Application including
Board of Supervisors Resolution

Attachment 2

3179/3180
(FOR LAFCO USE ONLY)

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: Sphere of Influence Expansion or CSA 54 and Reorganization to include Annexations to CSA 54, Detachment from CSA SL-1, and Dissolutions of CSA 73 and CSA 53 Zone A (Streetlight Reorganization for the Mountain area)

2. NAME OF APPLICANT: Special Districts Department

   MAILING ADDRESS: 157 W 5th Street, San Bernardino CA 92415

   PHONE: (909) 387-5940

   FAX: (909) 387-5542

   E-MAIL ADDRESS: PVandervoort@SDD.SBCounty.gov

3. GENERAL LOCATION OF PROPOSAL: Mountain communities including Crest Forest, Lake Arrowhead, Hilltop and Bear Valley

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 action is being requested for cost reduction and increase efficiencies for providing streetlight services to the mountain communities.

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): Please see attached table.

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments): Please see attached table.

3. Approximate current population in area: Please see attached table.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): Not applicable

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

   Please see attached table.

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:

   There are no special land use concerns.

6. Indicate the existing land use.

   Please see attached table.

   What is the proposed land use?

   There are no changes to the existing land use.

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

   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.

   _____

   _____

   _____

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 _X_ 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.

Not applicable.

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:*

This reorganization is for existing facilities. No new facilities will be added or proposed.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The topography is mountainous in nature, with rolling hills, meadows, and areas of steep slopes.

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

Residential	_____%	Agricultural	_____%
Commercial	_____%	Vacant	_____%
Industrial	_____%	Other	_____%

3. Describe the surrounding land uses: See attached summary.

NORTH _____

EAST _____

SOUTH _____

WEST _____

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. Are there any existing out-of-agency service contracts/agreements within the area? YES ___ NO _X_ If YES, please identify.

7. 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 Pam Vandervoort TELEPHONE NO. 909 387-5940

ADDRESS:
157 W 5th Street, 2nd Floor, San Bernardino CA 92415

NAME Jeff Rigney TELEPHONE NO. 909 387-5967

ADDRESS:
see above

NAME _____ TELEPHONE NO. _____

ADDRESS:

_____
(FOR LAFCO USE ONLY)

CERTIFICATION

As a part of this application, the city of _____, or the County Service Area 53a, County Service Area 73 and County Service Area SL-1 district, County Service Area 53a, County Service Area 73 and County Service Area SL-1 (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 _____ or the County Service Area 54 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 XIIIC and XIIID 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 2/16/13

SIGNATURE OF APPLICANT

Pamela Vanderwoodt
PRINTED NAME OF APPLICANT

Regional 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 OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/15/2012

Application and Preliminary Environmental Description Form

Land Use and Development Potential

1. Total Land Area

Area	Acreage
CSA SL-1 Cedar Glen Area	9
CSA 73	429
CSA 53A	7859

2. Current Dwelling Units

Area	Single Family Residence	Duplex	Triplex
CSA SL-1 Cedar Glen Area	3		
CSA 73	933		
CSA 53A	812	10	9

3. Population

Area	Population
CSA SL-1 Cedar Glen Area	8
CSA 73	704
CSA 53A	1495

4. General Plan Designation

Area	Designation
CSA SL-1 Cedar Glen Area	CG
CSA 73	CG, CS, IC, IN, RC, RM, RS, SD
CSA 53A	CG, FW, IN, RC, RL, RM, RS, SD

6. Designated Land Use

Area	Land Use
CSA SL-1 Cedar Glen Area	Residential, Commercial, Vacant lands
CSA 73	Residential, Commercial, Industrial, Vacant
CSA 53A	Residentail, Commercial, Industrial, Vacant

SAN BERNARDINO LAFCO
APPLICATION AND PRELIMINARY
ENVIRONMENTAL DESCRIPTION FORM

ENVIRONMENTAL INFORMATION

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

CSA SL-1, Cedar Glen (total acreage: ± 9 ac)

Residential: 1 ac., 11.1 %
Commercial: 3 ac., 33.3 %
Industrial: 0 ac., 0%
Agricultural: 0 ac., 0%
Vacant: 2 ac., 22.2 %
Other: 3 ac., 33.3%

CSA 73 (total acreage: 429 ac.)

Residential: 124 ac., 29%
Commercial: 25 ac., 5.8%
Industrial: 7 ac., 1.6%
Agricultural: 0, 0%
Vacant: 228 ac., 53.1%
Other: 45 ac., 10.5%

CSA 53a (total acreage of all three areas: 7859 ac)

CSA 53a Area 1 (Total acreage: 5925.3)
Residential: 322.7 ac., 5.4%
Commercial: 4.5 ac., .06%
Industrial: 3.6 ac., .04%
Agricultural: 0 ac., 0%
Vacant: 4909.5 ac., 82.9%
Other: 685 ac., 11.6%

CSA 53a Area 2 (Total acreage: 1776.4)
Residential: 0 ac., 0%
Commercial: 0 ac., 0%
Industrial: 0 ac, 0%.
Agricultural: 0 ac., 0%
Vacant: 1667.2 ac., 94%
Other: 109.2 ac., 6%

CSA 53a Area 3 (Total acreage: 157.3)
Residential: 0 ac., 0%
Commercial: 0 ac., 0%
Industrial: 0 ac., 0%
Agricultural: 0 ac., 0%
Vacant: 157.3 ac., 100%
Other: 0 ac., 0%

3. Describe the surrounding land uses:

CSA SL-1, Cedar Glen (total acreage: ± 9 ac)

North = Low density residential and vacant
South = Low density res., vacant with small amount of industrial & commercial
East = Vacant, low density res
West = Low density res.

CSA 73 (total acreage: 429 ac.)

North = Vacant and organized camp
South = Vacant
East = Vacant
West = Vacant & low density residential

CSA 53a (total acreage of all three areas: 7859 ac)

CSA 53a Area 1 (Total acreage: 5925.3)
North = Vacant
South = Lake, residential, mixed use
East = Lake, vacant, residential, mixed use
West = Vacant

CSA 53a Area 2 (Total acreage: 1776.4)
North = Residential and mixed use
South = Vacant
East = Recreation (ski resort)
West = Vacant

CSA 53a Area 3 (Total acreage: 157.3)
North = Vacant, low density res.
South = Vacant
East = Vacant, low density res.
West = Vacant

3180
(FOR LAFCO USE ONLY)

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
CSA 54	CSA SL-1
	CSA 73 Dissolution
	CSA 53A Dissolution

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

   No each area receives a portion of the ad valorem property taxes to be used for streetlighting.

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

   There will be only one audit fee and no additional administrative charges for the detaching/dissolving areas.

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.

   Not applicable.

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.

   Streetlight services only are provided by CSA 54 only. The services will continue at the existing level of service.

2. An indication of when the service can be feasibly extended to the affected territory.

   There will be no interruption or discontinuation of services.

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.

   Southern California Edison owns the streetlights and they determine any upgrades to the structures. No additional streetlights will be installed as a result of this reorganization. The reorganization will ensure that streetlights can continue to be provided at the existing level of service.

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.

   Please see attached five year projection of revenues and expenditures with the reorganization and for the individual CSAs. The reorganization will allow CSA 54 to continue to provide streetlighting in the mountain areas at the current level of service.

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.

   None are proposed.

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)).

   N/A

_____
(FOR LAFCO USE ONLY)

CERTIFICATION

As a part of this application, the city of _____, or the County Service Area 53A, County Service Area 73 and County Service Area SL-1 district, County Service Area 53A, County Service Area 73 and County Service Area SL-1 (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 _____ or the County Service A 54 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 XIIIC and XIIID 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 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 12/13/13 _____
SIGNATURE OF APPLICANT

/REVISED: krm – 8/15/2012

SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS
5 YEAR PROJECTION

EXISTING:

CSA 73	14	15	16	17	18
ENERGY	$ 1,735.94	$ 1,770.66	$ 1,806.07	$ 1,842.19	$ 1,879.04
INDIRECT	$ 2,337.00	$ 2,407.11	$ 2,479.32	$ 2,553.70	$ 2,630.31
REV	$ 3,815.24	$ 3,891.54	$ 3,969.37	$ 4,048.76	$ 4,129.74

CSA 53A	14	15	16	17	18
ENERGY	$ 3,877.88	$ 3,955.43	$ 4,034.54	$ 4,115.23	$ 4,197.54
INDIRECT	$ 2,494.00	$ 2,568.82	$ 2,645.88	$ 2,725.26	$ 2,807.02
REV	$ 9,150.56	$ 9,333.57	$ 9,520.25	$ 9,710.65	$ 9,904.86

CSA SL1 (CG)	14	15	16	17	18
ENERGY	$ 1,468.74	$ 1,498.11	$ 1,528.08	$ 1,558.64	$ 1,589.81
INDIRECT	$ -	$ -	$ -	$ -	$ -
REV	$ 544.50	$ 555.39	$ 566.50	$ 577.83	$ 589.38

CSA 54	14	15	16	17	18
ENERGY	$ 24,261.00	$ 24,746.22	$ 25,241.14	$ 25,745.97	$ 26,260.89
INDIRECT	$ 4,871.00	$ 6,196.51	$ 6,382.40	$ 6,573.87	$ 6,771.09
REV	$ 33,547.50	$ 34,218.45	$ 34,902.82	$ 35,600.88	$ 36,312.90

PROPOSED CONSOLIDATED CSA 54

CONSOLIDATED	14	15	16	17	18
Expenses *	$ 36,214.55	$ 38,166.93	$ 38,992.24	$ 39,835.90	$ 40,698.36
Revenues *	$ 47,057.80	$ 47,998.96	$ 48,958.94	$ 49,938.12	$ 50,936.88

* Revenues and Expense estimates referenced above for the combined district reflect a 2% annual increase in energy costs and a 2% increase in property values increasing revenue received from taxes

RESOLUTION NO. 2014-03

A RESOLUTION OF APPLICATION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY TO INITIATE PROCEEDINGS FOR THE EXPANSION OF THE SPHERE OF INFLUENCE FOR COUNTY SERVICE AREA 54 AND REORGANIZATION TO INCLUDE ANNEXATIONS OF TERRITORY TO COUNTY SERVICE AREA 54, DETACHMENT FROM COUNTY SERVICE AREA SL-1, AND DISSOLUTIONS OF COUNTY SERVICE AREAS 73 AND 53 ZONE A

On Tuesday January 14, 2014, on motion of Supervisor Gonzales, duly seconded by Supervisor Ramos and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

SECTION 1. The Board of Supervisors of the County of San Bernardino hereby finds and determines:

(a) That on this date, this Board, acting in its capacity as the governing body of County Service Area 54, desires to initiate proceedings for the expansion of its sphere of influence and a reorganization to include annexation of territory to County Service Area 54, detachment from County Service Area SL-1, and Dissolution of County Service Areas 73 and 53 Zone A pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000 et seq.

(b) Whereas, the reason for the Sphere of Influence expansion and the reorganization is to consolidate streetlighting service within the entire mountain region under a single County Service Area (CSA).

(c) Whereas, a description of the boundaries related to the area proposed to be added into CSA 54's sphere of influence and the areas proposed to be reorganized is attached hereto as Exhibits A (Legal Descriptions) and Exhibit B (Maps) and by this reference incorporated herein.

(d) Whereas, the proposed Sphere of Influence expansion currently conflicts with the existing spheres of influence for CSAs 73 and 53; however, a companion reorganization proposal for CSA 54 proposes to dissolve CSAs 73 and 53 Zone A, which will remove any conflicting sphere of influence for agencies that provide streetlighting service.

(e) Whereas, the proposed reorganization will be subject to the standard terms and conditions imposed by the Local Agency Formation Commission.

SECTION 2. The Board of Supervisors of the County of San Bernardino, acting in its capacity as the governing body of County Service Area 54, therefore, hereby resolves and orders:

(a) That this Resolution of Application is hereby adopted and approved by the Board of Supervisors of the County of San Bernardino as the governing body of County Service Area 54.

(b) That the Local Agency Formation Commission for San Bernardino County is hereby requested to take proceedings for the sphere of influence expansion and reorganization as described in the attached Exhibits.

(c) The County of San Bernardino acknowledges and agrees to the Local Agency Formation Commission requirement for imposing legal indemnification as outlined in Policies 10 and 11 of its Accounting and Financial Division of its Policy and Procedure Manual adopted June 2012.

(d) Be it further resolved, that the Clerk of the Board of Supervisors is hereby authorized and directed to transmit to the Executive Officer of the Local Agency Formation Commission a certified copy of this Resolution.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES:	SUPERVISORS:	Lovingood, Rutherford, Ramos, Ovitt, Gonzales
NOES:	SUPERVISORS:	NONE
ABSENT:	SUPERVISORS:	NONE

* * * * *

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, **LAURA H. WELCH**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of January 14, 2014. #45ss

LAURA H. WELCH
Clerk of the Board of Supervisors

By _____
Deputy

COUNTY OF SAN BERNARDINO
BOARD GOVERNED
COUNTY SERVICE AREAS

#2BD8606