

**Sphere of Influence Application Materials
Submitted by Beaumont-Cherry Valley
Water District for LAFCO 3097**

Attachment 8

Justification for Proposal 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 Commission, 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:** Reorganization to include Concurrent Annexations of San Bernardino County Properties and the proposed Sphere of Influence change of certain properties from Yucaipa Valley Water District to Beaumont Cherry Valley Water District.

2. **NAME OF APPLICANT:** Beaumont Cherry Valley Water District
MAILING ADDRESS:
560 Magnolia Avenue
Beaumont, CA 92223
PHONE: (951) 845-9581
FAX: (951) 845-0159
E-MAIL ADDRESS: _____

3. **GENERAL LOCATION OF PROPOSAL:** _____
The site for the proposed project is located in Edgar Canyon primarily within the unincorporated area of San Bernardino County. A small portion of land is within the Yucaipa Valley Water District sphere of influence.

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

5. Indicate the reasons that the proposed action has been requested. _____
The purpose of the project is to maintain control of the groundwater quality of the District's existing wells, provide wellhead protection, and manage the District's facilities more efficiently.
To modify the existing sphere of influence for Beaumont Cherry Valley Water District to include District owned property presently within the sphere of influence of Yucaipa Valley Water District.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
 YES ___ NO X If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):
588.3 acres, Annexation of which 24 acres, Sphere of Influence Change

2. Current dwelling units in area:
3 (BCVWD owned houses)

3. Approximate current population in area:
10 (BCVWD employees and family)

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

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

5. Describe any special land use concerns expressed in the above plans.
None

6. Indicate the existing land use.
Rural living

What is the proposed land use?
Rural living

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 ___
 - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO ___

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

NA

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Agricultural Preserve Designation
- Area where Special Permits are Required

Any other unusual features of the area or permits required: No.

9. 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.

None

10. 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 X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Mountainous

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

Residential	<u>less than 1</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>99</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH San Bernardino National Forest

EAST San Bernardino National Forest

SOUTH San Bernardino National Forest

WEST San Bernardino National Forest

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.).

None

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

6. Is this project a part of a larger project or series of projects? YES ___ NO x If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Parsons Attn. Steve Gratwick TELEPHONE NO. (626) 440-6024

ADDRESS: 100 West Walnut Street - Pasadena, CA 91124

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

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. 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 3/12/08



SIGNATURE OF APPLICANT

Charles Butcher

PRINTED NAME OF APPLICANT

General Manager

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 OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
215 NORTH D STREET, SUITE 204
SAN BERNARDINO, CA 92415-0490
PHONE: (909)383-9900 • FAX: (909) 383-9901
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

RECEIVED
MAY 13 2008

3097

(FOR LAFCO USE ONLY)

LAFCO
San Bernardino County

SUPPLEMENT SPHERE OF INFLUENCE CHANGE

INTRODUCTION: The questions on this form are designed to obtain data about the specific sphere of influence change proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please provide an identification of the agencies involved in the proposed sphere of influence change(s):

SPHERE EXPANSION

Beaumont Cherry Valley Water District

SPHERE REDUCTION

Yucaipa Valley Water District

2. Provide a narrative description of the following factors of consideration as outlined in Government Code Section 56425. (If additional room for response is necessary, please attach additional sheets to this form.)

The present and planned land uses in the area, including agricultural and open-space lands.

The present land use, as defined by San Bernardino County and the city of Yucaipa's General Plan,

is defined as Rural Living. The existing land, 24± acres, is vacant land and is located in a mountainous region along Little San Gorgonio Creek. The land is owned by the Applicant is intended to remain in its present state.

The present and probable need for public facilities and services in the area.

None

The present capacity of public facilities and adequacy of public services that the agency to be expanded provides or is authorized to provide.

None

The existence of any social or economic communities of interest in the area.

The proposed sphere of influence change is within the Oak Glen Community.

- 3. If the proposal includes a city sphere of influence change, provide a written statement of whether or not agreement on the sphere change between the city and county was achieved. In addition, provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.) (See Government Code Section 56425)

Not Applicable

- 4. If the proposal includes a special district sphere of influence change, provide a written statement: (a) specifying the function or classes of service provided by the district(s) and (b) specifying the nature, location and extent of the functions or classes of service provided by the district(s). (See Government Code Section 56425(h))

The Beaumont Cherry Valley Water District provides potable and recycled water service to its customers.

The District's sphere-of-influence encompasses an area of approximately 40 square miles which includes the city of Beaumont and the community of Cherry Valley. The proposed sphere-of-influence change is requested as a result of the District's desire to annex District owned land into the the District's sphere-of-influence. The land proposed to be annexed is vacant and will require no additional services.

- 5. For any sphere of influence amendment either initiated by an agency or individual, or updated mandated by Government Code Section 56425, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form (See Government Code Section 56430):

- a. Infrastructure needs or deficiencies within the area
- b. Growth and population projections for the area
- c. Financing constraints and opportunities by entity affected
- d. Cost avoidance opportunities
- e. Opportunities for rate restructuring

- f. Opportunities for shared facilities
- g. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers
- h. Evaluation of management efficiencies
- i. Local accountability and governance

The narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided. If necessary, attach copies of documents supporting statements.

CERTIFICATION

I hereby certify that the statements furnished above 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 3/12/08



SIGNATURE OF APPLICANT
C. J. Butcher

PRINTED NAME
General Manager

TITLE

SPHERE-OF-INFLUENCE CHANGE

Beaumont Cherry Valley Water District

Item 5 – Service Review of Municipal Services

- a) *Infrastructure needs or deficiencies within the area:* The proposed sphere-of-influence change will not result in new infrastructure needs or deficiencies. The proposed District owned land is vacant and will remain in that state.
- b) *Growth and population projections for the area:* The proposed sphere-of-influence change will not result in new growth or population increases.
- c) *Financing constraints and opportunities by entity affected:* The proposed sphere-of-influence change will not result in any constraints financially by the affected Agency.
- d) *Cost avoidance opportunities:* The proposed sphere-of-influence change will not result in an increased future costs. The proposed District owned land is vacant and will remain in that state.
- e) *Opportunities for rate restructuring:* The proposed sphere-of-influence change will not result in any rate restructuring. The proposed District owned land is vacant and will remain in that state.
- f) *Opportunities for shared facilities:* The proposed sphere-of-influence change will not result any opportunities for shared facilities. There are no existing facilities servicing the proposed land to be annexed.
- g) *Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers:* The land affected by the proposed sphere-of-influence change will not affect any service providers.
- h) *Evaluation of management efficiencies:* The proposed sphere-of-influence change will not result any change in management of the Districts.
- i) *Local accountability and governance:* The proposed sphere-of-influence change will not result any changes in governance of the Districts.