

**LAFCO 3191**

**Notice of Filing Attachments:**

**Letter of Support & Plan for Service**



# City of Rialto California

3191

August 4, 2015

RECEIVED  
AUG 10 2015

LAFCO  
San Bernardino County

F. Scott Dines  
Vice President  
Boral Roofing, LLC  
3511 N. Riverside Avenue  
Rialto, CA 92377

**Re: Letter in Support of Notice of Intent to Circulate Petition for Annexation of Parcel No. 0239-131-20 (Boral Roofing) from the County of San Bernardino into the City of Rialto**

Dear Mr. Dines:

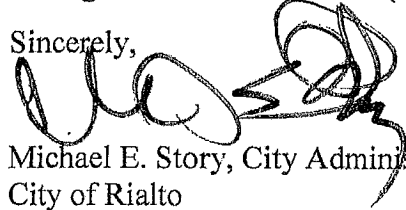
Boral Roofing filed a land owner initiated petition with the San Bernardino County Local Agency Formation Commission (LAFCO) to annex a 28.02 acre parcel (APN 0239-131-20) from the County of San Bernardo Fire Protection District, Valley Service Zone and County Service Area 70 to the City of Rialto and West Valley Water District (see attached map and legal description). The subject site is generally located on the north side of Riverside Avenue between Locust and Linden Avenues. Currently, the site is bifurcated and lies partially within the County of San Bernardino (19.12 acres) and partially within the City of Rialto (8.9) acres.

The City of Rialto reviewed the Notice of Intent to Circulate Petition and the Plan for Services prepared for the proposed annexation. In addition the Rialto City Council approved Resolution Nos. 6786 (July 28, 2015) and 6765 (June 23, 2015) to initiate the annexation application for the Lytle Creek Ranch project. Though this annexation request is separate and apart from the Lytle Creek Ranch project, the project is relevant to this request because the subject site is encompassed within the Lytle Creek Ranch project area.

The City of Rialto supports the proposed annexation. Please note that any proposed expansion or improvement to the facility is subject to approval of a Precise Plan of Deign application which is an administrative site plan process reviewed by the Development Review Committee.

Should you have any questions, please contact me at (909) 820-2689 or the Planning Manager, Gina M. Gibson at (909) 421-7240.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Story". The signature is fluid and cursive, with a large loop at the end.

Michael E. Story, City Administrator  
City of Rialto

Enclosures

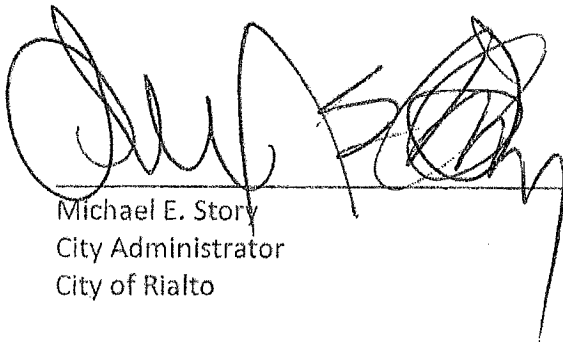
cc: Robb Steel, Assistant City Administrator/Director of Development Services  
Pam K. Lee, City Attorney  
Gina M. Gibson, Planning Manager  
Sam Martinez, LAFCO

Certification for

BORAL ROOFING LLC  
DRAFT PLAN OF SERVICES AND  
FISCAL IMPACT ANALYSIS

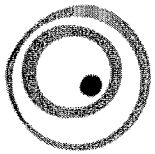
Dated February 4, 2015

I hereby certify that the statements furnished within the Plan for Service and Fiscal Impact analysis present the data and information required to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.



Michael E. Story  
City Administrator  
City of Rialto

3191



RSG

BETTER COMMUNITIES. BOLDER FUTURES.

**DRAFT PLAN OF SERVICES AND  
FISCAL IMPACT ANALYSIS**

**Boral Roofing LLC**

February 4, 2015

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## **EXECUTIVE SUMMARY**

The purpose of this report is to support the annexation of a single parcel to the City of Rialto ("City") from unincorporated San Bernardino County. The proposed parcel annexation is for Assessor Parcel Number ("APN") 0239-121-20-0000, which is owned by Boral Roofing LLC ("Boral Roofing LLC Site" or "Subject Site"). The Boral Roofing LLC Site is located within the City's sphere of influence. The parcel is currently used in conjunction with an adjacent parcel that is within the City's incorporated boundary. Both parcels have the same owner and are in use as a production site for roofing tile. This report provides a brief assessment of public service delivery capabilities of the City and other agencies or special districts affected by the proposed annexation. All impacts are expected to be negligible or non-existent, given the nature and scope of the proposed annexation.

This report is being submitted to the County of San Bernardino Local Agency Formation Commission ("LAFCo") as a Plan for Service required by California Government Code Section 56653. After annexation, local municipal service provision is expected to transfer from the County of San Bernardino ("County") to the City. These services will include general government, police protection, community development, fire protection, local parks and recreation, community services, and public works. The County will continue to provide regional, countywide services such as flood control, court systems, and health and welfare.

Based on an analysis of current service delivery capabilities, the City is equipped to handle additional demand from the proposed annexation of the Boral Roofing LLC Site at no additional, ongoing costs. This report explains the transfer of service requirements upon annexation, and discusses the lack of appreciable, recurring fiscal impacts to the City.

As shown in Table 1, a recurring annual surplus of approximately \$49,000 per year, two years after annexation of the Boral Roofing LLC Site is expected if no further improvements are made, based on certain assumptions described in the body of this report. Table 2 identifies an alternative scenario, where an additional 17,155 square feet of manufacturing space is constructed to accommodate additional production, increasing the assessed value of the Subject Site. Using Marshall and Swift Valuation Service, RSG estimated a conservative assessed value of \$129 per square foot of new construction<sup>1</sup> for a total of \$2.2 million in new assessed value.

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<sup>1</sup> Assumes Class C Average industrial construction, adjusted for San Bernardino County costs.

**Figure 1 - Fiscal Impact Summary No Expansion**

APN: 0239-121-20-0000

	2015-16	2016-17	2017-18	2018-19	2018-19
Assessed Value	\$ 6,820,476	\$ 6,956,885	\$ 7,096,023	\$ 7,237,944	\$ 7,382,702
1% General Levy	68,205	69,569	70,960	72,379	73,827
City Share From County Property Tax Levy	-	-	-	-	-
City Share From Fire District Share Tax Levy	10,249	10,454	10,663	10,876	11,094
VLF In Lieu	-	8,318	8,485	8,654	8,827
Utility User Tax (8%)	38,600	38,600	38,600	38,600	38,600
Total City Revenues	\$ 48,849	\$ 57,372	\$ 57,748	\$ 58,131	\$ 58,521

*Notes:*

*Tax shares estimated net of Educational Revenue Augmentation Fund (ERAF) shift.*

*Assessed value assumes no additional improvements to site and 2% annual increase.*

*Utility User Tax estimated based upon Boral Roofing historical utility bills.*

**Figure 2 - Fiscal Impact Summary with 17,155 SF Expansion**

	2015-16	2016-17	2017-18	2018-19	2018-19
Assessed Value	\$ 9,079,457	\$ 9,261,046	\$ 9,446,267	\$ 9,635,192	\$ 9,827,896
1% General Levy	90,795	92,610	94,463	96,352	98,279
City Share From County Property Tax Levy	-	-	-	-	-
City Share From Fire District Share Tax Levy	13,643	13,916	14,195	14,478	14,768
VLF In Lieu	-	11,073	11,295	11,521	11,751
Utility User Tax (8%)	38,600	38,600	38,600	38,600	38,600
Total City Revenues	\$ 52,243	\$ 63,590	\$ 64,089	\$ 64,599	\$ 65,119

*Notes:*

*Tax shares estimated net of Educational Revenue Augmentation Fund (ERAF) shift.*

*Assessed value assumes additional improvements of \$2.2M to site and 2% annual increase.*

*Utility User Tax estimated based upon Boral Roofing historical utility bills.*



## **INTRODUCTION**

This report presents the plan for service and fiscal analysis for the proposed annexation of the Boral Roofing LLC Site to the City. The Boral Roofing LLC Site is located in unincorporated San Bernardino County, immediately adjacent to the incorporated boundary of the City, and within the City's sphere of influence. As shown in Figure 3, the Boral Roofing LLC Site is set back from the eastern side of North Riverside Avenue between North Locust Avenue and North Linden Avenue, with regional access via nearby Interstate 15 and State Route 210. The Boral Roofing LLC Site is adjacent to a parcel that is currently owned by Boral Roofing LLC, is used for the same roofing tile manufacturing business, and is within the City's incorporated boundary already. Direct access to the Boral Roofing LLC Site is through this adjacent Boral Roofing LLC parcel. The Subject Site does not have independent access to North Riverside Avenue, nor any other public right of way.

### **Purpose of the Study**

The San Bernardino LAFCo requires a Plan for Service and Fiscal Impact Analysis be prepared and certified when a jurisdiction is affected by a proposed change of organization or reorganization (e.g., annexation, formation). Per the LAFCO August 2012 Policy and Procedure Manual, the Plan for Service must include the following components:

- A description of the level and range of each service to be provided to the affected territory.
- An indication of when those services can feasibly be extended to the affected territory.
- 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.
- 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.
- An indication of whether the affected territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
- If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 65352.5

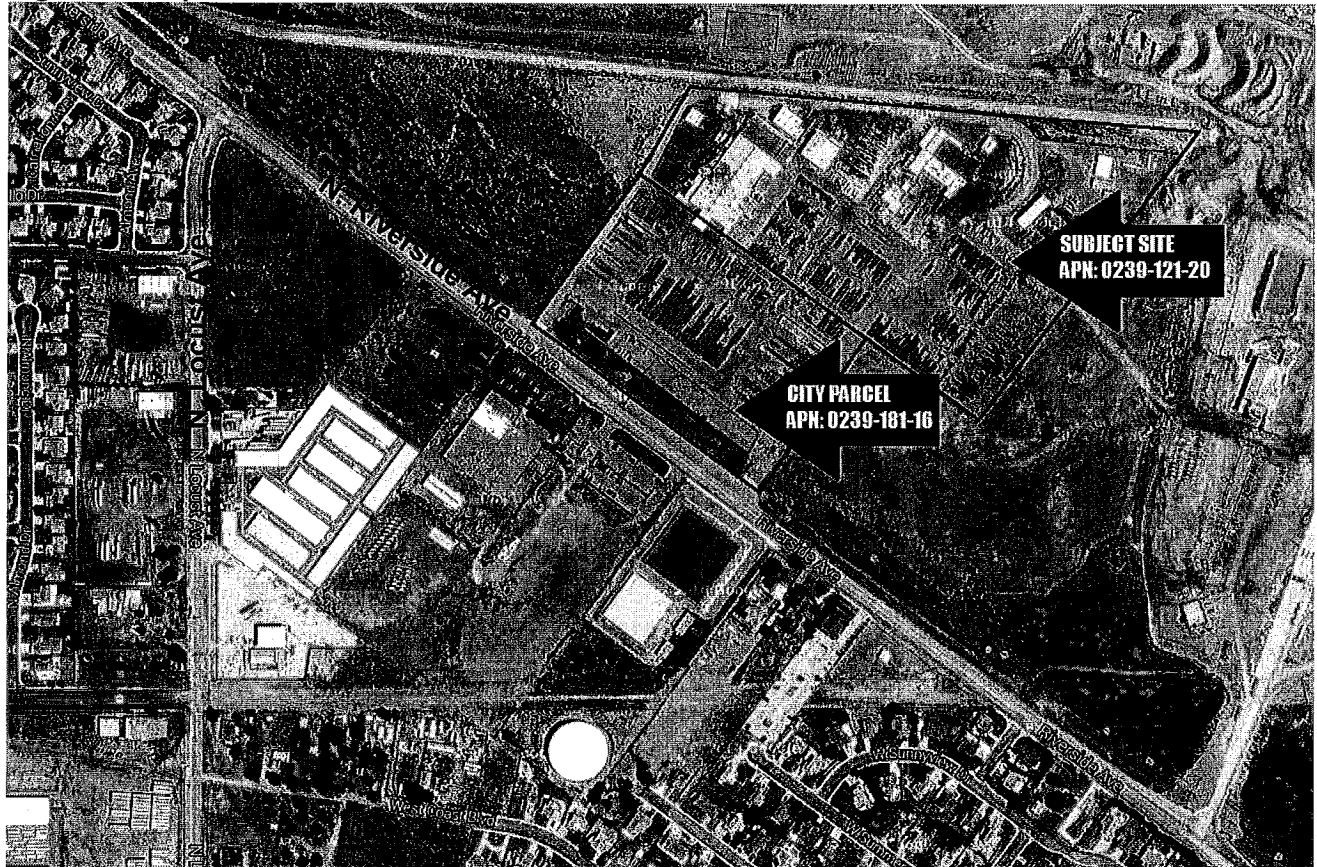
As a single parcel, this particular annexation is extremely small in nature, and service transition is expected to be a matter of procedure. No service impacts are anticipated for the following reasons.

- The annexation does not propose the addition of residents.
- The annexation does not propose a change of land use. The current manufacturing operations at the site will continue, albeit with opportunity for increased capacity in the future.
- The Subject Site is already tied, for all practical purposes, to the City as it is operated in conjunction with a parcel within the City's boundary.
- The location of the Subject Site, which can only be accessed through its adjacent parcel in the City, means that all traffic flow and access is already occurring within the City.

## **PROJECT DESCRIPTION**

The Subject Site location is generally along the north/northeastern border of the City and is about 19.31 acres in size. The commonly used address is 3511 North Riverside Avenue. The immediate area surrounding, and to the northeast of the site has a small amount of industrial uses, but is generally undeveloped due to a natural drainage channel, the Lower Cajon Creek Floodway. The area immediately across the street and southwest of North Riverside Avenue is also developed with light industrial and storage uses.

**Figure 3 - Map of Site**



The two parcels owned by Boral Roofing LLC (one already within the City, the other as the proposed Subject Site) are currently in operation for tile production and storage. The parcel within the City is currently used as a storage area, while all structures are currently located on the Subject Site.

In 2012, the City adopted the Lytle Creek Ranch Specific Plan ("Specific Plan"), which applies to an area of land both in and adjacent to the City's incorporated boundary, including the Subject Site. An Industrial/Warehousing overlay zone applies to the Boral Roofing LLC Site in the Specific Plan, which is consistent with the existing use. Furthermore, the existing use is consistent with the City's General Plan.

A pre-annexation agreement was entered into in 2010 between the City and Lytle Development Joint Venture III and Lytle Development Company, through City Ordinance 1462. The agreement

allowed for the continued operation of the manufacturing, distribution, and storage facility that currently exists on the site. All rights and obligations of Lytle Development Joint Venture III and Lytle Development Company were later transferred to Boral Roofing LLC. The pre-annexation agreement originally expired on May 1, 2014, but was extended until May 1, 2016 following a public hearing. The agreement essentially provides support for the annexation of the Boral Roofing LLC Site, but does not include any specific provisions, particularly related to sharing of property tax revenues, as discussed in the next section.

Boral Roofing LLC has submitted a Precise Plan of Design ("PPD") to the City to facilitate a future expansion of the manufacturing facility by approximately 17,155 square feet. No environmental changes are anticipated, according to the PPD, which specifically identifies that there will be no substantial change in the demand for municipal services as a part of the expansion. The City has responded with a series of requirements associated with the expansion to comply with City standards and building codes.

## **SERVICE PROVIDER CHANGE**

Upon annexation, certain service provisions will switch from the County to the City, and others will remain the same. Service providers, both before and after annexation, are shown in Figure 4.

**Figure 4 - Service Provider Changes**

<b>Service</b>	<b>Provider Pre-Annexation</b>	<b>Provider Post-Annexation</b>
<b>General Government</b>	County	City
<b>Fire and Paramedic</b>	County Fire	City Fire Department
<b>Police Services</b>	County Sheriff	City Police Department
<b>Library</b>	County Library	County Library
<b>Parks and Recreation</b>	County	City
<b>Animal Control</b>	County	City (Contracts with County)
<b>Street Lighting and Traffic Signals</b>	County	City (Includes a Community Facilities District)
<b>Landscape Maintenance</b>	County	City (Includes a Community Facilities District)
<b>Roads</b>	County (Current access to site is via a City road)	City
<b>Flood Control and Drainage</b>	County Flood Control	County Flood Control
<b>Water Importation</b>	San Bernardino Valley Municipal Water District	San Bernardino Valley Municipal Water District
<b>Water Retail</b>	West Valley Water District	West Valley Water District
<b>Sewer</b>	None on site	None on site
<b>Other Utilities</b>	Various private providers	Various private providers
<b>Solid Waste Management</b>	County of San Bernardino Solid Waste Management	County of San Bernardino Solid Waste Management

## **REVENUES**

Certain revenues are generated by the Boral Roofing LLC Site, which currently accrue to the County, but would transfer to the City following annexation to support services. The following section describes these revenues.

### **Assessed Valuation and Property Tax Based Revenues**

Property tax revenue is based upon the assessed value of a parcel, as established by the San Bernardino County Assessor ("Assessor"). The Assessor determines the value of a property through a variety of analyses, which includes considerations for construction costs, comparable sales, and in commercial products, revenue produced. Value is established whenever an "assessable event" occurs, such as the sale of a property, or property improvements. Annexation alone is not an assessable event, therefore, the current assessed value of the parcel remains the same, inclusive of any adjustments based on the Proposition 13 annual inflationary factor, or any property tax appeals that may be filed (none are anticipated at this time). Assessed valuation for the Boral Roofing LLC Site is currently \$6,656,620, according to County Assessor records.

According to the submitted PPD, Boral Roofing LLC is likely to seek development of an additional production building, currently expected to be 17,155 square feet in size. Based on a conservative estimate utilizing Marshall and Swift Valuation Service, the assessed value of the Boral Roofing LLC Site may increase by approximately \$2.2 million after construction completion.

### ***Projected Property Tax***

It is estimated that the City General Fund will receive property tax at 15.0267% of the one percent general property tax levy on assessed valuation. The City and County do not have a Master Property Tax Exchange Agreement, therefore this estimate is generally based on the tax rate levy in the adjacent Tax Rate Area, where the other Boral Roofing LLC parcel is located, and previous annexation documents provided by LAFCo. The property tax rate share assumes that the City will receive 0% of the County's general levy share, and 100% of the San Bernardino County Fire Protection District's share. Note that any property tax exchange must be approved by the City and County before the annexation can be completed.

**Figure 5 - Current and Projected General Levy Recipients**

<b>Agency</b>	<b>% Share</b>	<b>Annexation Impact</b>
County General Fund	0.15113154	No Change
ERAF	0.22886376	No Change
Flood Control Zone 2	0.02685919	No Change
Flood Control Zone 1 and 2 Admin	0.00188702	No Change
County Free Library	0.01470179	No Change
Superintendent of Schools	0.00518932	No Change
Superintendent of Schools	0.00089711	No Change
Superintendent of Schools	0.00203397	No Change
Superintendent of Schools	0.00163955	No Change
Superintendent of Schools	0.00053362	No Change
San Bernardino Community College	0.05323888	No Change
Rialto Unified School District	0.33321475	No Change
CSA 70	0	N/A
San Bernardino County Fire Protection District	0.12305884	Expected to Transfer to City
San Bernardino County Fire Protection District	0.02720788	Expected to Transfer to City
Inland Empire Joint Resource Conservation District	0.00216544	No Change
San Bernardino Valley Municipal Water	0.02737734	No Change
<b>Total General Levy</b>	<b>1.00</b>	

At a total general levy rate of 15.0267%, the City would receive approximately \$10,000 in property taxes annually, following annexation, based on current assessed value and an assumed 2% increase in assessed value each year.

***Projected Vehicle License Fees (VLF) - Property Tax In Lieu***

Established in 1935, the Motor Vehicle License Fee ("VLF") was essentially a tax on the ownership of a vehicle. It is collected by the State annually when vehicles are registered, and was historically allocated to cities and counties based upon a statutory formula. In 2004, during the State's budget crisis, about 90 percent of a city's VLF revenue was replaced with property tax revenue, and cities in particular began to receive an allocation of property tax from the State's Educational Revenue Augmentation Fund in an amount equal to what they would have received in VLF under an older VLF allocation formula. Under current law, the property tax in-lieu of VLF revenue increases based on assessed value growth instead of population growth in a jurisdiction, so this Study estimates revenues based on changes in assessed value that can be allocated to the Boral Roofing LLC Site. The Project will generate approximately \$8,300 per year in annual In-Lieu VLF revenues, as shown in Figure 6 with no further improvements to the Subject Site. It is important to note this calculation merely assigns a "fair share" to the Boral Roofing LLC Site. As revenues are allocated based on citywide assessed value, a decline in assessed value elsewhere in the city may negate any net additional revenue associated with the Boral Roofing LLC Site.

**Figure 6 - VLF In-Lieu Calculation**

2013-14 Assessed Value	5,840,693,000
2004-05 Assessed Value	3,985,693,000
Change in Assessed Value	\$ 1,855,000,000
2013-14 VLF In-Lieu	8,561,000
2004-05 VLF In-Lieu True Up	6,343,000
Change in VLF In-Lieu	\$ 2,218,000
VLF Increase/Assessed Value Increase	0.0011956873
Net Change VLF Per \$1,000,000 Assessed Value	\$ 1,196
VLF In-Lieu for Boral Roofing Site (\$6.9M in 2016-17)	\$ 8,318

***Property Transfer Tax***

The County currently receives \$1.10 for every \$1,000 of property value transferred within the unincorporated area. If annexed, the revenue would be split equally between the County and the City, resulting in both entities collecting property transfer tax revenue of \$0.55 for every \$1,000 of property value transferred, typical of most incorporated communities. However, as the current owner has no plans to sell the property at this time, and is in fact planning to expand operations, no property transfer tax revenues are projected.

***Sales and Use Tax***

One percent of all taxable sales<sup>2</sup> taking place within Rialto goes to the City's General Fund. However, the Boral Roofing LLC Site is used for manufacturing and storage purposes. It does not contain a point of sale, therefore no sales tax is anticipated to be associated with this site.

***Utility User Tax***

The City levies an 8% utility user tax on electric, gas, phone, cable, wireless, sewer, and water services on businesses and residences in Rialto. The County does not levy a utility user tax. Upon annexation, the business operator at the Subject Site, currently Boral Roofing LLC, will pay an additional fee on all applicable utilities. Boral Roofing LLC estimates annual utility costs to be \$483,000 per year. The resulting utility tax at 8% would be approximately 38,600 per year. It is unknown how these expenses could vary with the proposed expansion, changes in efficiency levels, etc., so revenues were left flat for all projections. These revenues are collected by the City's General Fund.

<sup>2</sup> Including triple flip revenues

## **SERVICE PROVISION AND EXPENDITURES**

The following section describes the existing and anticipated future service providers for the proposed Boral Roofing LLC Site as well as the anticipated costs associated with the City providing those services. Please note that no additional City expenditures are expected to result from the proposed annexation as discussed earlier.

### **General Government**

General government costs include costs associated with the legislation and administration of municipal services. Based on the nature of this annexation, no impact upon general government services is anticipated. One-time, additional expenditures may be associated with this annexation, as well as any future development activities. City fees charged for these services will offset some costs, and City departments will be able to support functions with existing staff and supplies.

### **Fire and Paramedic Service**

Fire protection services will transfer from the County to the City upon annexation. The City maintains its own fire department, and the nearest fire station (Station 202) is located at Riverside and Walnut, approximately 1.5 miles from the Boral Roofing LLC Site. At this time, the City and the County have a mutual aid agreement, which supports their ability to ensure the fastest and most effective service delivery. As the nearest County fire station (Station 7) is 3.8 miles away, a call for service from the Boral Roofing LLC Site today may result in the dispatch of the Rialto Fire Department, as allowed under the mutual aid agreement.

As no change of use is anticipated, and the Boral Roofing LLC Site experiences minimal need for fire services, no cost impacts are associated with this proposed annexation. As noted in the City's response to Boral Roofing LLC's Precise Plan of Design submittal, a water system capable of providing adequate fire flow must be installed for any future construction to be approved.

### **Police Services**

The County Sheriff currently provides public safety services to the unincorporated Boral Roofing LLC Site. After the annexation, the City will provide police services. The immediate adjacency to the City boundaries, in addition to half the uses of Boral Roofing LLC actually being in the incorporated City, may already result in responses from the Rialto Police Department were a call placed today. Annexation will essentially formalize this service arrangement. The City's Area 1 Command covers the Boral parcel within the City's boundary. It is assumed this Command would be expanded to serve the entire Boral Roofing LLC production site with no service impacts. A search of crimemapper.com did not reveal any crimes at or adjacent to the Boral Roofing LLC Site during the June 2014 to December 2014 period.

As no change of use at the site is anticipated and minimal police service is required, no impacts are anticipated for police services.

### **Library**

The City does not operate its own library system, but instead the San Bernardino County Free Library system offers these services. The San Bernardino County Free Library system receives a share of the general property tax levy to fund these services. Annexation will have no impact on the service provider, nor the City.



## **Development Services**

The County provides community development services including land use planning, building and safety, and code enforcement. Upon annexation, the City would provide these services. One-time costs associated with this annexation, and with the proposed development of the 17,155 SF building would be incurred by the City's Development Services Department. However, one-time fees are expected to offset portions of these costs. No ongoing, recurring service impacts are expected to be associated with the annexation, therefore no costs are included.

## **Parks and Recreation**

The County provides for a regional park system, and the City operates local parks and recreation programs. While employees at the Boral Roofing LLC Site may choose to recreate at any public park, annexation is not expected to impact parks services in any way.

## **Animal Control**

Currently, the County Animal Care and Control provides services the Boral Roofing LLC Site. The City contracts with the County for these services within City boundaries. As the land use is not residential, no impacts are anticipated, and no adjustment to the contract for services with the County will be needed.

## **Public Works**

### ***Street Lighting and Traffic Signals***

The County is responsible for street lighting and traffic signals on local streets within the unincorporated area. However, the Boral Roofing LLC Site does not have direct access to a public road at this time.

Upon annexation, the City will assume responsibility for street lighting and traffic signals. Some of this maintenance is funded through the General Fund, but costs are also offset by the City's Street Light Maintenance District Number 1 ("SLD 1"), which was formed pursuant to the Landscaping and Lighting Act of 1972 as codified in the Streets and Highways Code. According to the 2014-15 Engineer's Annual Levy Report, most costs associated with SLD 1 are for annual maintenance, operations, and servicing of street lighting. The Boral Roofing LLC pays an annual fee as a part of the SLD 1 for the parcel already within the City. The 2014-15 SLD 1 fee for that parcel was \$73.45 according to County property tax records. Assessments are established annually, based on anticipated costs, and assigned based on the benefit received as determined by the City Council when the SLD 1 was formed. Assessments are calculated using two factors, a land benefit factor (charged on all property), and a development factor (charged only if the property is developed). In 2014-15, the non-residential land benefit factor is \$8.18 per acre, and the development factor is \$52.09 per acre. At 19.31 acres, the Boral Roofing LLC Site would be assessed \$1,164 in 2014-15 if it were within the City boundary.

### ***Landscape Maintenance***

The County is responsible for maintaining landscaping in public right of ways in the unincorporated area, however, the Boral Roofing LLC Site does not border a public right of way or otherwise landscaped area. Upon annexation, any public landscaping related to the site would become the responsibility of the City, though annexation the Boral Roofing LLC Site will have no effect upon this duty. Please note, however, that some SLD-1 funds are used for citywide street tree maintenance according to the City's Adopted Budget.

### ***Roads and Transportation***

Local roads are serviced by the Public Works Department. At this time, there is no direct access to the Boral Roofing LLC Site through a public right of way, only through the adjacent Boral parcel which is located on Riverside Avenue. Annexation will not impact the City's service of Riverside Avenue.

### **Water**

Annexation will not directly impact water provision to the Boral Roofing LLC Site, which is currently within the service boundary of the San Bernardino Valley Water District for water sourcing and importation, and the West Valley Water District for retail service. Annexation alone is not expected to impact water demand, though if plans proceed to expand the manufacturing operations at the site, the demand for water may increase. All improvements necessary to extend water lines as a result of the proposed expansion would be performed on-site by the developer or property owner at their expense. Existing water resources are anticipated to be satisfactory to accommodate increase in demand.

### **Sewer**

The Boral Roofing LLC Site currently utilizes a septic system for wastewater disposal, and is not serviced by a municipal sewer system. The City's Sewer Master Plan does identify the greater Lytle Creek Ranch as an opportunity area for future expansion of sewer service. This effort is largely driven by the significant development proposed for the Lytle Creek Ranch in the future, and not this single parcel annexation. Implementation of sewer service in the future may be tied to a number of finance mechanisms including assessments, which Boral Roofing LLC may be party to at that time. No service impacts will result from annexation.

### **Flood Control and Drainage**

The San Bernardino County Flood Control District services the entire county as the local and regional flood control and drainage facilities provider. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drain construction. The City and the County act as co-permittees in the National Pollutant Discharge Elimination System ("NPDES") permit program for the Santa Ana River Watershed. In accordance City policy, the site owner will need to impose erosion control and stormwater pollution prevention plans during any construction. No services impacts will result from annexation.

### **Vector Control**

Vector Control is provided by San Bernardino Vector Control both in Rialto and in the unincorporated area where the Boral Roofing LLC Site is located. A parcel assessment of \$10.26 was levied in 2014-15 on each parcel according to County property tax records. The annexation will not impact service.

### **Other Utilities**

No change in service providers for other utilities is anticipated following annexation. Any additional service required due to the expansion of manufacturing activities will be funded by the developer or property owner as needed. No service impacts are associated with the annexation.

<b>Service</b>	<b>Pre-Annexation</b>	<b>Post Annexation</b>
<b>Cable/Internet/Telephone</b>	AT&T	AT&T; Time Warner; Exide
<b>Electricity</b>	Southern California Edison	Southern California Edison
<b>Natural Gas</b>	The Gas Company	The Gas Company
<b>Waste Hauling</b>	Burrtec	Burrtec

### **CONCLUSIONS**

Based on the size, scope, and location of the Subject Site, no recurring costs to the City are expected following annexation. The City will incur annual revenues related to property taxes and utility taxes, in sufficient amounts to offset any occasional service demands that may occur from time to time.