LAFCO 3198

Notice of Filing Attachments:

Application

3198

(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:

(1) Sphere of Influence amendment (expansion) for the San Bernardino County Fire Protection District; and,

(2) Reorganization to include Annexations to the San Bernardino County Fire Protection District, its Valley Service Zone and Service Zone FP-5

2. NAME OF APPLICANT: City of San Bernardino

MAILING ADDRESS: 300 North "D" Street

San Bernardino, CA 92418-0001

PHONE: (909) 384-5122

FAX: (909) 384-5138

E-MAIL ADDRESS: manis_bi@sbcity.org or parker_al@sbcity.org

3. GENERAL LOCATION OF PROPOSAL:

The City of San Bernardino, CA.

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.

On May 18, 2015, the Mayor and Common Council of the City of San Bernardino adopted a Plan of Recovery (Plan) and a Plan of Adjustment for submission to the court on May 31, 2015 in support of the City's efforts to emerge from bankruptcy. In those documents, the City indicated that it was both service and budget insolvent, and only cash solvent due to the protection of chapter 9 bankruptcy. The Plan describes in detail the City's inability to pay for all the costs of providing services at the level and quality that are required for the health, safety and welfare of the community, including fire protection and emergency medical services. Fiscal projections within the Plan clearly indicated that without fundamental and substantive changes in its service delivery model, the City would not be able to move to a service and budget solvent municipality.

The San Bernardino Fire Department and the community have been suffering from what a fire services consultant (Citygate Associates) described in a *2014 Fire Services Deployment Study* as

"severe stress." The report indicated this has resulted from a combination of factors found in a community with little economic investment, a city in bankruptcy and a low median income.

Operational staff reductions combined with exceptionally high emergency medical incident call volumes and frequent structure fires have resulted in longer response times and an inability to stem the perception that San Bernardino may not be a community safe from fire. The 2014 study concluded that the City is "not over-deployed to serve its diverse geography and risks." However, given the level of emergency medical incidents, resources typically available for fire suppression are too often unavailable for an appropriate level of response in an urban setting.

The proposed annexation into the San Bernardino County Fire Protection District will:

- Provide the framework and financial platform for the delivery of efficient and cost-effective fire protection and emergency medical services to the City.
- Significantly improve the fire service delivery model available to the residents and businesses of the City. By moving to a regionalized service delivery approach the City will be able to take advantage of economies of scale associated with the County Fire District and stations located near City boundaries.
- Improve the health and safety of the community.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?

YES ____ NO _X_ If YES, provide written justification for the proposed boundary configuration

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):

City incorporated = 38,402 acres (60.0 sq. miles)
City sphere = 6,829 acres (10.7 sq. miles)

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

Total dwelling units = 65,451
Single family detached = 39,396
Single family attached = 1,908
2 -4 units = 5,072
5 + units = 14,870
Mobile homes = 4,205

(Source: San Bernardino Housing Element February 10, 2014)

3. Approximate current population in area:

213,933 (Source: CA DOF 1/1/2015)

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

Residential Land Uses
Residential Estate (RE 1, du/ac)
Residential Low (RL 3.1, du/ac)
Residential Low-3.5 (RL-3.5, 3.5 du/ac)
Residential Suburban (RS, 4.5 du/ac)

Residential Urban (RU, 9 du/ac)
Residential Medium (RM, 14 du/ac)
Residential Medium High-20 (RMH-20, 20 du/ac)
Residential Medium High (RMH, 24 du/ac)
Residential High (RH, 36 du/ac)

Commercial Land Uses
Commercial Office (CO)
Commercial General (CG-1)
Commercial General (CG-2)
Commercial General (CG-3)
Central City South-1 (CCS-1)
University Business Park-2 (UBP-2)
University Business Park-3 (UBP-3)
Commercial Regional-1 (CR-1) – Regional Malls
Commercial Regional-2 (CR-2) – Downtown
Commercial Regional-3 (CR-3) – Tri-city Commercial
Commercial Regional-4 (CR-4) – Auto Plaza
Commercial Heavy (CH)

Industrial
Office Industrial Park (OIP)
Industrial Light (IL)
Industrial Heavy (IH)
Industrial Extraction (IE)
University Business Park-1 (UBP-1)
Central City South-2 (CCS-2)

Public/Quasi-Public
Publicly Owned Flood Control (PFC)
Public Facilities (PF)
Central City South-3 (CCS-3)
Road Right-of-way (ROW)
Railroad (RR)

Open Space
Public Parks (PP)
Open Space (OS)
Public/Commercial Recreation (PCR)

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

N/A

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**:

N/A

6. **Indicate the existing land use**.

Residential, commercial, office, industrial, parks and public facilities.

What is the proposed land use?

There is no change to the proposed land uses that would result following the reorganization and sphere of influence amendment.

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

   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. **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**.

    N/A

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:*

    Annexation of the City into the District will result in expanded, more reliable, efficient and effective fire protection and emergency medical services to all residents of the community.

ENVIRONMENTAL INFORMATION

1. **Provide general description of topography**.

   The area south of the I-210 freeway is mostly flat. At the south City limits at Waterman Avenue the elevation is approximately 1000 feet. Waterman Avenue at the I-210 freeway is approximately 1200

feet in elevation. The terrain north of the I-210 freeway is steeper. The elevation at the northeast end of the City at Cajon Pass is approximately 2200 feet.

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

General Plan Land Use Distribution:

Residential	15,107 ac. or 29.2%
Commercial	3,773 ac. or 9.7%%
Industrial	5,426 ac. or 14.0%%
Agriculture	0%
Other	Public Facilities 12,543 ac. or 32.6%
	Parks & OS 1,733 ac. or 4.5%

3. Describe the surrounding land uses:

NORTH: San Bernardino National Forest

EAST: Cities of Highland and Redlands

SOUTH: City of Loma Linda

WEST: Cities of Colton and Rialto

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 _X_ NO __ If YES, please identify.

There are existing mutual and auto aid agreements in place with the following agencies:

- United States Department of Agriculture Fire Service (fire protection and rescue services within the foothills of the San Bernardino mountains adjacent to the city limits)
- Cities of Colton, Loma Linda, Redlands, Rialto, and Fire Districts of Bloomington, Fontana and Muscoy (supplemental fire protection services)
- San Bernardino International Airport Authority (fire-fighting services and lease of property located at the airport)
- County of San Bernardino (fire protection and paramedic services)
- San Manuel Band of Mission Indians Fire Department (automatic aid response)

7. Is this project a part of a larger project or series of projects?

YES ___ NO _X_ If YES, please explain.

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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 Allen Parker (City Manager) **TELEPHONE NO.** (909) 384-5122

ADDRESS 300 North "D" Street, San Bernardino, CA 92418-0001

NAME Bill Manis (Deputy City Manager) **TELEPHONE NO.** (909) 384-5122

ADDRESS 300 North "D" Street, San Bernardino, CA 92418-0001

NAME Georgeann Hanna (City Clerk) **TELEPHONE NO.** (909) 384-5002

ADDRESS 300 North "D" Street, San Bernardino, CA 92418-0001

NAME Andy Belknap, Regional Vice President, Management Partners **TELEPHONE NO.** (408) 437-5400

ADDRESS 2107 N. First Street, Suite #470, San Jose, CA 95131

CERTIFICATION

As a part of this application, the City of San Bernardino (the applicant) agrees 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 San Bernardino County Fire Protection District, its Valley Service Zone and Service Zone FP-5 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 8/28/15

SIGNATURE OF APPLICANT

Allen Parker

PRINTED NAME OF APPLICANT

City Manager

TITLE

_____
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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

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