



LAFCO

Local Agency Formation Commission for San Bernardino County

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Established by the State of California
to serve the Citizens, Cities, Special Districts
and the County of San Bernardino

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NOTICE TO LANDOWNERS WITHIN LAFCO 3201

April 26, 2016

Dear Landowner and/or Registered Voter:

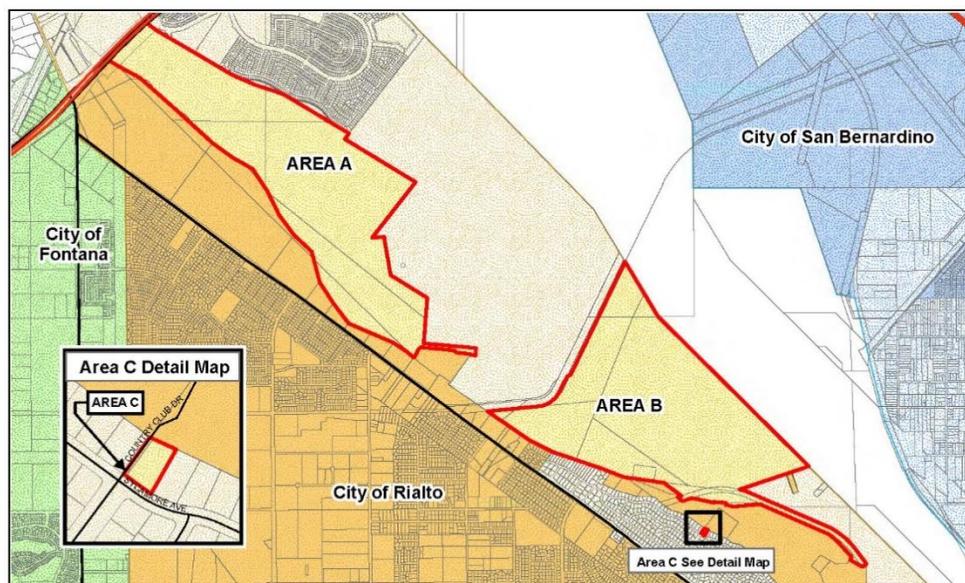
This Notice is to advise you that the Local Agency Formation Commission (LAFCO) for San Bernardino County will be considering a proposal at our May 18th hearing that includes your property in the unincorporated area of the City of Rialto sphere of influence. The hearing is scheduled to begin at 9:00 a.m. in the City of San Bernardino City Council Chambers located at 300 North "D" Street, San Bernardino. Below is a summary of the referenced proposal:

TITLE: LAFCO 3201 – Reorganization to include Annexations to the City of Rialto and the West Valley Water District and Detachments from San Bernardino County Fire Protection District and its Valley Service Zone, Fontana Fire Protection District, County Service Area 70 and County Service Area SL-1

AREA: The reorganization proposes multiple jurisdictional changes along the Lytle Creek Wash area generally located northerly of the 210 Freeway, easterly of Riverside Avenue, and southerly of the I-15 Freeway, within the City of Rialto's northern sphere of influence. The proposed changes are as follows:

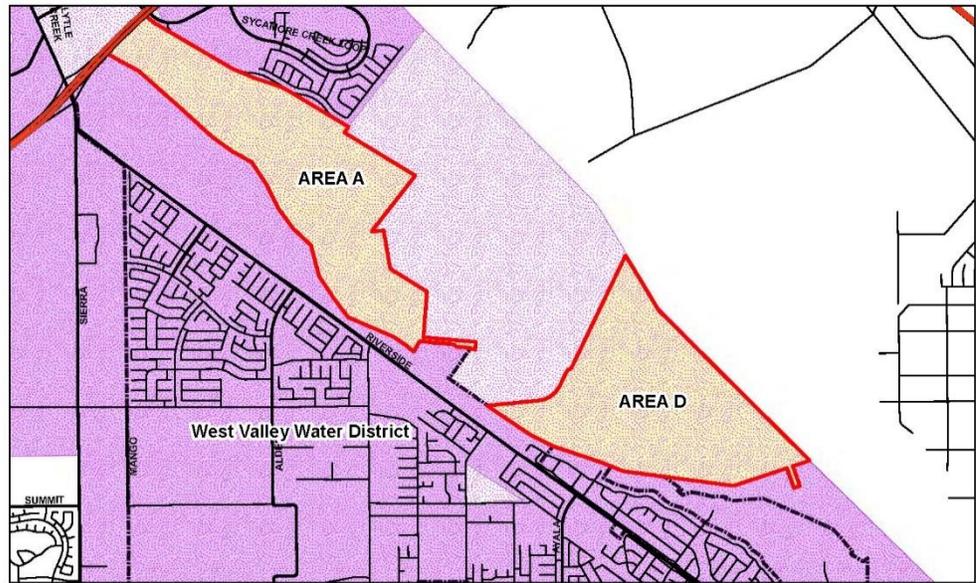
- *Areas A, B, & C – Annexation to the City of Rialto and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and County Service Area 70.*

Area A encompasses approximately 568 acres generally bordered by the I-15 Freeway on the north, parcel lines on the east and south, and parcel lines (existing City of Rialto boundaries) on the west, generally northeasterly of the intersection of Locust and Riverside Avenues. Area B encompasses approximately 573 acres generally bordered by parcel lines on the north, east, and south, and parcel lines (existing City of Rialto boundaries) on the west, generally northeasterly of the El Rancho Verde Community. Area C is a single parcel encompassing approximately 0.46 acres generally bordered by Country Club Drive on the west, parcel line (existing City of Rialto boundary) on the north, a parcel line on the east, and Sycamore Avenue on the south.



- *Areas A & D – Annexation to the West Valley Water District*

Area A encompasses approximately 568 acres (see description above). Area D encompasses approximately 539 acres generally bordered by parcel lines on the north and east, and parcel lines (existing West Valley Water District boundaries) on the south and west, which is a portion of Area B.

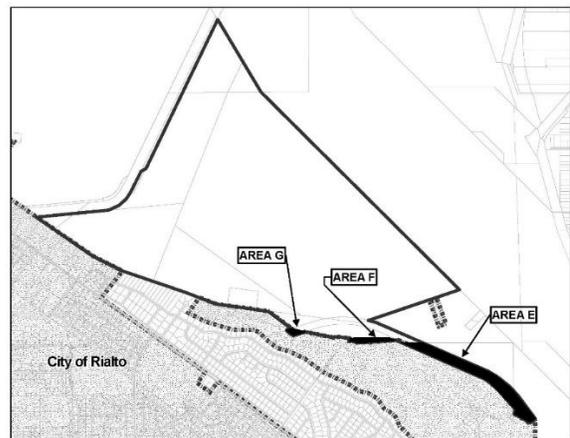


- *Area E – Detachment from County Service Area SL-1*

Area E encompasses approximately 13 acres that generally includes the San Bernardino County Flood Control Channel area located within the reorganization area.

- *Areas F & G – Detachment from County Service Area SL-1 and Fontana Fire Protection District*

Area F is a single parcel encompassing approximately 1.65 acres generally bordered by parcel lines on the north and east, and parcel lines (Existing city of Rialto boundary) on the south and west. Area G encompasses approximately 0.65 acres that generally includes a portion of the San Bernardino County Flood Control Channel located within the reorganization area.



PURPOSE: The proposed reorganization has been initiated by resolution of the City Council of the City of Rialto. The purpose of this proposal is to provide municipal-level services to the development anticipated as a part of the Lytle Creek Ranch Specific Plan through the City of Rialto (and its related service providers) and the West Valley Water District.

The existing County land use designations for the reorganization area are: SD-RES (Special Development-Residential), RS-20M (Single Residential, 20,000 sq. ft. minimum lot size), RS-10M (Single Residential, 10,000 sq. ft. minimum lot size), and FW (Floodway). The City of Rialto has assigned the reorganization area a “Specific Plan” land use designation overlay and has been pre-zoned as Lytle Creek Ranch Specific Plan, which will take effect upon completion of the annexation process. The underlying Lytle Creek Ranch Specific Plan zoning designations within the reorganization area are Single-Family Residential (SFR-1, SFR-2, and SFR-3), Multi-Family Residential (MFR), High Density Residential (HDR), Elementary/ Middle School (ES/MS), Open Space, and Open Space/Recreation.

Upon completion of the reorganization, the area will receive services from the City of Rialto such as sewer, fire protection/paramedics, law enforcement, and other municipal-type services. In addition, the area will receive retail water service from the West Valley Water District. There will be no change in jurisdiction for the San Bernardino Valley Municipal Water District (the regional State Water Project provider), and the Inland Empire Resource Conservation District.

If you have any questions regarding the annexation process, or wish further notification on this specific proposal, please contact the LAFCO staff at (909) 388-0480 or at the address listed above. The staff report for this item will be available for review on the LAFCO Website (www.sbclafco.org) at approximately 8:00 a.m. on Thursday, May 12th.

For background information and/or questions on land use issues or the services to be provided from the City of Rialto, please contact Ms. Gina Gibson, Planning Manager, at (909) 820-2535 or by mail at 150 South Palm Avenue, Rialto, CA 92376.

For background information and/or questions on retail water service to be provided by the West Valley Water District, please contact Ms. Linda Jadeski, Engineering Services Manager, at (909) 875-1322 or by mail at 855 W. Base Line, PO Box 920, Rialto, CA 92377.

Sincerely,

KATHLEEN ROLLINGS-McDONALD
Executive Officer

cc: Kevin Lynch, Lytle Development Company, property owner representative