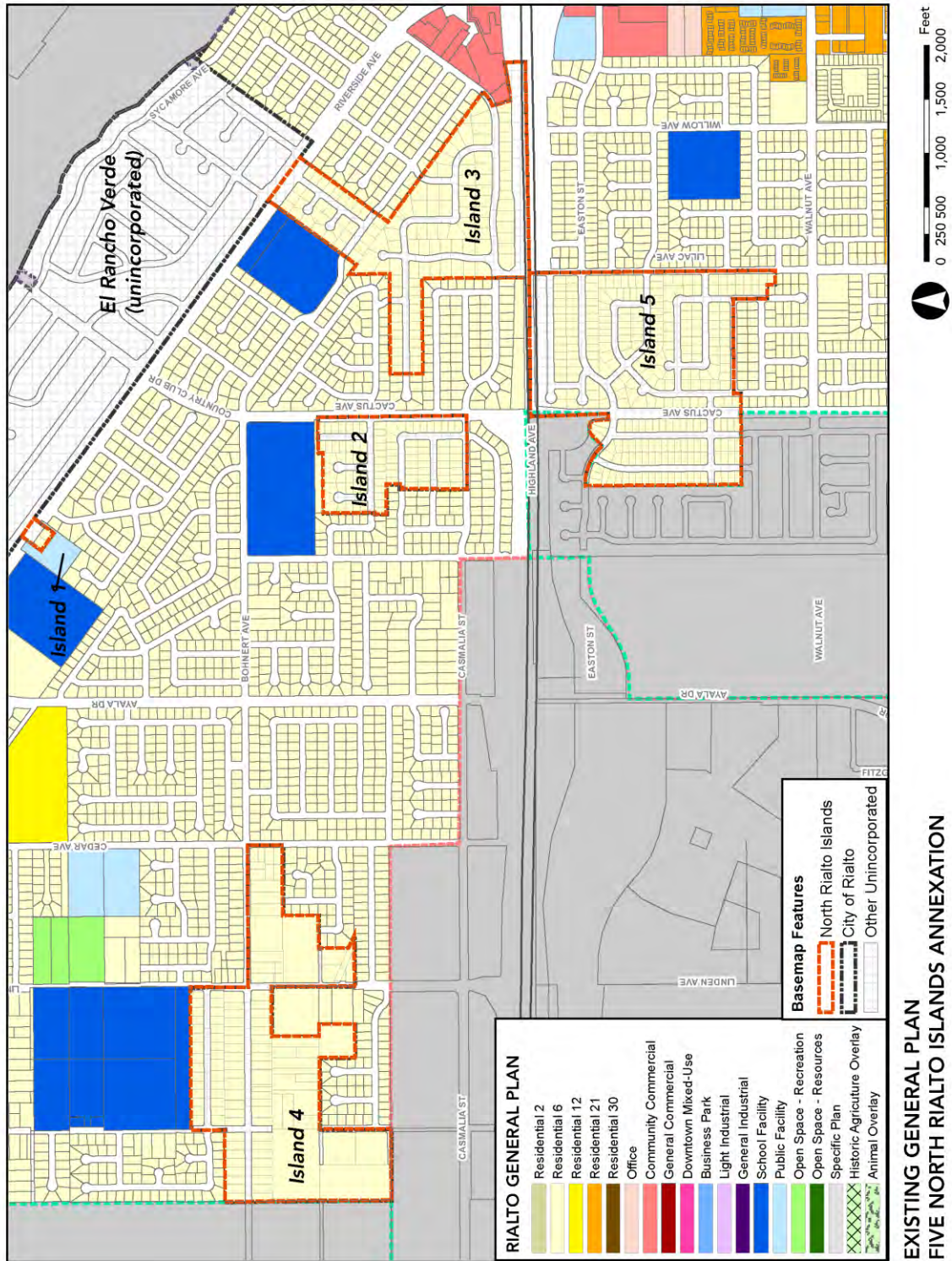




Exhibit 5  
General Plan Amendment from Residential 6 to Residential 2

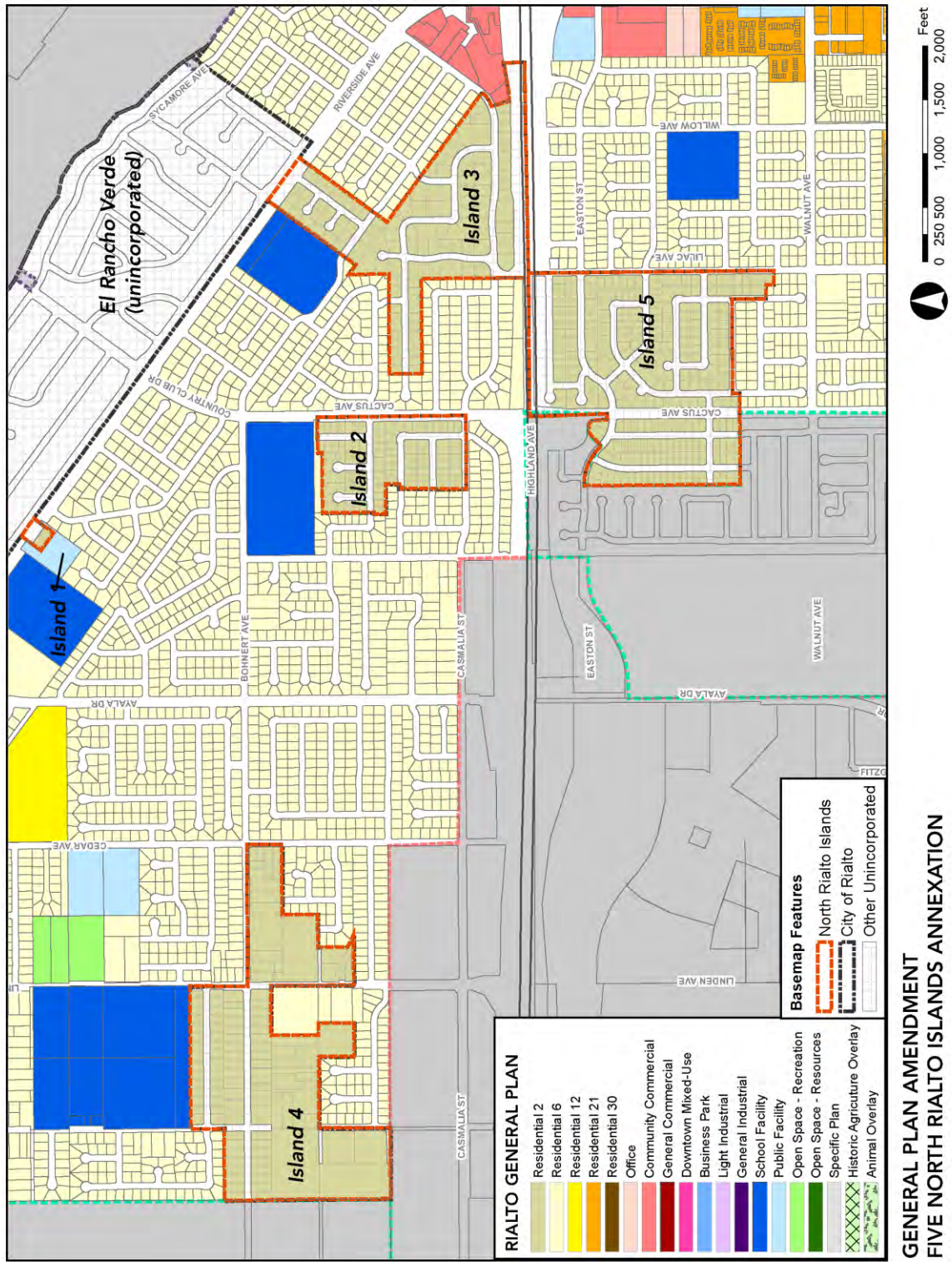
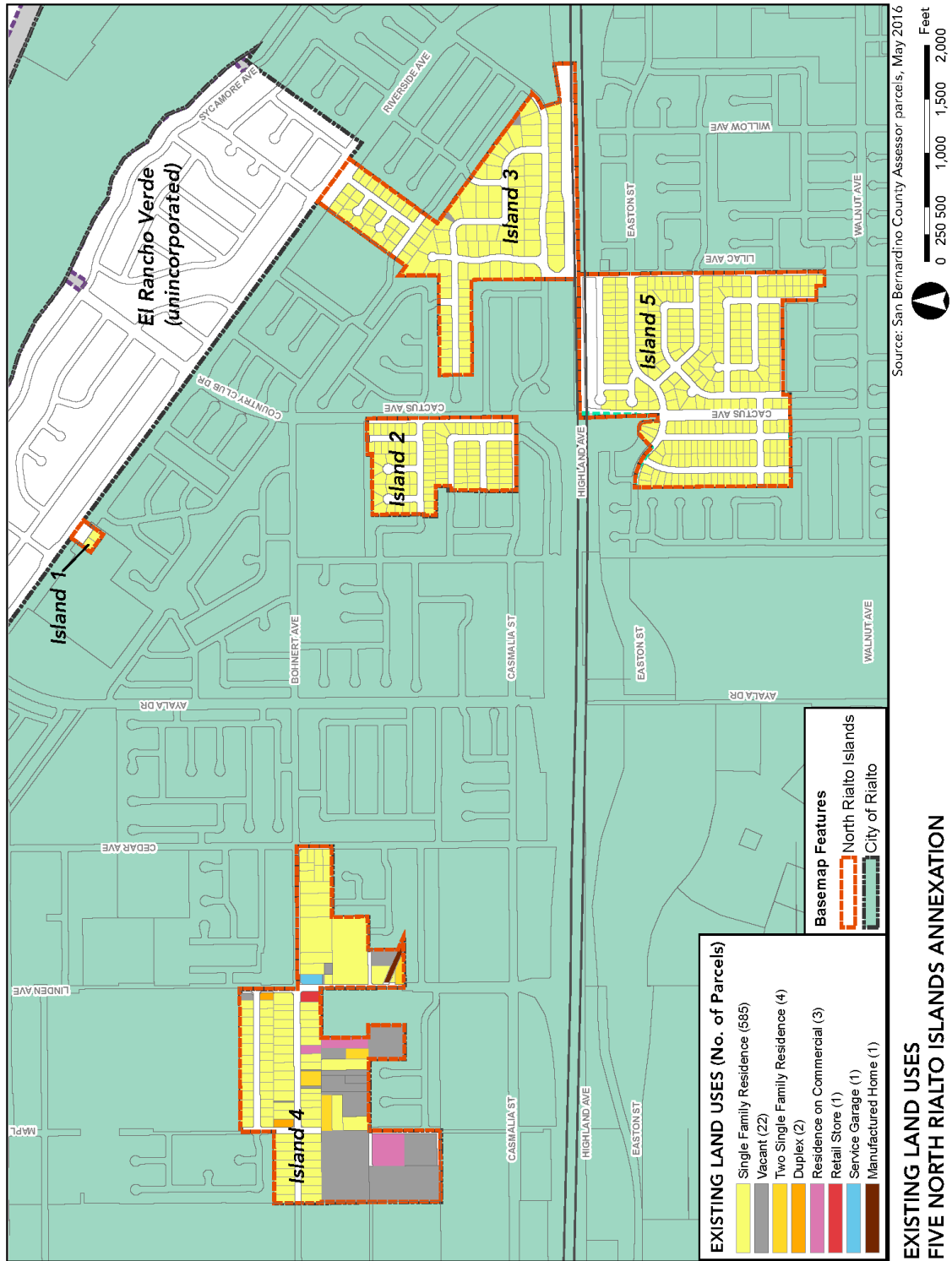


Exhibit 6  
Existing Land Uses





## 3 DETERMINATION

*ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED*

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology /Soils
<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology / Water Quality	<input checked="" type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population / Housing
<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

*DETERMINATION*

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Gina Gibson-Williams, Planning Manager  
City of Rialto

Date

## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

### 1. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The project does not authorize the construction of new development that would impact biological resources of the annexed areas. The General Plan PEIR analyzed the environmental impacts on biological resources of the full buildout of the unincorporated areas, including the Five North Rialto islands. The General Plan PEIR does not identify any of the vacant parcels on Islands 3 and 4 as being in a wildlife migratory routes or wildlife corridor, or located within wetlands area. The islands are not located within the Lytle Creek Wash. Exhibits 4.4.1 and 4.4.2 of the General Plan EIR does not place any of the islands within a sensitive Habitat and Plant Communities or within a Threatened and Endangered Species Habitat. There are no local policies or ordinances in place protecting biological resources. There are no adopted Habitat Conservation Plans (HCP) or

Natural Community Conservation Plans (NCCPs) within the planning area. The City is working with the U.S. Fish and Wildlife Service to create an HCP for the Delhi Sand Flower-Loving Fly, however, the annexed areas are not within the known recovery units or where Delhi Sands soils are found in substantial quantities to support the fly's habitat. The annexed areas are within a multi-jurisdictional study area of the planned efforts by water agencies to develop the Upper Santa River Watershed HCP. The water agencies that service the annexed areas are the West Valley Water District (WWVD) and the San Bernardino Valley Water District. However, since the Upper Santa River Watershed HCP is not adopted, no impact will occur.

The General Plan PEIR analyzed the environmental impacts of the topic, including the Five North Rialto islands. The islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the proposed project will not result in any significant impact on biological resources that has not been addressed and mitigated in the PEIR.

## 2. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The project does not authorize the construction of new development that would impact any of the cultural resources of the annexed areas. The General Plan through its Cultural Element policies and supplemented by state law, adequately protects cultural resources if any new development occurs in the annexed areas. The General Plan PEIR did not identify specific cultural resources extant within the vacant parcels of Islands 3 and 4. General Plan policies that protect Historical Resources are identified in Cultural Element Policies 7-1.1 to 7-1.4, and 7-2.1 to 7-2.2. Through the adoption of the General Plan Policy 7-3.1 to 7-3.4 consistent with the General Plan PEIR Mitigation Measure No. C-1, archaeological resources including Native American artifacts are adequately protected from any new development that could occur in the annexed areas. Paleontological Resources are protected by the General Plan PEIR as Mitigation Measures C-3 to C-4 applies to the developments in the City.

Senate Bill 18 (SB 18) is applicable for the project since it amends the General Plan. The City of Rialto notified NAHC-listed tribes of the impending action and provided 90 days for tribes to comment and initiate consultation with the City. This initial study has determined that the proposed project will not result in any additional significant impact on cultural resources that has not been addressed and mitigated in the PEIR.

### 3. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion. The project will not directly subject structures or people to landslide hazards because it does not authorize any construction project, any development plan, or any other land alteration activities that would exacerbate hazards. The General Plan PEIR analyzed the environmental impacts of the hazards that fall under this topic within the Rialto planning area, which includes the Five North Rialto islands. **As stated in the General Plan PEIR, "Safety Element policies and continued administration of building code regulations will ensure that seismically-induced ground failure and ground shaking hazards are fully assessed and that appropriate mitigation measures are in place, where new development would be exposed to such hazards."** The City adopted in 2013 its Local Multi-Hazard Mitigation Plan assessing vulnerabilities and providing planning to mitigate the hazards under this topic.

Exhibit 4.6.5 – Geologic Hazards Map identified the location of several geologic hazards, including but not limited to location of faults, fault zones, and liquefaction within the planning area. None of the islands are located within the hazards identified on

Exhibit 4.6.3. Exhibit 4.6.2 Soils Map identifies the islands as being located within the Young and Very Young Alluvial Fan Soil Deposits with potential for instability and erosion. Policy 5-1.1 requiring geotechnical investigations would identify any liquefaction and other ground failure potential and require appropriate design parameters on a project-by-project basis.

Use of septic tanks within the City is prohibited pursuant to Section 12.08.040 (Privy and Septic Tank Restrictions) of the Reilato Municipal Code. The City is supported by a fully functioning sewer system. The island annexation areas currently use private septic service and public sewer service is not currently provided in the North Rialto Islands Annexation area. Upon annexation **to the City, some of the existing development could connect to the City's sewer system. The City's sewer collection system runs** under the streets on the perimeter of the island areas and, in some cases, passes through the island areas. City policy requires properties to connect to the sewer system within three years of the system becoming available within 200 feet of their property.

Soil stability and erosion are addressed by the city since it utilizes Appendix J (Grading) of the 2007 CBC to regulate all grading design and criteria within the City. This includes design criteria for development on slopes and at the toe of slopes Section J104.3 requires preparation of a soils report to include slope stability studies leading to conclusions regarding grading procedures, soil design criteria for structures and embankments, and site geology. Stabilization of slopes for development can involve a number of features, including replacing weak portions of a slope with engineered fill, reinforcements such as soil cement, and sub-drainage systems to remove excess water from within the slope. These provisions are designed to minimize risk of slope failure should development be proposed on a hillside or in a reuse plan for a closed quarry site. Soil testing to determine expansive characteristics is required for new development, pursuant to Appendix J of the CBC. Mitigation of expansive conditions is also required, and must be fully defined in the routine grading permit process. The City will continue to administer these CBC regulations, and any updates thereto, for all new development in the planning area. This ongoing regulatory program will avoid significant impacts involving expansive soils.

The General Plan PEIR analyzed the environmental impacts of the topic, including the Five North Rialto islands. The islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the proposed project will not result in any additional significant impact on geology and soils that has not been addressed and mitigated in the PEIR.

#### 4. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

proposed school?				
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion. The project does not authorize any construction project, any development plan, or any other land alteration activities that will directly subject structures or people to be exposed or exacerbate hazards. The City adopted in 2013 its Local Multi-Hazard Mitigation Plan assessing vulnerabilities and providing planning to mitigate the hazards under this topic.

Exhibit 4.7.1 Hazardous Facilities Map identifies just one Resource Conservation and Recovery Act (RCRA) facility in the islands, located in Island 4. The closing of the nearby Rialto Municipal Airport in 2014 eliminated the only known air traffic hazards affecting the islands. The islands are not identified in any fire hazard severity zones, including in the Exhibit 4.7.2 Wildfire Hazards Map where wildland fires are a known hazard.

Although the project will not directly result in the use, transport, release, or disposal of hazardous materials or wastes; hazardous materials and wastes will be routinely transported, used, and disposed of within the planning area. Chapter 4 (Safety and Noise Element) addresses exposure to these hazards, specifically, Policies 5-4.1-5-4.3, 5-5.1 to 5-5.3, and 5-6.1 to 5-6.2 as identified in General Plan PEIR.

The General Plan update does not include any proposed changes in the physical organization of the planning area that could **interfere with the City's** Multi-Hazard Functional Plan (MHFP) or its evacuation plan. General Plan policies 5-7.1 to 5-7.4 sets **forth the City's** holistic approach to emergency preparedness by improving emergency response services, training City staff to assist in largescale emergencies, and educating the public.

The General Plan PEIR analyzed the environmental impacts of the topic, including the Five North Rialto islands. The islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the proposed project will not result in any significant impact on hazards and hazardous materials that has not been addressed and mitigated in the PEIR.

## 5. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The project will not directly subject structures or people to landslide hazards because it does not authorize any construction project, any development plan, or any other land alteration activities that would significantly impact hydrology and water quality. Through **General Plan policies, PEIR mitigation measures, the City's Floodplain Management Ordinance,** and Santa Ana RWCQB Order No. R8-2007-0006, water quality, drainage patterns, groundwater quality, and flood and mudflow

hazards serves to reduce to less than significant the environmental impacts of future development projects on the islands. The City collects development impact fees to ensure that project proponents of new development bear the cost of proportionally expanding the municipal system to meet future needs.

Exhibit 4.8.2 Flood Hazards Map indicates that flood hazards are undetermined in the islands. General Plan policy 5-2.5 expressly prohibits placement of structures within a designated 100-year flood zoned within an officially designated 100-year flood hazard area or any other 100-year flood hazard area as determined through geotechnical investigation, unless it is demonstrated that it would not negatively impede or redirect floodwaters or raise anticipated flood heights.

National Pollutant Discharge Elimination System (NPDES) regulations applicable to the planning area are designed to reduce NPS pollutant loading through the implementation of Best Management Practices (BMPs) and other control measures that minimize or eliminate pollutants from urban runoff, thereby protecting downstream water resources. The City implements NPDES provisions through the requirements of its MS4 permit that are applicable to all portions of the City. BMPs implemented to address residential pollutant sources generally revolve around educational programs.

The Floodplain Management Ordinance is specifically designed to prevent and regulate unnatural diversion of drainage that could result in flooding in other areas and also addresses potential damage associated with fluvial erosion. Development of **storm drainage facilities are subject to the standard designs of the City's Engineering Division**. Standards 300 through 384 provide a uniform method for adequate construction of storm drain facilities including catch basins; pipe mains, junctions, and transition structures; trash racks, and other drainage design features. The City has adopted existing regulations that minimize on- and off-site flooding, erosion, and sedimentation impacts.

Protection and conservation of the groundwater resources are outlined in General Plan policies 2-25.1 to 2-25.3, 2-26.1 to 2-26.3, and 3-8.6 and 3-8.8 as mentioned in the General Plan PEIR. Therefore, under the proposed policies of the General Plan update and existing water rights adjudication, impacts to groundwater supplies will be less than significant. Furthermore, Chapter 2 (Managing Our Land Supply) of the proposed General Plan update includes policies that will help relieve future strain on the storm drain system,

The majority of the planning area is built out with established drainage infrastructure. Primary drainage course within the City are channelized, with little opportunity to be altered or rerouted. Vacant land within the urbanized portions of the planning area contribute to localized drainage conditions, however, the PEIR concludes that development of these lands will not result in the major alteration of any streams or drainage courses because of the existing drainage infrastructure.

The islands are serviced by West Valley Water District (WVWD). The backbone water facilities and infrastructure will be owned, operated and serviced by the WVWD. All new waterlines and water facilities will be designed and installed in accordance with the WVWD requirements and specifications. The fair share cost of designing and constructing the water system will be financed by the project master developer, project area builders, and/or other financing mechanisms acceptable to the WVWD.

The General Plan PEIR analyzed the environmental impacts of the topic, including the Five North Rialto islands. The islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the project will not result in any additional significant impact on hydrology and water that has not been addressed and mitigated in the PEIR.



## 6. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The proposed rezoning and general plan amendment does not authorize the construction of structures that would divide established communities. No existing applicable habitat conservation plan or natural community conservation plan includes the Five North Rialto Islands. The City is in the early stages of formulating a Habitat Conservation Plan (HCP) for the Delhi Sands Flower-Loving Fly, however, the annexed areas are not within the known recovery units or where Delhi Sands soils are found in substantial quantities to support the fly's habitat.

Chapter 18.02.080 of the Rialto Municipal Code requires that all new annexed areas are zoned "R-1 A" single family residential. The existing zoning for the portions of Rialto abutting islands are predominantly single-family residential. The Rialto Airport Specific Plan abuts Islands 4 and 5 to the west, and the southern portion of Island 4 abuts the Renaissance Specific Plan.

**The existing County zoning and general plan designations for the islands are variations of the "RS" Single Residential that establishes minimum lot area per unit requirements with equivalent densities ranging from 1 to 6.0 dwelling units per acre (see Table 1). Since the rezoning designation of "R-1 A" in the Rialto Municipal Code does not specify dwelling unit density, consistency with the general plan density applies. The rezoning is compatible with the existing land uses and the surrounding zoning abutting the islands, and it consistent with the current and proposed and general plan policies for the area.**

The Rialto General Plan Land Use map designates all the five islands as Residential 6, which allows for residential development at low densities. The range of allowable density in Residential 6 is between 2.1 to 6 dwelling units per acre. The proposed general plan amendment will designate all islands as Residential 2, which allows for residential development at even lower densities than Residential 6. The maximum Residential 2 density is 2 dwelling units per acre. The County designates the southwestern portion of Island 4 as RS-1 permitting a maximum of one dwelling unit per acre, which is below than that proposed by the general plan amendment.

The proposed General Plan designation and rezoning are compatible with one another including the allowable land uses and densities. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the proposed project will not result in any additional significant impact on hydrology and water that has not been addressed and mitigated in the PEIR. The General Plan PEIR has analyzed the area based on a higher development density than what either the proposed and the current County General Plan permits.

## 7. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The proposed rezoning and general plan amendment does not authorize development of new dwelling units that would have the potential of adding population, relocate housing or persons, or authorize capital infrastructure improvements that would induce substantial population growth or result in the construction of replacement elsewhere. The islands are entirely built-out except for vacant parcels in Island 3 and 4. The City of Rialto released a Draft Plan for Services and Fiscal Impact analysis accounting for population growth and development potential of the Islands. The current estimated population of the Five North Rialto islands is 2,250 based on assumption on occupancy rate and typical household size of the City.

Table A-2 of the Draft Plan for Services and Fiscal Impact analysis provided the dwelling unit buildout of the vacant parcels in Island 3 and 4. The buildout assumes a density of a dwelling unit per 7,700 square-foot of lot (5.65 du/ac) consistent with the single family residential uses allowed by both the County and City general plan. These parcels at full buildout would net 104 units, and all but one is located in Island 4. This buildout scenario of 5.65 du/ac simulates a more intense development than what the general plan amendment proposes, which is 0-2.0 du/ac. If the buildout scenario occurs at 5.65 du/ac, it is estimated that it would add 395 persons. The buildout potential of the reduction to a maximum of 2 du/ac would reduce the number of person to 139.8, and the number of net dwelling units to 36.8. The proposed general plan amendment represents a significant decrease in the permitted dwelling unit density and population growth than what was analyzed under the General Plan PEIR. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR. Therefore, this initial study has determined that the proposed project will not result in any additional significant impact on population growth that has not been addressed and mitigated in the PEIR.

## 8. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

		Incorporated		
A) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion. The proposed rezoning and general plan amendment does not authorize or approve any specific construction or development project, or any other land use altering activities that could significantly impact the provisions and quality of public services. The General Plan PEIR reviewed the baseline conditions of public services and identified service providers of the planning area, including the islands. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. The Islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR.

Table 3  
Current and Anticipated Public Service Providers

<i>Service</i>	<i>Current Provider</i>	<i>Anticipated Service Provider</i>
Fire protection	San Bernardino County Fire Protection District – Valley Service Zone	Rialto Fire Department
Police protection	County of San Bernardino <b>Sheriff's Department</b>	Rialto Police Department
Schools	Rialto Unified School District	Rialto Unified School District
Parks	County of San Bernardino	City of Rialto
Library	County of San Bernardino	County of San Bernardino

Through the monitoring and level of service commitments expressed in General Plan policies 5-3.1 thru 5-3.5 services and facilities would be expanded, when and where needed to maintain desired levels of services. Construction of future fire stations, police stations, schools, parks and and other public facilities will be subject to environmental review under CEQA on a project-by-project basis. Through that mandatory planning process, any potentially significant impacts will be identified, along with measures to mitigate such impacts.

Upon annexation of the island areas, the City will continue to provide fire protection and the mutual aid agreement for fire protection with the County will no longer be applicable. Upon annexation, the project area will be detached from the San Bernardino Fire Protection District. The Rialto City Fire Department will be the service provider for fire prevention, protection and EMS, i.e. paramedic services after the annexation. City fire codes and fire abatement requirements will be addressed during the entitlement and permitting process.

There are four fire stations in Rialto; Station 202, located at 1925 N. Riverside Avenue, is the closest station to the North Rialto Islands project site. Station 202 has one fire engine and two paramedic ambulances (one in reserve). The fire station will provide wildland and structural fire protection, and response to 911 medical aid call, traffic accidents and hazardous materials. Additional support may be provided by Fire Station 204, located at N. Alder in Rialto. Fire Station 204 has two fire engines (one in reserve), one water tender, and two specialized units

After the annexation, the City of Rialto Police Department will be providing the public safety services for the North Rialto Islands Annexation. The Department currently employs 140.5 total employees, with 101 sworn and 39.5 non-sworn personnel. In addition to patrol services, the Police Department offers K-9, School Resource Officer (SRO), Street Crime Attach Team (SCAT), investigations, traffic enforcement, narcotics enforcement, training and background checks, community services, animal control services and re-entry support services. The Rialto Police Department is also part of the Four-City Regional SWAT Team (IVS) and Air-Support Unit.

The proposed project does not involve changes that would result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified PEIR. With the reduction in the dwelling units permitted, the project would not directly affect the need for additional public services or require near term construction of any new or expanded facilities to provide those services.

## 9. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the <b>project's projected demand in addition to the provider's existing commitments?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Be served by a landfill with sufficient permitted <b>capacity to accommodate the project's solid waste disposal needs?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion. The does not authorize or approve any specific construction or development project, or any other land use altering activities that could significantly impact the provisions and quality of utilities and service systems. The annexation would shift the service providers covered by this topic:

Table 4  
Current and Anticipated Utility and Service Systems Providers

Service	Current Provider	Anticipated Service Provider
Water	West Valley Water District	West Valley Water District
Sewer	Private Septic Service	City of Rialto Sewer System
Flood Control and Drainage	San Bernardino County Flood Control District	City of Rialto Public Works Department
Solid Waste Management	Burrtec Waste Industries	Burrtec Waste Industries has an exclusive franchise with the City of Rialto

The General Plan PEIR reviewed the baseline conditions of these services and identified service providers of the planning area, including the islands. The proposed amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. The Islands are mostly built-out with low density single-family residential uses. The only vacant parcels can be found in Island 3 and Island 4. This should lead to environmental impacts that is consistent with the analysis provided by the General Plan PEIR.

The proposed project does not involve changes that would result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified PEIR. With the reduction in the dwelling units permitted, the project would not directly affect the need for additional utilities or service systems or require near term construction of any new or expanded facilities to provide those services.

#### 10. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion. The Rialto General Plan Program EIR (SCH: 2008071100) certified in 2010 is a Program EIR (PEIR) **and includes analysis of the environmental impacts the city's General** Plan policies have on unincorporated areas including the Five North Rialto islands for possible future expansion of city limits. The General Plan is intended to achieve the land use, circulation, and other goals of the City in order to reflect the community's **current values for growth over the long-term**. The islands were uniformly designated as Residential 6, which allows for single family residential uses with densities between 2.1 to 6.0 dwelling units per acre. The project does not authorize any construction project, any development plan, or any other land alteration activities that could have a significant environmental impact. No development has been submitted in conjunction with the project. The proposed general plan amendment will reduce the allowable density of residential uses in the islands from Residential 6 to Residential 2. Since development intensity was already analyzed for environmental impacts in the General Plan PEIR, the proposed reduction in development density would result in environmental impacts that are within the parameters set in the certified General Plan PEIR. General Plan policies and General Plan PEIR mitigation measures adopted to mitigate environmental impacts to less than significant levels are applicable to the project.

### *LEAD AGENCY*

City of Rialto  
Department of Community Development  
150 South Palm Avenue  
Rialto, CA 90740

Gina Gibson-Williams, MPA  
Planning Manager

### *ENVIRONMENTAL ANALYSTS*

MIG  
1500 Iowa Avenue, Suite 110  
Riverside, California 92507  
951-787-9222

Jose Rodriguez, Project Manager  
Bryan Fernandez, Project Associate

The City of Rialto updated this FAQ to address many of the questions that arose during the Community Meeting on April 10, 2017 and at the Planning Commission meeting on April 12, 2017. It also incorporates feedback regarding the annexation approval process from LAFCO.

## Annexation Process

1. **What is annexation?** The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The San Bernardino County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. The annexation process typically takes several months to complete, and can sometimes take longer. For more information regarding LAFCO, please visit the website at [www.sbclafco.org](http://www.sbclafco.org) or call: 909-388-0480.
2. **What is an island?** In simple terms, an unincorporated “island” is a relatively small pocket of land currently served by the County of San Bernardino but substantially surrounded by the City of Rialto. Generally in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an “island” as follows:
  - a) the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city’s general plan, and is not within the Sphere of Influence of another city, and
  - b) the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city’s general plan, and
  - c) the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.



- 3. Who approves an island annexation?** In this case, the City of Rialto. Although LAFCO is normally the entity responsible for approving or denying annexation requests after hearing and protest proceedings, island annexations are exempt from these stringent procedures. In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all of the criteria mentioned in Question #2 above are satisfied.

Within 30 days of the LAFCO's resolution approving an island annexation, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal based on new or different facts that were not presented previously (Section 56895 of the CA Government Code).

- 4. Did the City initiate the annexation?** Yes. On November 22, 2016, the City Council adopted a Resolution initiating the filing process for annexing the five North Rialto Islands. The City took this action to fulfill a condition imposed by LAFCO Resolution No. 3222 adopted on May 18, 2016 in conjunction with the City's request to annex the Lytle Creek Ranch. Condition #4 of Resolution No. 3222 required the City of Rialto to initiate annexation of the five North Rialto Islands by May 17, 2017. If the City fails to complete the annexation of the five North Rialto Islands, then LAFCO would deny any future annexation until the City satisfied the condition. The City accepted this obligation when LAFCO allowed the City to annex land within the Lytle Creek Ranch Specific Plan.
- 5. Why did the City approve the Lytle Creek Ranch annexation given this condition?** In 2010, the City Council first approved the Lytle Creek Ranch Specific Plan and entered into a Development Agreement that obligated the City to commence annexation proceedings. The Lytle Creek Ranch Specific Plan originally consisted of 2,447 acres, with 694.2 acres within the City and 1,753.1 acres within the unincorporated County. The City's corporate boundaries meandered through the proposed community of 8,407 homes making efficient service delivery impractical without annexation into Rialto.

On May 18, 2016, the City of Rialto protested the condition obligating the City to annex the five North Rialto Islands, but expressed a willingness to negotiate terms acceptable to all parties. LAFCO imposed Condition #4 and the City conceded in order to complete the Lytle Creek Ranch annexation (LAFCO Proposal No. 3201). The City of Rialto stated that it understood the County arguments for island annexations, but preferred a more balanced economic solution for accepting the new service responsibilities. The City also expressed a desire to consider the governmental preferences of island residents.

- 6. Why isn't the El Rancho Verde community included in the island annexation, didn't the Lytle Creek annexation create an island there?** When LAFCO approved the Lytle Creek Ranch annexation, it acknowledged that it created an island of approximately 212 acres. After considering the "historic opposition" by the residents of the community to annexation, and the more arduous procedures associated with a conventional annexation (i.e. larger than 150 acres), LAFCO made a finding that the County retain jurisdiction over this island. LAFCO also voted to retain County jurisdiction over the CEMEX facility surrounded on multiple sides by the City of Rialto and our sphere of influence, claiming that the City does not have policies that protect the mineral resources considered valuable to the region.
- 7. Does the City need to take any future actions?** The City of Rialto still needs to take action to approve certain components of the annexation application, including the following:

  - a) The Planning Commission must consider an amendment to the General Plan and the Rialto Zoning Code to establish land uses for the annexation area. The Planning Commission must also consider an environmental determination in accordance with the California Environmental Quality Act (CEQA). The Planning Commission then forwards its recommendation to the City Council on the General Plan and Zoning Code amendments and environmental determination. The City scheduled this hearing for April 25, 2017.
  - b) The City Council must consider the Planning Commission's recommendation to amend the General Plan and the Rialto Zoning Code to establish land uses for the annexation area and make an environmental determination. The City Council must also approve a property tax allocation agreement between the City of Rialto and the County of San Bernardino. The City has not yet scheduled this hearing.
- 8. Does the City still have the option to reject the annexation?** Yes, the City could choose to withdraw its application to LAFCO. In accordance with LAFCO Resolution No. 3222, LAFCO would thereupon preclude the City from annexing any additional land into the City.
- 9. Who benefits from annexation?** The County of San Bernardino is the primary beneficiary of the annexation. The County of San Bernardino will no longer incur costs to provide services to the islands, thereby realizing a benefit to its operating and capital budgets. The County will transfer deferred capital improvement liabilities to the City without compensation to the City of Rialto.

Based upon the Plan for Services prepared by Stanley R Hoffman & Associates last year, the City of Rialto expects to incur annual operating deficits of \$518,000 to \$798,000 per year (depending upon the status of the utility tax) to provide services to the islands at the City's current service standards, and accept another \$20 million in deferred neighborhood and community infrastructure improvements. From a financial perspective, the islands represent a significant burden that Rialto and its existing constituents must absorb. In the short term, the City will address the burden by diluting public services citywide – in effect, covering the added service territory without an incremental increase in police, fire, or public works crews. Over time, with growth in revenues and possibly help from the County, the service standards may normalize.

The islands already receive some City services under mutual aid agreements for Police and Fire. Theoretically, the island residents should receive priority community services, with a nominal increase in costs. Island residents may have more influence regarding service standards for the neighborhoods with elected representation that is more sympathetic to neighborhood concerns. The City understands that many of the residents prefer the status quo.

- 10. Could LAFCO waive Condition #4 and allow the City to withdraw its annexation request – would the City consider that?** The City did not independently initiate the annexation proceedings but LAFCO conditioned the City as part of an unrelated annexation request (Lytle Creek). The City intends to fulfill its commitment to LAFCO to proceed in good faith to annex the North Rialto islands and avoid being prohibited from considering future annexations. If LAFCO proposed a waiver of the condition, the City would consider withdrawing its request.
- 11. What if I do not want to annex?** You may attend the upcoming public hearings and meetings before the City of Rialto to voice your concerns. Once the City of Rialto decides to annex the islands, the scope of the LAFCO hearing will be limited to determining whether the City of Rialto satisfied the statutory criteria for an island annexation. While LAFCO may hear your oral and written protests, it does not have the authority to deny the annexation if the City fulfills all of the statutory conditions. Therefore, your option is to direct your primary protest to the City of Rialto during the various hearings and the appointed and elected representatives will consider your testimony.
- 12. Will my voice in local government change?** As a City resident, you will be eligible to vote in City elections. City residents may also be eligible to run for City Council and serve on various City commissions and committees.

**13. How can I become involved in the annexation process?** There are a number of opportunities throughout the annexation process where your voice can be heard:

- a. Community meetings held prior to finalization of the annexation proposal. Based upon the level of interest in the first meeting, the City may schedule additional meetings in the future and invite participation from outside agencies with a role in the annexation, including the County Supervisor's Office and LAFCO.
- b. Planning Commission (scheduled for April 26<sup>th</sup>) and City Council meeting to consider zoning, compliance with the General Plan, and compliance with CEQA.
- c. LAFCO public hearing (TBD).

**14. How will you notify me of future public hearings on the proposed annexation?** The City will mail all directly affected and surrounding landowners notice via US Mail before the Planning Commission and City Council hearings. For more information regarding LAFCO's procedures, please visit the website at [www.sbclafo.org](http://www.sbclafo.org) or call: 909-388-0480.

**15. Who are my elected County representatives in this decision?** Supervisor Josie Gonzales, Fifth District for San Bernardino County, currently represents you. Supervisor Gonzalez can be reached at: San Bernardino County Government Center, 385 N. Arrowhead Ave., Fifth Floor, San Bernardino, CA 92415-0110, 909.387.4565, 909.387.5392 fax.

## Taxation & Fees

**16. Will my property value increase or decrease because of annexation?** The voluntary acts of buyers and sellers in the real estate marketplace establish values, with influence from lenders, realtors, and governmental authorities. Some argue that annexation increases values because of better governmental services and localized control. Others argue that buyers assign value to the lack of governmental authority and services. The City does not have an empirical answer to this question.

**17. Will my property taxes increase if annexed to the City?** Your property tax will not increase because of the annexation. Under the California Constitution, the County Assessor cannot assess your property at more than 1% of its value. The City does not now levy any special assessments that would apply upon annexation to the annexed areas. As properties develop in the future, they may be subject to special assessments for landscaping and lighting, or other services or improvements that may be voter approved. The City will annex some existing lighting and landscaping district responsibilities.

**18. Will there be a reassessment of my property upon annexation?** No. A reassessment would not occur due to an annexation.

# FREQUENTLY ASKED QUESTIONS

19. **Will I have to pay the City's Utility Tax?** The City of Rialto currently levies an 8% tax on all utilities, including electric, gas, sewer, water, phone, and cable TV services. This tax supports general fund services, including police, fire, parks, and public works. The current levy sunsets on July 1, 2018 and the City Council is considering whether to seek a public vote to extend the tax, or replace it with an alternative tax. If annexed, the newly incorporated areas will be subject to the voter-approved tax. New residents would vote on any future tax measure after annexation. The Rialto Finance Division estimates that the UUT will cost \$38.40 per month or \$460.80 annually for a typical utility user without sewer service (the actual tax depends upon your specific utility consumption).

Utility	Typical Monthly Charge	Utility Tax %	Monthly Tax
Water	\$ 80.00	8.0%	\$ 6.40
Sewer	\$ -	8.0%	\$ -
Gas	\$ 100.00	8.0%	\$ 8.00
Electricity	\$ 100.00	8.0%	\$ 8.00
Cable	\$ 70.00	8.0%	\$ 5.60
Telephone	\$ 130.00	8.0%	\$ 10.40
	=====		=====
Monthly Totals	\$ 480.00		\$ 38.40
Annual Totals	\$ 5,760.00		\$ 460.80

20. **Will I have to pay a City Business License Tax?** Yes. If you operate a business within the City of Rialto, you will pay a tax to the City in accordance with established tax schedules:

Gross Receipts	Tax
\$0.00 to \$5,000	\$25
\$5,001 to \$10,000	\$50
Over \$10,000	\$79

If you have a current license with the County of San Bernardino, the City will not require a City business license until your business license expiration date or one year after annexation, whichever occurs first.

21. **I have a home-based business, what will be required of me after annexation?** A home-based business is subject to a City business license and to the City's zoning requirements for a home-based business. If the County permits the home-based business under County codes, but the City's codes do not permit it, the business would become a legal

# FREQUENTLY ASKED QUESTIONS

non-conforming use, subject to the City's non-conforming use regulations. If the home based-business is illegal (does not have county approval or does not comply with county requirements) it is most likely to be illegal under the City's regulations and would have to comply with the Rialto Municipal Code to operate, including by securing a business license if the business is allowed under the Municipal Code. Otherwise, the City could force you to cease operations. A non-conforming use may not be expanded, increased or enlarged. If the use ceases to exist for 1 year or more it may not be re-established.

22. **Are there any other fees, that I will have to pay because of annexation?** Other fees that may be applicable are:

## Dog Licensing

License Type	One Year	Two Years	Three Years
Regular – dog is not altered	\$48.70	\$95.70	\$143.60
Altered – dog is spayed/neutered	\$12.10	\$23.90	\$35.80
Senior Citizen – dog is not altered	\$24.30	\$47.70	\$71.60
Senior Citizen – dog is altered	\$6.00	\$11.80	\$17.60

## Alarm Fees

Residential Annual Permit Fee: \$18.20  
1<sup>st</sup> and 2<sup>nd</sup> False Alarm: No Fine  
3<sup>rd</sup> False Alarm: \$91.30;  
4<sup>th</sup> False Alarm: \$121.80;  
5<sup>th</sup> False Alarm and above: \$152.20 each

Commercial Annual Permit Fee: \$24.30  
1<sup>st</sup> and 2<sup>nd</sup> False Alarm: No Fine  
3<sup>rd</sup> False Alarm: \$121.80;  
4<sup>th</sup> False Alarm: \$182.70;  
5<sup>th</sup> False Alarm and above: \$243.60 each

## **Zoning and Land Use**

23. **How will the zoning on my property change after annexation?** Zoning will conform to the pre-zoning designation for the parcel when it is annexed, which is Single Family Residential (R-1A). Structures legally built to the County zoning standards with a permit will be legal in Rialto. Any structure built without a valid County permit will become an illegal non-conforming use after annexation. A map showing the existing County zoning and a matrix comparing the County zoning standards with the City zoning standards is attached to this FAQ.
24. **How will annexation affect my pets and/or livestock?** The City regulates the keeping of livestock and fowl on residential properties. The City permits cats, dogs, and horses



within residential zones with certain restrictions. The keeping of other types of animals permitted under the County zoning designation, but not permitted under the City zoning designation would create a legal non-conforming use. Such uses would exist until the property is sold or the use ceases to exist for 1 year or more. If either occurs, the owner will be expected to achieve conformance with the City's regulations.

25. **Will the City honor a County of San Bernardino building permit?** Yes, a building permit issued by the County for a property subsequently annexed to the City will remain valid for the life of the building permit, including renewals, if construction starts prior to annexation. If you have a building permit from the County, but have not yet commenced construction, or if your permit has been suspended, revoked, or expired, a new permit would be required from the City of Rialto.
26. **How do the County and City enforce land use, health, and fire codes to maintain the safety and value of the property?** Both the County and cities operate "code compliance" programs to enforce local ordinances dealing with such issues as weeds, animals, noise, dilapidated structures, and similar property issues. The City will provide code compliance services to the annexed area with an initial focus on health and safety conditions. The City will otherwise respond to resident complaints.
27. **What happens to my street address after annexation?** The existing addresses may change upon annexation to ensure that emergency responders will locate the property address without unnecessary delay. The City will issue a formal letter to all affected property owners, listing the former address and APN, and specifying the new address because of the annexation that can be used for real estate, banking, and other transactions that require address verification.
28. **Can the City approve an annexation agreement with the residents that binds future City Councils?** No. The City Council may adopt a resolution stating its current commitment to annex an area as a written reference for future City Councils, but cannot bind future City Councils. A future City Council can modify any resolution with a majority vote at a public meeting.

## Public Services

29. **Will my service providers change after annexation?** Once annexed to the City, the City will provide municipal services such as police, building inspection, maintenance of public roads and infrastructure, public works, parks and recreation, and sewer. Other services, such as water, gas, & electric, and cable will continue to be provided by your current service providers.
30. **Will there be a change in my garbage collection services?** Burrtec Disposal provides garbage service to Rialto residents. Residential service costs \$84.03 per quarter.
31. **Will annexation change where my children go to school?** The annexation will not affect school district boundaries and your children will go to the same school.
32. **Will I be required to install curbs, gutters, and sidewalks?** The City requires

construction of frontage improvements such as curbs, gutters, and sidewalk upon new construction. If you do not seek a permit for new construction, then the City will not require you to construct frontage improvements.

33. **When will the City maintain my streets? Or, will it add sidewalks, streetlights or other basic amenities?** The County will not provide any funding to repair, replace, or install missing or deteriorated improvements. Consequently, the City must budget for these costs after consideration of all community needs. Many existing areas of the City lack basic infrastructure. The City makes no promise or timetable to address these needs in the annexation areas but will consider them annually as part of the Capital Improvement budget.
34. **Do I have to annex to the City sewer service?** The Government Code allows for “out of agency service” so your property can continue with a septic system without connecting to the City sewer system. If there is an existing or impending threat to the health and safety of the public (e.g., failed septic system), the County Environmental Health Department may require you to connect to a sewer system. The City is researching whether a State law overrides our policy in Rialto. If not, Rialto will provide a written letter to all affected property owners that the City of Rialto will not require a sewer connection.
35. **Will I be required to hook up to public sewer and/or water?** You can continue to use a septic system after annexation. The City will allow continued use of an existing septic system unless the County Environmental Health Department detects a health problem. If your property is already connected to a City sewer line, there will be no change in cost or service.

The City’s Sewer Ordinance requires that a property owner connect to the City’s sewer main if the nearest plumbing outlet is within 200 feet of the sewer main. The Ordinance holds this requirement in abeyance so long as the existing septic system continues to function. The County Environmental Health Department makes the determination if the existing septic system is functioning. If the plumbing outlet of the property is more than 200 feet from a sewer main, the County Environmental Health Department will determine whether you may reconstruct your septic system.

36. **What does it cost to connect to City sewer and does the city offer any financial assistance?** The cost to connect to the City of Rialto sewer system is as follows:
- a. Residential-single family home is \$5,138 per unit;
  - b. Multiple dwelling unit is \$4,405 per unit; and
  - c. Non-residential charges vary depending upon the volume and quality of discharge.

The connection fees include the costs of extending sewer lines and for treatment at the City wastewater treatment plant. In addition, sewer users must pay a monthly charge of \$61.27 per single family or multi-family unit.

The City would consider establishing a special district that would finance the cost of connecting to the City sewer. Residents would repay the connection fees on their



property tax bills.

37. **Are cities more prone to financial distress than counties?** Because counties are generally larger with more diverse revenue streams, they are arguably less susceptible to financial distress that would result in service reductions. Cities encounter financial stress during recessionary periods and often reduce service levels as a means of balancing the budget. As noted above, this annexation is a financial burden to Rialto that will increase our financial risk.

# FREQUENTLY ASKED QUESTIONS



## ANNEXATION AREA MAP

## ZONING COMPARISON MATRIX