

LAFCO 3201

Notice of Filing Attachments:

Application

**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: Lytle Creek Ranch Specific Plan

2. NAME OF APPLICANT: City of Rialto
MAILING ADDRESS: 150 S. Palm Ave
Rialto, CA 92376
PHONE: (909) 820-2523
FAX: (909) 820-2527
E-MAIL ADDRESS: ggibson@rialto.ca.gov

3. GENERAL LOCATION OF PROPOSAL: Northern portion of Rialto
City boundaries; North of Riverside Ave and
South of Lytle Creek Wash

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ___ NO If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. The annexation
has been requested to facilitate orderly development
and to consolidate the property within city boundaries
to the portion within the City Sphere of Influence

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): 1,078 acres

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

3. Approximate current population in area: 0

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

San Bernardino County General Plan designation(s) and uses permitted by this designation(s): FW, RS-20M (see attached map)

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: Air, Noise, Biology, Geological and Traffic concerns were all studied for the project. These studies were included in an EIR which proposed the appropriate mitigation measures.

6. Indicate the existing land use. vacant

What is the proposed land use? See attached Lytle Creek Land Use Plan

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.

Lytle Creek Specific Plan - See attached Rialto
Zoning MAP

- 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 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
- Williamson Act Contract
- Any other unusual features of the area or permits required: Army Corp Permit 404,
CA Fish and Wildlife Streambed Alteration Permit 1602,
CA Regional Water Quality Permit 401
- Agricultural Preserve Designation
- Area where Special Permits are 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:

The project has a wide variety of product planned
within the community that is designed for a wide
variety of the population with different economic needs.

ENVIRONMENTAL INFORMATION

- 1. Provide general description of topography. The project area consists of a
wide, gently sloping, stony alluvial plain at the base of
the San Bernardino Mountains. It gradually falls to the
southeast with a slope averaging 3 percent.

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

Residential	<u>0</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>100</u> %
Industrial	<u>0</u> %	Other	<u> </u> %

3. Describe the surrounding land uses:

NORTH Lytle Creek Wash/mining
EAST Mining
SOUTH Residential
WEST I 15 Freeway, Vacant

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.).

There will be a revetment constructed along Lytle Creek Wash. There will also be the other basic improvements including streets, sewer, water and storm drain

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

These service extensions have been considered in the EIR for the project.

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

7. Is this project a part of a larger project or series of projects? YES NO If YES, please explain.

This project is part of the Lytle Creek Specific Plan

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 County of San Bernardino TELEPHONE NO. (909) 387-8311

ADDRESS: 385 N. Arrowhead Ave, San Bernardino, CA 92415

NAME Boral Roofing Rialto TELEPHONE NO. (909) 428-1228

ADDRESS: 3511 N. Riverside Ave, Rialto, CA 92371

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the city of RIALTO, or the WEST VALLEY WATER District, (the applicant) and/or the CITY OF RIALTO (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 RIALTO or the WEST VALLEY WATER District 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 XIII C and XIII D 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 9/15/15

[Signature]
SIGNATURE OF APPLICANT
GINA GIBSON
PRINTED NAME OF APPLICANT

PLANNING MANAGER
TITLE

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ADDRESS: 385 N. Arrowhead Ave, San Bernardino, CA 92415

NAME Boral Roofing Rialto TELEPHONE NO. (909) 428-1728

ADDRESS: 3511 N. Riverside Ave, Rialto, CA 92371

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the city of _____, or the _____ district, _____ (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.

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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 8/15/15



SIGNATURE OF APPLICANT

Kevin Lynch
PRINTED NAME OF APPLICANT

U.P., Lytle Development
TITLE

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

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

7. Is this proposal a part of a larger project or series of projects? YES NO If YES, please explain.

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ADDRESS:

NAME _____ TELEPHONE NO. _____

ADDRESS:

NAME _____ TELEPHONE NO. _____

ADDRESS:

CERTIFICATION

As a part of this application, the City/Town of RIALTO, or the WEST VALLEY WATER
 District/Agency, _____ (the applicant) and/or the CITY OF RIALTO (real party in
 interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify,
 hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

and release 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, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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 9/15/15

[Signature]
SIGNATURE
GINA GIBSON

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

PLANNING MANAGER
Title and Affiliation (if applicable)

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