

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: Sphere Establishment for County Service Area 120 – North
Etiwanda Open Space Preserve (CSA 120)

2. NAME OF APPLICANT:
County of San Bernardino – Special Districts Department
County Service Area 120 (CSA 120)

MAILING ADDRESS:

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3. GENERAL LOCATION OF PROPOSAL: Northerly of State Route 210 and abutting to the
San Bernardino National Forest in the foothill regions of San Antonio Heights, Alta Loma,
Lytle Creek, Devore, Upland, Rancho Cucamonga, Fontana, Rialto, and San Bernardino.
Adjacent to, and in the vicinity of Cucamonga Creek, Day Creek, Etiwanda Creek, Lytle
Creek and the Cajon Wash, including Sycamore Creek and portions of Cable Creek.
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. County Service Area 120
(CSA 120) seeks to establish a sphere of influence for the recently formed District. CSA
120 was formed under LAFCO Resolution No. 3051, effective July 1, 2009. CSA 120
provides administration and management services related to open space conservation
and preservation of mitigation properties. Immediately following formation LAFCO
requested information from CSA 120 relative to establishment of a sphere. Initially the

thought was to leave the sphere coterminous with the District boundary, but in consideration of known biotic resources in neighboring areas a sphere which encompasses a much greater area has been proposed. Establishment of a sphere for CSA 120 helps plan for eventual conservation needs and mitigation property management of areas with highly sensitive and irreplaceable biotic resources. Attached is both a proposed sphere map (Figure 1) for CSA 120 and biotic resources map (Figure 2) with projected sphere superimposed. The resources map shows the biotic resources considered in the development of the sphere and eventual District boundary.

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

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):
Current CSA 120 Boundary – 9,557 acres (Areas 1A & 1B)
Proposed Additional Sphere Area outside the existing boundary – 34,994 acres
(Comprised of Areas 2, 3, and 4)
The Total Acreage Proposed for CSA 120 Sphere – 44,551 acres

2. Current dwelling units in area:
Current CSA 120 Boundary – 58 Single Family Dwellings (Areas 1A & 1B)
Proposed Additional Sphere Area outside the existing boundary – 4,125 Single
Family Dwellings (Comprised of Areas 2, 3, and 4)
Total Dwelling Units Within Entire Area – 4,183

3. Approximate current population in area:
Current CSA 120 Boundary – Population is approximately 168 (Areas 1A & 1B)
Proposed Additional Sphere Area outside existing boundary – Population is
approximately 14,897 (Comprised of Areas 2, 3, and 4)
Population of All Areas – 15,065

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
The proposed sphere area includes incorporated property of the northern most sections of the cities of Upland, Rancho Cucamonga, Fontana, Rialto, and San Bernardino.

Area 1A of the proposed sphere is within the existing boundary of CSA 120 and

includes a northeastern area of the City of Rancho Cucamonga for which an overlay had been previously requested and grant by the City at the time of District formation. Within this area of Rancho Cucamonga land use designations are Flood Control/Utility Corridor, Conservation, Schools, Parks, Neighborhood Commercial, Very Low Density Residential @ 0.1 units/acre, and Low Density Residential @ 2.0-4.0 units/acre.

Area 1B of the proposed sphere includes a northern portion of the City of Fontana that currently resides within the boundary of CSA 120. An overlay from the City of Fontana was granted when CSA 120 was formed in 2009. The City of Fontana has designated land use with this area as Open Space and Public Utility Corridor.

Area 2 of the proposed sphere includes a northeast corner of the City of Upland and northwest corner of Rancho Cucamonga. The 2005 City of Upland General Plan designates their areas within CSA 120's proposed sphere as OS – Open Space and ED – Edison Easement. The City of Rancho Cucamonga 2010 revision to the General Pan designates the land use areas within Area 2 as Open Space, Hillside Residential, Flood Control/Utility Corridor, and Very Low Density Residential @ 0.1 – 2.0 dwelling units/acre.

Area 3 of the proposed sphere contains a narrow slice of a northerly portion of the City of Rancho Cucamonga along Deer Creek that abuts CSA 120. The 2010 General Plan Update for Rancho Cucamonga has designated the area as School, Flood Control/Utility Corridor, and Civic/Regional with a .40 – 1.0 floor area ratio.

Area 4 of the sphere is a large area with the southwest corner near the 210/15 freeway merger and northern dividing points between the Cities of Rancho Cucamonga and Fontana. The northwest most point of Area 4 in CSA 120's proposed sphere extends up past the unincorporated community of Lytle Creek and into the National Forest. With the northeast most point located north of Devore slightly above the southern edge of the National Forest. The southeast most point is located below Muscoy and down into the City of San Bernardino somewhat below the confluence area of Lytle and Cajon creeks.

The southwest corner of Area 4 touches into the City of Ranch Cucamonga where land use designations are Flood Control/Utility Corridor and General Commercial. Also in the southwest corner is a northern most area of the City of Fontana. The 2006 revision to the Fontana General Plan designate City areas contained in the southwest corner of Area 4 as OS – Open Space, PUC – Public Utility Corridor, RPC – Residential Planned Community, RE – Residential Estates, CG – General Commercial, and PR – Recreational Facilities.

Northern portions of the Cities of Rialto and San Bernardino are encompassed in the southern most section of CSA 120's proposed sphere identified in Area 4. For the City of

Rialto portion, land use designations are identified in their Land Use Policy Plan and Lytle Creek Ranch Specific Plan. In the City of Rialto Land Use Policy Plan, land use designations for their area are Open Space Recreation, Residential, and Business Park. City of Rialto land use designations for within CSA 120's proposed sphere under the pending Lytle Creek Ranch Specific Plan include OS – Open Space, OS/JU – Open Space Joint Use, OS/R – Open Space Recreation, Single and Multi-Family Residential, Commercial, School, and VC – Village Center Commercial.

The section of Area 4 associated with the City of San Bernardino has land designations derived from both the Glen Helen Specific Plan and City of San Bernardino General Plan. The City of San Bernardino land use designations defined under the County's Glen Helen Specific Plan include CTS – Commercial/Travel Services, CI - Corridor Industrial, E/RR - Existing Roads/Railroad Rights of Way, and SUA Special Use Area. For all other areas of the City of San Bernardino in Area 4 land uses are Open Space, Residential @ 1 dwelling unit/acre, Residential @ 3.1 dwelling units/acre, Residential @ 3.5 dwelling units/acre, Industrial, and Public Park as designated in their General Plan.

Currently Open Space, Floodway, Utility and Transportation Corridors dominate a great majority of the proposed sphere area for CSA 120. Land use designations under general and area specific plans would not be altered or affected by the establishment of a sphere for CSA 120. CSA 120 doesn't have land use authority nor does the District possess regulatory authority in regards to mitigation requirements. CSA 120's sole purpose is administration and management of habitat conservation and mitigation properties. CSA 120 would request City consent to an overlay at the time CSA 120 annexations occur within the boundary of a City. When CSA 120 was originally formed both the cities of Rancho Cucamonga and Fontana consented to an overlay of the District. The sphere area proposed coincides with known biotic resources. The consolidation and coordination of habitat mitigations and management services expands the value of the open space mitigation for the entire area.

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

General Land Use Plan designations established by the County for unincorporated property within CSA 120's proposed sphere (Areas 1A, 1B, 2, 3, and 4) are FW – Floodway, RC - Resource Conservation, RL – Rural Living, OS – Open Space, CN – Neighborhood Commercial, SD – Special Development, CG – General Commercial, Commercial Office, and Single Residential.

The portion of the Area found to be within the County's 2005 Glen Helen Specific Plan area expands land use designations within the County's unincorporated area to also include: CI – Corridor Industrial, DR – Destination Recreation, FC – Flood control, GCC – Golf Course Community, OSA – Open Space/Active Recreation, OSH – Open Space/Habitat Reserve, OSP – Open Space/Passive Recreation, OS/PS – Open Space/Public Safety, PF – Public Facility, C/TS – Travel Services, C/DE – Commercial/Destination Recreation, and SUA – Special Use Area.

There is also a 2007 County Lytle Creek Community Plan that established land use policy over another County unincorporated area within Area 4 of the proposed sphere. The land use policy for the Lytle Creek Community that is part of the proposed sphere includes RC – Resource conservation, RL – Rural Living, and RS – Single Residential.

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

Although the General and Specific Plans referenced above don't indicate special land use concerns; the U.S. Fish and Wildlife Service and California Department of Fish and Game have great interest in the protection of indigenous habitats of the area. The plant communities and biotic environs are believed to be critical to the survival and future existence of resident endangered plant and animal species. A uniform Conservation Plan that overlays and extends across City boundaries doesn't currently exist.

Recently the City of Rialto approved an ordinance to rescind previous approval of an ordinance to adopt the Lytle Creek Ranch Specific Plan in order to address concerns raised by local citizens and environmental groups to deficiencies of the draft Lytle Creek Ranch Environmental Impact Report.

The environmental value of the area will seemingly continue to play a prominent role and strongly influence the formulation of land use policy.

6. Indicate the existing land use.

FW – Floodway RS – Single Family Residential RL – Rural living
P-UC – Public Utility Corridor R-PC – Residential Planned Community
R-E – Residential Estates OS – Open Space RS – Resource Conservation

What is the proposed land use?

There will be no change to existing or pre-designated land uses based on the development of a sphere for CSA 120.

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.

N/A

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
- Agricultural Preserve Designation
- Williamson Act Contract
- 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.

The proposed establishment of a sphere of influence for CSA 120 will not create new obligations or increase service requirements for other service providers. CSA 120 administers and manages conservation and mitigation properties that don't typically change existing levels of service already provided by other entities.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. CSA 120 is proposed to be bordered by the Angeles National Forest to the north and the cities of Upland, Rancho Cucamonga, Fontana, Rialto, and San Bernardino to the south. Situated at the base of the southerly slope of the San Gabriel Mountains with elevation ranges from about 1,000 feet above mean sea level to about 3,500 feet in the north, the area includes broad alluvial fans

created from the drainages of Cucamonga Creek, Day Creek, Etiwanda Creek, Lytle Creek, and Cajon Wash. The area is generally described as the frontline foothill region north of the 210 Freeway, stretching westerly from the county line near Upland and easterly to Devore at the I-15/215 Freeway merger. The area is intersected by major floodways, seismic fault lines, transportation routes, and utility corridors.

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

Residential	<u>1.0</u>	%	Agricultural	<u>0.00</u>	%
Commercial	<u>0.00</u>	%	Vacant	<u>99.0</u>	%
Industrial	<u>0.00</u>	%	Other	<u>0.00</u>	%

3. Describe the surrounding land uses:

NORTH Predominately National Forest, scattered Single Family Residences, and vacant private property.

EAST National Forest, scattered Single Family Residences, light Commercial, and vacant property.

SOUTH Flood Control, Single Family Residences w/pockets of commercial, scattered vacant property, and the 210 Freeway Corridor.

WEST National Forest, Dividing Line between County of San Bernardino and Los Angeles County, some Single Family Residences, and scattered vacant property.

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.).

Proposed action would establish a sphere of influence for County Service Area 120 which will allow future expansion of the District to include areas of the Lytle/Cajon Washes where there are known biotic resources. The action provides management and administrative coverage to CSA 120 for potential annexation and acceptance of mitigation and habitat conservation properties that would occur as a result of development. The mitigation conditions associated with tract developments will dictate management practices for areas acquired. Conservation easements will be placed over all mitigation properties deeded to the District. Measures will be taken to protect the areas by implementing sanctioned conservation management practices contained within existing and future cooperative use agreements and wildlife agency approved management plans. Area specific habitat management strategies may be developed and used in response to area specific needs.

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

CSA 120 only manages open space habitat conservation areas. The administrative and management acts required will not induce or deter growth. As vacant land is set aside for mitigation a conservation easement is established and the possible development of that particular property is eliminated. CSA 120 doesn't require mitigation nor does the District have the authority to condition developments in response to perceived environment impacts.

- 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.

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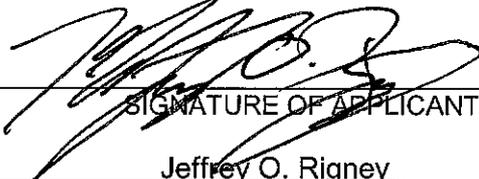
ADDRESS: 157 W. Fifth Street, Second Floor, San Bernardino, CA 92415-0450

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 3/13/12


SIGNATURE OF APPLICANT

Jeffrey O. Rigney
PRINTED NAME OF APPLICANT

Director
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
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