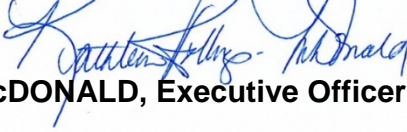


LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: NOVEMBER 10, 2015 
FROM: KATHLEEN ROLLINGS-McDONALD, Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #8 -- Presentation Required Pursuant to Section IV - Application Processing, Policy 11 –Island Annexation Pursuant to Government Code Section 56375.3 – Proposed Annexation to the City of Rialto and West Valley Water District of the Lytle Creek Ranch Specific Plan Anticipating the Development of more than 500 Units

RECOMMENDATION:

Staff recommends that the Commission continue the item to the December 16, 2015 hearing.

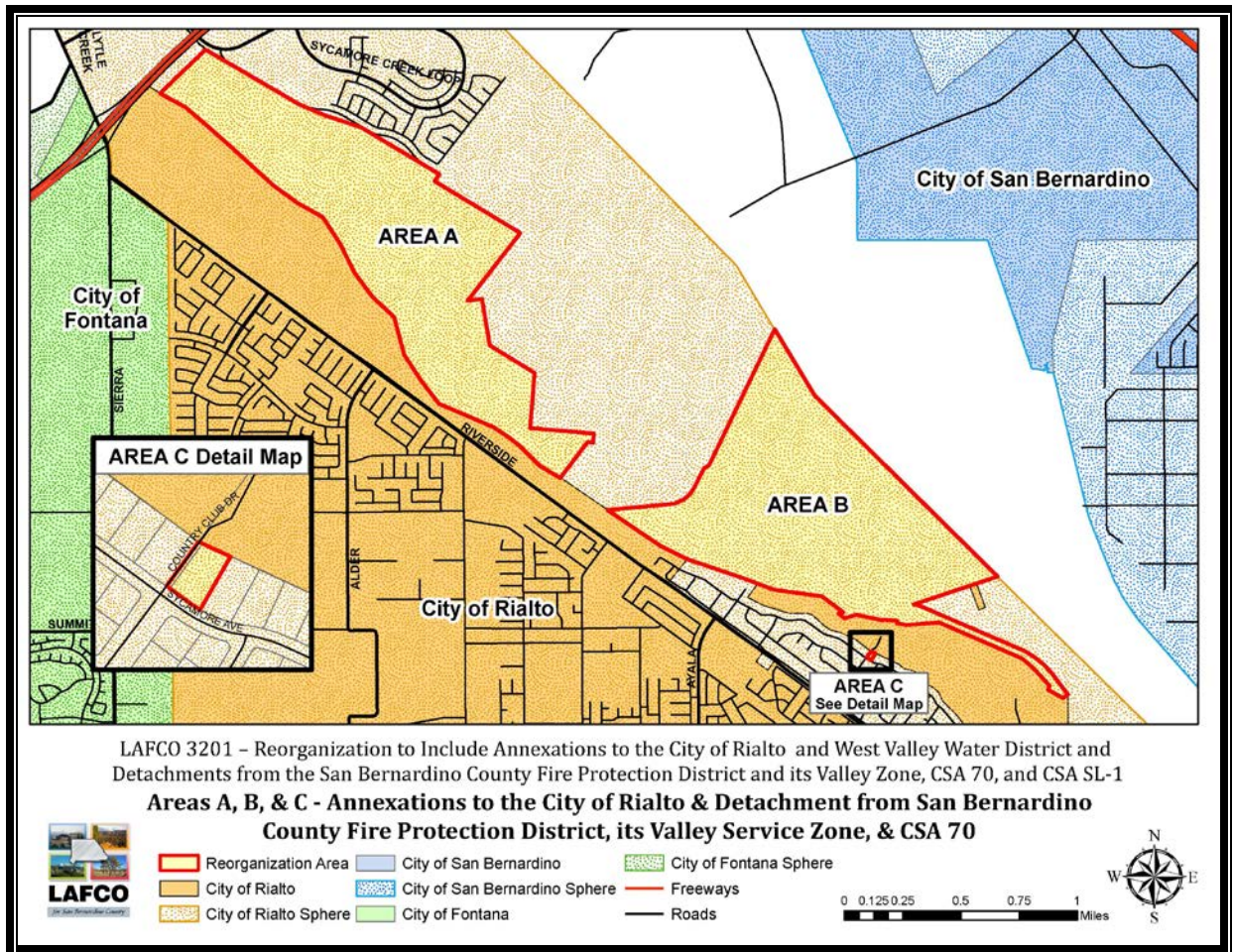
BACKGROUND:

In September 2011, the Commission modified its Island Annexation Policy removing the requirement for a City to initiate the annexation of its islands when considering a major development application. This amendment was based upon two changes in circumstances: (1) the passage of SB 89 by the legislature removing the discretionary Motor Vehicle In-lieu fee on a per capita basis made the determination of sustainability for service delivery questionable; and (2) the continuing desire of the Commission to look at these issues on a case-by-case basis. The language now reads:

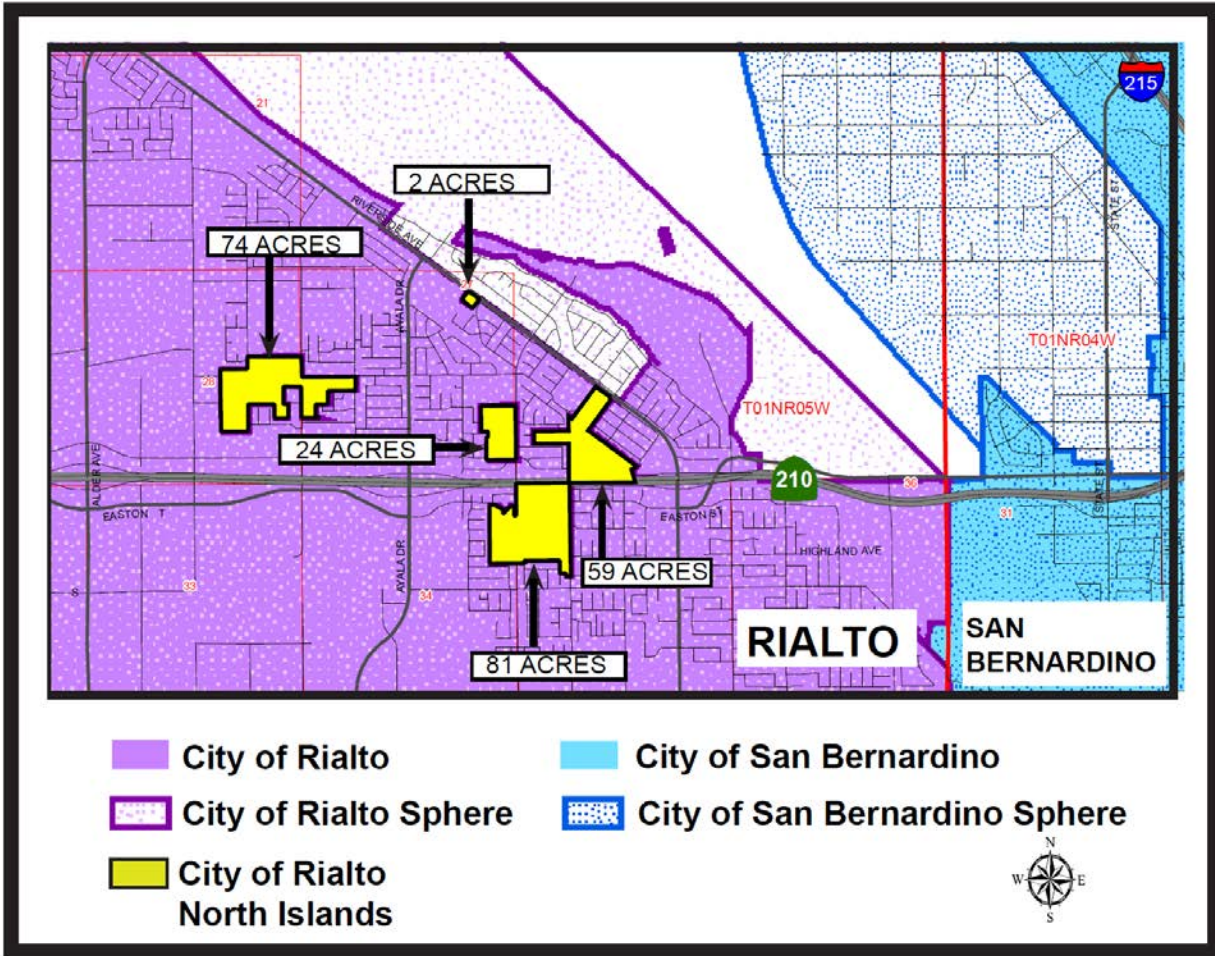
- 4. The Commission directs that upon receipt of a development-related annexation or reorganization application, which anticipates development of 500 or more dwelling units and/or 500,000 square feet of commercial/ industrial development, LAFCO staff shall, within 90-days, place an item on the Commission's discussion calendar to review that City's unincorporated island areas which meet the criteria identified in Government Code Section 56375.3. The questions to be reviewed shall include, but not be limited to, the feasibility of annexing the island areas as a condition of application approval, the anticipated revenues available to fund service extension should the areas be annexed, and*

any special circumstance in reference to original change of organization application or the island areas.

In September 2015, the City of Rialto submitted an application for annexation of two portions of the adopted Lytle Creek Rancho Specific Plan. The area is shown on the map below and in Attachment #1. The annexation proposal includes the anticipated development of 3,187 residential units and 235,645 square feet of commercial development. The specific plan includes area already a part of the City of Rialto bringing the total residential unit development to 6,260 units and 668,732 square feet of commercial development. The development criteria of the island annexation policy have clearly been met requiring the discussion of the unincorporated island areas adjacent to the project.



The island areas which meet the criteria in Government Code Section 56375.3 of less than 150 acres, substantially or totally surrounded, etc. in close proximity to the project are shown on the graphic below along with their respective acreages.



Conspicuously missing from this graphic is the El Rancho Verde Island which will become totally surrounded through the processing of LAFCO 3201. This island area is 212 +/- acres; therefore, it does not meet the criteria allowing for an expedited annexation procedure.

Staff was unable to gather the financial data and review this matter with the City in order to address the policy criteria at the November hearing. Therefore, staff is requesting that the Commission continue the item to the December 16 hearing.

/krm

Attachment:

1. [Vicinity Map of LAFCO 3201 and Island Areas in close proximity](#)
2. [Excerpts from Lytle Creek Ranch Specific Plan Adopted by the City of Rialto](#)