

# **Plan for Services Prepared by the County**

**Attachment 3**

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LAFCO

San Bernardino County

**PLAN FOR THE PROVISION OF SERVICES**  
**COUNTY OF SAN BERNARDINO – EAST VALLEY (DONUT HOLE)**

**LAFCO 3171 - REORGANIZATION and DETACHMENT**

This is a proposal for a reorganization consisting of the annexation of certain territory located within the City of Redlands, to the County of San Bernardino, County Service Area 70, Zone EV-1 and the San Bernardino County Fire Protection District, Valley Service Zone and detachment from the City of Redlands.

The proposal would annex 13.26 acres to the County of San Bernardino, County Service Area 70, Zone EV-1 (CSA 70 EV-1) and the San Bernardino County Fire Protection District, Valley Service Zone (District). A legal description for the property is included as Exhibit A herein.

Currently, the Property Owner owns contiguous parcels that exist within the County of San Bernardino and the City of Redlands. The intent of the proposal is for the Developer/Property Owner to consolidate all parcels under one jurisdiction and permit the above-mentioned agencies to provide municipal services to the subject property.

The subject property is contiguous to the County boundary and the boundaries of both the District and CSA 70 EV-1. The subject property is currently vacant; however, the Developer proposes to construct a logistics facility, industrial center, which would be compatible with existing land uses in the area. Similar projects including Prologis' Pioneer Point Business Center, currently under construction, and their River Bluff Industrial Building have proven that this type of development can be successful in the "Donut Hole." Market trends indicate that these types of developments provide one job per every 2,750 square feet, which could translate to 283 new jobs with an estimated \$13,100,000 in annual income to the work force in the region. Industrial development fits well with the "Donut Hole," but would contrast with existing development within the City in the vicinity of the subject property. A market analysis study prepared by Economics & Politics, Inc. for the subject property concluded that the best and highest use for the property would include the annexation to the County and detachment from the City based on the proposed project's compatibility with the larger industrial center currently in the Donut Hole.

This Plan for the Provision of Services identifies the specific services to be provided; the level of service to be provided; the range of the services to be provided; the timing for services to become available; an estimate of the costs associated with improvements necessary to provide the service (if applicable); a brief discussion of revenues and financing for services and improvements; a brief discussion of the requirement for the property to be included in a Community Facilities District for street lighting; and a requirement for inclusion in a storm drain reimbursement agreement.

## COUNTY OF SAN BERNARDINO

### **Law Enforcement, including Police Protection, Traffic Control and Accident Investigation**

Although the San Bernardino County Sheriff's Department has the ability to provide law enforcement service to the area in question, law enforcement service in the Donut Hole is currently provided by the City of Redlands under contract with the County. Traffic collisions will be investigated by the California Highway Patrol. On August 12, 2003, the County Board of Supervisors approved Agreement No. 03-0856 for apportionment of Sales and Use Taxes and the provision of municipal services. The contract is valid through August 12, 2028 or until the Donut Hole has been annexed to the City.

### **Fire Protection**

It is the intent of the San Bernardino County Fire Protection District, Valley Service Zone, to continue to contract with City of Redlands to provide municipal services as prescribed in County of San Bernardino contract number 03-0856 (attached). Our current contract will be amended to reflect the annexation of approximately 13.26 acres from the City of Redlands, identified above and on Attachment 1. This amendment will also reflect pass through of the Valley Regional Service Zone's current fire tax (UF01 GA01) for the two parcels, estimated at an annual amount of \$5,088.00.

### **Animal Control**

San Bernardino County Department of Public Health, Animal Care and Control Division, currently provides animal related services to the Donut Hole area. Annexation of the subject property will minimally increase the size of the area for Animal Care and Control patrols and service response. The intended use for the parcel is to construct a logistics facility or industrial center which, at this time, does not include animal related matters, therefore anticipated costs associated to provide animal related services to the subject property due to the reorganization and detachment of the subject property for Animal Care and Control would be minimal.

### **Planning and Land Use Regulation**

The County has authority for land use planning and regulations governing land development in the Donut Hole, pursuant to the County General Plan, the East Valley Area Plan, and the County Development Code. Upon detachment from the City of Redlands, the subject 13.26-acre territory would become part of the unincorporated area under County land use jurisdiction. Currently, the County General Plan and East Valley Area Plan do not specify a land use designation for the subject property. Amendments to the General Plan and East Valley Area Plan would be required to establish the proposed land use designation prior to, or concurrent with, any proposal to develop the subject property after detachment.

Upon detachment from the City, the permit application and review procedures and the administrative requirements in Divisions 5 and 6 of the County Development Code will

apply to the site and provide the procedural requirements to initiate amendments to the General Plan and East Valley Area Plan. The County Development Code also provides for a concurrent application for a development project.

### **Streets and Roads**

Once annexed into the County, any street improvements required by the project will be provided by and comply with the standards of the San Bernardino County Department of Public Works, including improvements to San Bernardino Avenue and Pioneer Avenue. Roads built to County standards to serve the project will be accepted into the County Maintained Road System and will be maintained by the San Bernardino County Department of Public Works.

The project developer will also be required to provide a traffic study to determine if additional road improvements will be required, hydrology and hydraulic studies, a Water Quality Management Plan, and will have to pay the Regional Transportation Fee.

## **COUNTY SERVICE AREA 70, ZONE EV-1 (CSA 70 EV-1)**

### **Street Light Services**

CSA 70 EV-1 maintains and operates street lights within the Donut Hole. Financing for the fees, installation and on-going utility costs for the street lights in CSA 70 EV-1 is through a Community Facilities District, CFD 2010-1. Street lights are not required until the property is ready to be developed. The fees are based on the Rate and Method of Apportionment in the Community Facilities District Report, prepared in accordance with the Mellos Roos Community Facility Act of 1982. Annexation to the finance district will be required at the time of development.

### **Alabama Street Storm Drain**

CSA 70 EV-1 owns and maintains a public storm drain system constructed within Alabama Street, entirely within the Donut Hole. The master planned storm drain collects all flows generated west of Interstate 210, east of Alabama Street, north of Lugonia Avenue and south of the Santa Ana River. The subject property is tributary to the Alabama Street Storm Drain.

The storm drain system was constructed to the master planned pipe sizes by Mountain Grove Partners, LLC and deeded over to the District on October 9, 2008 for operation and maintenance. All discharges to the District's public storm drain system shall conform to the requirements of County Ordinance No. SD-06-09.

On October 28, 2008, the Board of Supervisors approved Agreement No. 08-1071 (copy attached as Exhibit B herein) between Mountain Grove Partners, LLC and the District for reimbursement of costs to construct the Alabama Street Storm Drain. The total value of the reimbursement agreement is \$8,010,289 and the agreement is valid for a period of ten (10) years. The subject property, when/if developed, will be required

to pay \$24,331 per acre, prior to connection to the storm drain and as a condition of final inspection and/or occupancy.

Operation and maintenance costs for the Alabama Street Storm Drain are funded by CSA 70 EV-1.

### **Water Service**

Although CSA 70 has water powers, domestic water and water for fire protection in the Donut Hole is currently provided by the City of Redlands under contract with the County. On August 12, 2003, the County Board of Supervisors approved Agreement No. 03-0856 for apportionment of Sales and Use Taxes and the provision of municipal services. The contract is valid through August 12, 2028 or until the Donut Hole has been annexed to the City.

For the purpose of this Plan for Service, the City of Redlands has sufficient water supply and storage to serve the project. Pipeline extensions will be the responsibility of the developer.

Operation and maintenance costs will be fully funded from the City's user fees.

### **Sewer Service**

Although CSA 70 has sewer powers, sewer service including collection, distribution and treatment in the Donut Hole is currently provided by the City of Redlands under contract with the County. On August 12, 2003, the County Board of Supervisors approved Agreement No. 03-0856 for apportionment of Sales and Use Taxes and the provision of municipal services. The contract is valid through August 12, 2028 or until the Donut Hole has been annexed to the City.

For the purpose of this Plan for Service, the City of Redlands has sufficient sewer treatment and distribution capacity to serve the project. Pipeline extensions will be the responsibility of the developer.

Operation and maintenance costs will be fully funded from the City's user fees.



Gregory C. Devereaux  
Chief Executive Officer  
County of San Bernardino

Date: 3/15/13