

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: North Bench Sphere of Influence Review
(Expansion) and Annexation of 345 +/- acres

2. NAME OF APPLICANT: City of Yucaipa
MAILING ADDRESS:
34272 Yucaipa Boulevard
Yucaipa, CA 92399
PHONE: (909) 797-2489 x231
FAX: (909) 790-9203
E-MAIL ADDRESS: jmcmain@yucaipa.org

3. GENERAL LOCATION OF PROPOSAL: South of Carter Street, north
of Oak Glen Road, east of current City boundary

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. To provide more
logical service boundaries and services, and to
incorporate property that is owned by the City.

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):
345 +/-

2. Current dwelling units in area:
One

3. Approximate current population in area:
Unknown

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Property will be pre-zoned for Open Space (OS) and Rural Living - one unit per 10 acres. OS permits resource conservation, habitat mitigation, public recreation; RL permits single-family residential.
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Agriculture (AG). Uses permitted include commercial agriculture and agricultural support services, minimum parcel size is 10 acres.

5. Describe any special land use concerns expressed in the above plans.
N/A

6. Indicate the existing land use.
334 +/- acres are vacant, whereas 11 +/- acres contain a single-family dwelling unit

What is the proposed land use?

Resource Conservation, habitat restoration, habitat mitigation bank, passive recreation, and rural living 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.

Open Space (OS) permits one dwelling per existing parcel
Rural Living - 10 (RL-10) permits one dwelling per 10 acres
Pre-zoning will be completed on February 8, 2010.

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: _____

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.

N/A

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. Property is generally flat,
with minor hillsides and natural drainage channels
descending from east to west

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

Residential	<u>0.29</u> %	Agricultural	<u>23</u> %
Commercial	<u>0</u> %	Vacant	<u>76.7</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH One dwelling unit and vacant open space

EAST One dwelling unit and vacant open space

SOUTH Several dwelling units on 1 to 5 acre parcels

WEST Vacant open space

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.).

Water & sewer services will be extended to a public
restroom planned adjacent to Oak Glen Road

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

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

NOTICES

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

NAME Ray Casey TELEPHONE NO. (909) 797-2489 X223

ADDRESS: 34272 Yucaipa Boulevard, Yucaipa, CA 92399

NAME John McMains TELEPHONE NO. (909) 797-2489 X231

ADDRESS: 34272 Yucaipa Boulevard, Yucaipa, CA 92399

NAME Glenn Reiter TELEPHONE NO. (909) 790-0245

ADDRESS: 37076 Oak Glen Road, Yucaipa, CA 92399

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 12/15/09

John McMains
SIGNATURE OF APPLICANT

John McMains
PRINTED NAME OF APPLICANT

Dir. of Comm. Development
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

**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 Commission, 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 <u>City of Yucaipa</u> <u>Yucaipa Valley Water District</u> <u>S.B. Valley Mun. Water District</u>	DETACHED FROM <u>S.B. County Fire Protection District</u> <u>County Service Area 63</u> <u>County Service Area 70</u>
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2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

It would be subject to the City of Yucaipa Paramedic Assessment and The City of Yucaipa Development Impact Fees. It would also be subject to the Yucaipa Valley Water District capacity fees for water and sewer services.

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

It would be relieved of the County Paramedic Service Zone Assessment and The County Development Impact Fees.

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 bulk of this property is already encumbered with conservation easements, and that status will not change. The residential parcel will remain unchanged from its current status.

5. **PLAN FOR SERVICES:**

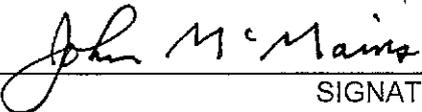
For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

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 estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also 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

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 12/15/09



SIGNATURE OF APPLICANT

/krm - 12/8/2000

PLAN FOR SERVICES

CITY OF YUCAIPA

ANNEXATION NO. 5

NORTH BENCH

CASE NO. 09-140/GPA

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PLAN FOR SERVICE

CITY OF YUCAIPA

LAFCO 3154

LAFCO _____

Pursuant of Section 5600 et.al. of the California Government Code, the following describes the extent, nature, timing and financing of services proposed to be extended to this territory.

1. Location

The City proposes a passive open space park and a habitat mitigation bank on 334 acres of sloping hills and terraced land in portions of Section 28, Township 1S and Range 1W, SBBM. The site is located approximately 2 ½ miles northeast of the uptown area of the City of Yucaipa and northeast of the intersection of Oak Glen Road and Jefferson Street, in the southwest portion of the County of San Bernardino adjacent to and east of the City of Yucaipa.

The site lies between Carter Street and Oak Glen Road. Oak Glen Road serves as a sub-regional transportation corridor into the area. Oak Glen Road, just south of the project site, provides the primary public access into the area. Carter Street, an unimproved road on the project site, provides primary access from Bryant Street into the subject project.

2. Project Characteristics

The three (3) parcels that comprise the project site are currently under the jurisdiction of San Bernardino County. None of the three (3) parcels are within the City's current sphere-of-influence boundaries.

Approximately 96 acres of the project site is used for the limited cultivation of hay, as the slopes and lack of irrigation make large-scale agriculture impractical. Approximately 238 acres consists of relatively undisturbed natural habitat, and approximately 11 acres contains an existing residential dwelling unit. Surrounding land uses include custom lot residential, scattered isolated ranches, and San Bernardino National Forest public lands. The project area is essentially a rural area that is in transition to a more intensified suburban use.

The proposed annexation boundary is a logical extension of the city limits because it would result in the consolidation of the entire 345 acres of the subject area within the jurisdiction of the City of Yucaipa.

3. Police Protection

Current Services

The City of Yucaipa currently contracts for law enforcement services with the San Bernardino County Sheriff's Department. The closest "base" of service being the sheriff's substation located at 34282 Yucaipa Boulevard in Yucaipa, 2.5 miles southwest of the project site.

Services to be Extended

Once annexed, law enforcement services to the subject area will be provided by County Sheriff's Department personnel under contract to the City of Yucaipa. Extension of law enforcement services would not result in unacceptable response times or require additional personnel.

Any development within the subject area would generate additional funds to the City through increased property tax revenues. Such revenues would be placed within the City's general Fund and could be utilized to expand police and other City services when warranted.

4. Fire Protection

Current Services

The project site is within the jurisdiction of the San Bernardino County Fire Department, Valley Service Area. Cal Fire maintains an East Valley Battalion headquarters station within the City of Yucaipa at 11416 Bryant Street, Yucaipa, approximately 1.5 miles southwest of the project site. The station staffs nine full-time firefighters (four on duty at any given time) and has two wildland fire engines and one structural fire engine.

Cal Fire indicates that response time to the project site from this station would be approximately 2 minutes. A second dispatch station is the Crafton Hills Station located at 32666 Yucaipa Boulevard approximately 5.5 miles southwest of the site. This station staffs six firefighters (two on duty at any given time) and has three structural fire engines. The third dispatch station, located at 11877 Oak Glen Road, is approximately 2.0 miles east of the site. This station maintains three firefighters on an on-call basis and has one wildland fire engine.

In addition, the project site is also nearly located adjacent to the San Bernardino National Forest land on its northern and eastern borders. The United States Forest Service is responsible for fire prevention and control within the San Bernardino National Forest. The project site is located with a mutual threat zone.

A fire in this area would be responded to by both Cal Fire, the County Fire Department, and possibly the US Forest Service. Cal Fire's closest fire station is in Yucaipa, which has a response time to the project site of approximately two minutes. This station has two wildland fire engines with a four person crew. The station is manned with additional firefighters from May to

November each year. Night responses would not require a prolonged response time because the station is manned on a 24-hour basis.

Services to be Extended

Once annexed, fire protection services will be provided to the subject area by the Cal Fire personnel under contract to the City of Yucaipa. Preliminary review received from the Cal Fire officials indicate that specific water flow and fire mitigation measures provide adequate protection to the site. Cal Fire has indicated that the extension of fire protection services to the site would not result in a need for the City to contract for additional fire protection field or support personnel. Therefore, the extension of fire protection services to the portion of the acreage proposed for annexation to the City would not require additional personnel.

In addition to revenues collected specifically for fire protection services, existing development within the subject area will generate funds to the City through increased property tax revenues. Such revenues would be placed within the City's General Fund and could be utilized to expand fire protection and other City services when warranted.

5. Water

Current Services

For the most part, water and sewer services are provided within the City of Yucaipa by the Yucaipa Valley Water District (YVWD). Existing facilities of the Yucaipa Valley Water District are located east, west and to the south of the main entrance to the project site. One inactive well is located on-site, which could provide water in the future if needed.

Services to be Extended

Once annexed, water services will be provided by YVWD. All improvements needed to provide this service to the subject area will be installed at full cost to the City of Yucaipa. Yucaipa Valley Water District will enter into a pre-annexation agreement to serve the subject area with domestic water under specified circumstances relating to water availability and appropriate financial arrangements.

6. Sewer

Current Services

The existing residence on-site uses a septic disposal system. The project site would be annexed to the YVWD, and the Yucaipa Valley Water District (YVWD) will have a sewer main located in Oak Glen Road, which comprises the southern boundary of the site. There are plans to extend the main along Oak Glen Road to approximately one-quarter of a mile from the site. Yucaipa General Plan policy requires sewer hook-ups for new developments within sewer districts except

as approved by the County Department of Health Services (DEHS), the Santa Ana Regional Water Quality Board (RWQCB) and the YVWD wastewater agency.

Services to be Extended

The existing sanitary sewer system from along Oak Glen Road will eventually be extended to serve this project. The system will use eight-inch minimum diameter pipe to serve the day use restroom facility, and it will convey wastewater to the sewer main in Bryant Street. Uses in remote areas, such as a picnic site, that are not accessible to the sewer collection system may use septic tank and leach field systems, provided that soil percolation conditions allow. The wastewater disposal plan for the site will be approved by YVWD and the San Bernardino County Department of Environmental Health Services.

7. Storm Water Drainage

Current Service

The project is within the San Bernardino County Flood Control District's jurisdiction. The storm drains currently consist of natural drainage courses and a series of proposed trapezoidal channels, all of which drain into Wilson Creek. Wilson Creek is also a proposed trapezoidal channel further down stream. The site currently contains only natural drainage channels.

Services to be Extended

The proposed project site is located at the eastern portion of the Wilson Creek watershed, comprising 1,500 acres of steeply sloping land from a point one mile north of the project site to Oak Glen Road. There are two intermittent blue-line drainage courses traversing the site from northeast to southwest. Both drainage courses meet in an area of confluence near the south central portion of the site and then drain as one outfall to Wilson Creek located north of Oak Glen Road.

The proposed drainage plan for the project uses a network system of natural open channels to conduct storm runoff to Wilson Creek. Most of the storm runoff will use the existing open natural channels with varying bottom widths from 5 to 15 feet. Easements will be provided for selected reaches of these natural channels and should vary from 40 to 50 feet. To control runoff increases, and minimize erosion potential, the project may include two detention basins on-site having volumetric capacities of 2 to 6 acre feet.

Once annexed, those drainage improvements will be the responsibility of the City of Yucaipa, and will be contained in easements in favor of the City. The improvements will be maintained by the City of Yucaipa under a Maintenance District that permits detention basins.

Any development within the subject area will generate additional funds to the City through increased property revenues. Such revenues would be placed within the City's General Fund and could be utilized to extend drainage facilities and for maintenance services when warranted.

8. Street Improvements

Current Services

Oak Glen Road currently serves as the primary access road adjacent to the site. Carter Street, an unimproved road, provides access from the Bryant Street into the subject property. Access within the site is provided by multi-use trails and dirt roads.

Services to be Extended

Upon annexation, all proposed new roads and multi-use trails within the subject area will be constructed by the City. Following annexation, the maintenance of these trails and roads would become the responsibility of the City of Yucaipa. Any development within the subject area would generate additional funds to the City through increased property tax revenues. Such revenues would be placed within the City's General Fund and could be utilized to extend street maintenance services.

Primary Access

Primary access and the main entry into the site will be provided from Oak Glen Road. At the main entry, the road will be a paved driveway. The proposed internal road system will consist of multiuse trails and dirt roads. Roads will be crowned and drained with side swales where necessary.

Secondary Emergency Access

Since the project site is located within Fire Review 1 (FR-1) area, plans call for a secondary emergency access road to be provided from Carter Street for connection to Oak Glen Road. The emergency access road will be a 4,200-foot long extension of the east-west boundary road and will follow an existing emergency fire access road. The proposed emergency access road will be built to unimproved road standards with a 20-foot ROW with a 16-foot compacted section.

9. Utilities

Current Services

Electricity: A 115 kv line is present on Oak Glen Road intersecting the southernmost portion of the site.

Natural Gas: South California Gas Company has a four-inch natural gas line in Oak Glen Road.

Telephone: Verizon provides phone service to the project area and has facilities along Oak Glen Road, adjacent to the southern portion of the site.

Services to be Extended

Electricity: The project is located within a City of Yucaipa Scenic Corridor (Oak Glen Road). The Yucaipa General Plan requires that transmission lines sited in existing utility corridors be installed underground where feasible.

The project is expected to consume a minimal amount of electricity per year. Service is currently provided to the site with no adverse impact.

Natural Gas: The project is expected to generate a very limited demand for natural gas per month. This is not expected to be a significant amount and the gas company has indicated that it could provide service to the site.

Telephone: Verizon indicates that phone service could be provided to the site by extension of existing facilities.

10. Solid Waste Disposal

Current Services

Yucaipa Disposal Company provides waste collection services to the project area. Wastes collected in the area go to the San Timoteo Canyon landfill located in Redlands. The landfill currently receives an average of 154,522 tons of waste per year and has an estimated remaining capacity of 5,447,700 tons. The San Bernardino County Solid Waste Management Department estimates that the landfill could reach capacity within the next six to nine years.

Services to be Extended

The project is expected to generate approximately 2 tons of waste per year that would be disposed of in the San Timoteo Canyon Landfill. This is less than one-tenth of one percent of the waste currently disposed of at the landfill, and is not expected to be significant. The project will generate a negligible amount of sludge per year.

11. Schools

Current Services

The site is located within the boundaries of the Yucaipa-Calimesa Joint Unified School District. The District is not currently experiencing overcrowding problems.

Services to be Extended

The project is estimated to generate 0.7 students. This will not significantly impact the school district.