

LAFCO 3219

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 application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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: Detach three areas (Area A, B & C-Refer Exhibit) from Cucamonga Valley Water District (CVWD, District) as per Resolution No. 2017-3-4.

2. NAME OF APPLICANT: Cucamonga Valley Water District
 APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
 MAILING ADDRESS:
10440 Ashford St
Rancho Cucamonga CA 91730
 PHONE: (909) 987-2591
 FAX: (909) 476-7031
 E-MAIL ADDRESS: _____

3. GENERAL LOCATION OF PROPOSAL: The detachment areas are located in City of Ontario (City). The portions of Township 1 South, Range 6 West, Section 19 and Township 1 South, Range 7 West, Sections 8, 16, 17 & 23

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 reason(s) that the proposed action has been requested. The proposed detachment areas (Area "A", "B" & "C") are in City of Ontario and the City provides both water and sewer services. CVWD do not offer any services to the customers in these areas.
CVWD doesn't provide water or sewer services to the customers in the these three areas (Area "A", "B" & "C") and hence request the detachment of the areas from the District boundary.
CVWD serves water to 33 single family residences and 1 mobile home park in Area "A". These areas are excluded from the detachment and CVWD will continue water services for these customers.
City of Ontario provides sewer services to these exclusion areas and will continue to serve sewer.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): Three areas to detach. Refer attached Exhibit; Area A-747.85 Acres, Area B-56.63 Acres & Area C-332.96 Acres.
2. TOTAL AREA: 1137.44 ACRES more or less
Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments) Area A consists of approximately 1,625 Single Family Units(SF) (1,604 DU@1.3% vacancy rate), 220 Multi-Family Units (208 DU @5.6% vacancy rate)
3. Area B approximately 173 SF (171DU) & Area C is mainly commercial (Ontario Mills - Specific Plan)
Approximate current population within area:
Approximate population 7200.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Area A is a combination of different zoning – Residential, School, Park and Commercial.
Area B is a combination of Specific Plan (Ontario Festival) and Commercial
Area C is a Specific Plan (Ontario Mills Mall).

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Not Applicable

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:

Not Applicable

6. Indicate the existing use of the subject territory.

Not Applicable

What is the proposed land use?

Not Applicable

7. 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.

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
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required
- None

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *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:*

CVWD will continue to provide water services to the exclusion areas within Area "A" and City of Ontario will continue to provide sewer services. City of Ontario currently serves both water and sewer to detachment areas "A", "B" & "C" and will continue to serve any future developments within these areas.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Area A is fairly flat area. The contours changes from 170' in north to 1040' in south and the slope is around 1.4%. Area A is mainly residential with schools and a Trailer Park. Area B is fairly flat area, with 1010' on north to 980' to south and around 1.1% slope. It consists of portion of Guasti Park, specific plan and office area. Area C is also fairly flat area and varies from 1030' in north to 990' in south.

2. Describe any existing improvements on the subject territory as % of total area Detachment Areas "A", "B" & "C"

| | | | |
|-------------|--|--------------|--|
| Residential | <u>Area A=66% B=24% C=0%</u> _____ % | Agricultural | <u>Area A=0% B=0% C=0%</u> _____ % |
| Commercial | <u>Area A=11% B=10% C=99%</u> _____ % | Vacant | <u>Area A=22% B=52% C=1%</u> _____ % |
| Industrial | <u>Area A=0.2% B=0% C=0%</u> _____ % | Other | <u>Area A=1.3% B=14% C=0%</u> _____ % |

(Open Space)

3. Describe the surrounding land uses:

NORTH Area A- Residential. Area B-Open Space (Recreation). Area C- Commercial/Industrial

EAST Area A-Residential. Area B-Residential/Park. Area C-Industrial

SOUTH Area A-Residential. Area B-Commercial. Area C- Industrial/Civic

WEST Area A-Residential. Area B- Open Space (Recreation)/Commercial. Area C-Commercial

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 Detachment Areas "A", "B" & "C" are located in City of Ontario. Water and Sewer services are provided by the City and will continue to receive services from the City of Ontario. Any site alterations or new sewer or water connections will be provided by City of Ontario.

Exclusion Areas #1 & #2 are already developed and the District provide the water services hence does not anticipate any further development or future water connections.

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

The proposal is to detach Areas "A", "B" & "C" from CVWD service area. City of Ontario currently provides water and sewer services for these areas. The exclusion areas in Area "A" is already developed and does not anticipate any further growth hence no further service extensions expected. This is not applicable for this particular proposal.

- 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.

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 Martin E. Zvirbulis TELEPHONE NO. (909) 987-2591

ADDRESS: 10440 Ashford St, Rancho Cucamonga, CA 91730

NAME John Bosler TELEPHONE NO. (909) 987-2591

ADDRESS: 10440 Ashford St, Rancho Cucamonga, CA 91730

NAME Scott Burton TELEPHONE NO. (909) 395-2682

ADDRESS: 1425 S. Bon View Avenue, Ontario, CA 91761

CERTIFICATION

As a part of this application, the City/Town of _____, or the Cucamonga Valley Water District/Agency, _____ (the applicant) and/or the _____ (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 04/27/2017



SIGNATURE

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

Planning and Development 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