

## 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: Etiwanda Heights Neighborhood & Conservation Plan - an annexation of 4,088 acres to the City of Rancho Cucamonga.
  
2. NAME OF APPLICANT: City of Rancho Cucamonga  
 APPLICANT TYPE:    ☐ Landowner                      ☒ Local Agency  
                                  ☐ Registered Voter            ☐ Other \_\_\_\_\_  
 MAILING ADDRESS:  
 10500 Civic Center Dr, Rancho Cucamonga, CA 91730  
 PHONE:            (909) 774-4308 \_\_\_\_\_  
 FAX:                (\_\_\_\_) N/A \_\_\_\_\_  
 E-MAIL ADDRESS:    Anne.McIntosh@CityofRC.us
  
3. GENERAL LOCATION OF PROPOSAL: The annexation area is 4,088 acres in size and is located along the northeastern edge of the City of Rancho Cucamonga at the base of the San Gabriel Mountains. It is entirely within the City's Sphere of Influence (SOI) in unincorporated San Bernardino County. The annexation area boundaries are generally Haven Avenue (if it was extended north) to the west, City of Fontana to the east, San Gabriel Mountains (San Bernardino National Forest) to the north, and the existing City limits to the south. The southern portion of the annexation area is surrounded by residential neighborhoods in the City of Rancho Cucamonga on the west, south, and east, and is bounded by the Deer Creek Channel to the west and the Day Creek Channel to the east. See attached exhibit that identifies the annexation area boundary.
  
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 City of Rancho Cucamonga prepared the Etiwanda Heights Neighborhood & Conservation Plan (EHNCP) as a specific plan pursuant to State Planning and Zoning Law to regulate development in an area comprising approximately 4,393 acres (the "Project Area") extending roughly from Haven Avenue easterly to the City's boundary with Fontana, and from the northerly City limits to the San Bernardino National Forest boundary in the City's Sphere of Influence. Much of the Project Area is currently within unincorporated San Bernardino County, with a small portion located within the City's limits. Specifically, the 4,088-acre annexation area (the "Annexation Area") is located within the City's Sphere of Influence and the remaining 305 acres of the Project Area lie within the City. Development within the Annexation Area is currently governed by the San Bernardino County General Plan and zoning regulations. In order to implement the City-adopted EHNCP, the City seeks to annex the Annexation Area. Upon approval of the annexation, the Annexation Area would no longer be subject to the County's land use regulations, but would instead be regulated by the City, primarily through the Specific Plan. The proposed annexation will establish City control over the Annexation Area and allow the City to implement an adopted community-based Specific Plan that meets the City's high-quality standards.

### **LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres): 4,088 acres.
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments): 3 homes (single-family residential).
3. Approximate current population within area: 12 people.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

The overarching goal and organizing framework of the EHNCP is to generate a limited amount of unique, high-quality neighborhoods that are in balance with, and supportive of, large amounts of contiguous open space and habitat. As such, the EHNCP is organized around two areas: the northern Rural/Conservation Area, which is 3,603 acres; and the Neighborhood Area, the southern 790-acre area that lies between two existing neighborhoods in the City (see attached exhibit that identifies the Rural/Conservation Area and Neighborhood Area within the EHNCP).

The City of Rancho Cucamonga General Plan designations and permitted uses for the Rural/Conservation Area are:

- Hillside Residential – Limited single family rural residential development.
- Conservation – No habitable structures permitted.
- Open Space – Very limited single family rural residential development.
- Flood Control/Utility Corridor – No habitable structures permitted.

The City of Rancho Cucamonga General Plan designation and permitted uses for the Neighborhood Area are:

- Etiwanda Heights Neighborhood & Conservation Plan - Neighborhood Planning Area – Uses permitted include attached and detached single family residential, neighborhood-scale shops and restaurants; school. See Table A-1.1, Allowed Uses, EHNCP.

*(This summary reflects the "pre-zoning" of the proposed Annexation Area. The specific plan has been adopted and will take effect 30 days after the ordinance was adopted.)*

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

The San Bernardino County General Plan designations and permitted uses are:

- Resource Conservation – Open space, limited rural residential development.
- Single Residential – Single family residential.
- Rural Living – Rural residential.
- Special Development Residential - Residential development as part of a Specific Plan or Master Planned Development.
- Open Space – Parks and open space.
- Institutional – Public and quasi-public uses and facilities.
- Floodway – No habitable structures permitted.

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:

The Southern California Association of Governments (SCAG) adopted its most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in April 2016. The RTP/SCS emphasizes mobility, accessibility, safety, reliability, and sustainability and creates a framework for capital investment in transportation infrastructure. Implementation of the EHNCP would involve development of up to a maximum of 3,000 residential units, with approximately 9,090 new residents,

and approximately 415 employment opportunities. Approximately 48 percent of the population growth of 9,090 that would be generated by the EHNCP, 4,346 persons, is accounted for the SCAG RTP/SCS 2016-2040 Growth Forecasts. The remaining population growth of 4,744 is not accounted for the 2016-2040 Growth Forecasts. The draft 2020-2045 RTP/SCS Growth Forecasts account for approximately 76 percent of the population growth that would be generated by the Plan. Thus, while the Annexation Area is not fully accounted for in SCAG's most recent growth projections for the City (although the City's General Plan anticipates annexation of the Project Area and accounts for the Plan's growth in residential units and population), the EHNCP is consistent with the goals, guiding policies, and strategies of the RTP/SCS in the following ways:

- **Reduction in Vehicle Miles Traveled (VMT):** The Specific Plan emphasizes design for people and improved accessibility. The Traffic Study prepared by Fehr & Peers for the Project in March 2019 indicates these neighborhoods will generate at least 15% less traffic per person than existing neighborhoods in the area. In part, the reduced need for cars is achieved by the extensive multi-purpose trails proposed within the Project Area. These trails will connect to, and complete, the City's trail network in the area. The Specific Plan enhances recreational opportunities for those with horses, bicyclists, hikers, and runners by providing for more than 11 miles of new trails. In addition, given the mixed-use nature of the Plan, it will not generate traffic in a similar manner as to what is typically evaluated for most traffic studies. As such, the combined effects of the Plan's mixed uses, regional location, demographics, and development scale all contribute to a reduction (when compared to national homogeneous development projects) in off-site average weekday vehicle "trips" (i.e., one vehicle trip is when a person drives from their home to school, shopping, or their job and their return drive home is another trip). This reduction is due largely to the Specific Plan's ability to "internally capture" these trips. That is, most of the reduction in total daily vehicle off-site trips generated by the Specific Plan is attributable to those trips beginning and ending within the Project Area. Therefore, the VMT calculated is showing that the development will operate more efficiently than the surrounding land use, meaning it will have a positive effect on VMT for the general region. Furthermore, a missing segment of Wilson Avenue will be completed and Rochester Avenue will be extended. This will increase much needed roadway capacity and provide accessibility into the foothill neighborhoods bringing residents traffic relief and improve first responders' ability to access area neighborhoods.
- **Bicycle Facilities:** The bicycle network is a primary consideration of the Specific Plan and significant amenity for the new neighborhoods of Etiwanda Heights and for existing surrounding neighborhoods. It is intended to enable and encourage bicycle use for a variety of functions and activities. To meet the needs of diverse user types - including children, adults, older residents, expert and adventurous bicyclists – the network includes Class 1, 2 and 3 types of facilities, woven together in a complete and interconnected bicycle network.
- **Pedestrian Facilities and Trails:** As indicated previously, the EHNCP provides for more than 11 miles of new trails. Trails within the Neighborhood Area are located and designed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to provide neighborhood-to-neighborhood active transportation connections for recreation and daily travel; and 2) to provide access to trails within the Rural/Conservation Area and to the National Forest above. This conceptual plan of trails is intended to connect seamlessly to the existing and future multi-modal street network and existing trail network. Streets will be designed to be walkable, complete streets that provide safe, comfortable pedestrian and bicycle routes, and low-speed driving environments to promote safety and a calm, quiet ambiance.
- **Transit:** The existing public transit services in the City would serve the Project Area. The land use plan includes a mix of uses that will increase trip internalization to reduce transportation impacts from the Plan. In addition, the City and the Plan include measures and policies that support the use of alternative modes of travel, such as transit, and the Plan would not conflict with these measures and policies. It is expected that transit ridership would increase due to the new population introduced from the Plan. The Plan Area is located near the Metrolink Station and Omnitrans bus routes. At the time of development, plans will be reviewed by the City and/or transit agency for appropriate bus stops/shelter locations. Transit services may include, but are not limited to, carshare facilities, bike-share stations, transit pass kiosks, or concierge services. The existing transit facilities would have sufficient supply to serve the Plan's new population growth.

6. Indicate the existing use of the subject territory.

The Rural/Conservation Area within the Annexation Area is largely undeveloped, with the exception of a number of large-scale flood control facilities and power transmission lines, water supply storage tanks, three private residences, and the Lingyen Mountain Temple. At the center of the Rural/Conservation Area lies the North Etiwanda Preserve, a habitat preservation area including a trail network and picnic areas. Consistent with its rural and natural character, the circulation network within this area is comprised of private rural roads and trails. The Neighborhood Area within the Annexation Area includes a large, closed gravel mining facility in the northeast portion. Existing flood control features include the large Day Creek Diversion Levee that runs east-west just north of the former gravel mine, the older Deer/Day Separation Levee running north-south to the west of the former gravel mine and sweeping to the east as it moves south, clipping the northeast corner of Los Osos High School and approaching Banyan Street at Rochester Avenue. The Deer Creek and Day Creek flood control channels run north to south near the west and east edges of the Neighborhood Area, respectively. A range of older flood control improvements are located throughout the Neighborhood Area, including rock berms constructed to intersect and disperse stormwater flows and increase infiltration. Undisturbed terrain also includes braided channels formed by historic seasonal stormwater flows. Such channels south of the Diversion Levee are no longer active, as flood control improvements have very effectively cut off the flows that formed them.

What is the proposed land use?

The Rural/Conservation Area comprises approximately 3,603 acres and is subject to development standards and strategies intended to conserve and manage the areas as open space. Up to 100 residential units could be developed within the Rural/Conservation area under the proposed development standards, with a Transfer of Development Rights (TDR) program that would allow property owners to transfer development rights for up to 300 residential units from the Rural/Conservation area to the Neighborhood Area. The Neighborhood Area is subject to development standards intended to promote appropriate and well-designed residential, limited commercial, and recreational development. The Specific Plan permits up to 2,700 residential units in the Neighborhood Area, which may be expanded to 3,000 units depending on property owner participation in the TDR program. Among other amenities, the Neighborhood Area includes a trail network that builds upon the City's existing trail network as identified in the General Plan and Trail Implementation Plan. Development within the Neighborhood Area is intended to help generate funds to support open space conservation within the Rural/Conservation Area.

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:

Schools: Although LAFCO does not have jurisdiction over school districts, this is the only service operating at or near capacity. The primary elementary school public education services are provided to the proposed annexation area by the Alta Loma School District (ALSD) and Etiwanda School District (ESD), and secondary public education is provided by the Chaffey Joint Union High School District (CJUHS). ESD and CJUHS are currently operating at or near capacity. The 3,000 single-family residences that would be permitted by the EHNCP would generate an estimated 2,188 students. ALSD would have sufficient capacity to meet these students' needs, but ESD is already over current capacity and would need new schools in order to meet the Plan's demand. The City will continue coordination efforts with the local School Districts regarding adjustment of boundaries for the mutual benefit of the School Districts, current City residents, and future residents of the Plan Area with the intent to minimize construction of new schools in one District if space is available at facilities in another District. Also, since development impact fees will be paid as individual development projects are built in the Neighborhood Area of the EHNCP, each future development project would mitigate the impacts associated with its activities. The impact fees would be added to the funding of the new approximately 14-acre school site within the Neighborhood Area of the EHNCP, as well as for other future-planned facilities within the City to help meet future projections within the City. The 14-acre site has been determined to be enough to meet the future demand within the Plan Area, as other projected growth would be included at existing school sites.

Water: Currently no water is supplied to the Annexation Area. Potable water will be provided by the Cucamonga Valley Water District (CVWD) to the Neighborhood Area, but not to the Rural/Conservation Area. Private property owners in the Rural/Conservation Area would be served by private water wells. CVWD prepared a Water Supply Assessment (WSA) for the EHNCP. The WSA, has been reviewed and approved by the CVWD Board. CVWD concluded in the WSA that sufficient supplies will be available in normal, single and multiple dry years to meet the demands of the EHNCP, existing demand, and planned growth in CVWD's service area.

Sewer: The wastewater purveyor for the Neighborhood Area will be the CVWD. Wastewater generated within the CVWD service area is collected and then treated outside of its service area by Inland Empire Utilities Agency (IEUA). Sewer services would be extended to the Neighborhood Area of the EHNCP, but not to the Rural/Conservation Area of the EHNCP. Private property owners in the Rural/Conservation Area would be served by private septic systems. A Backbone Water and Wastewater Plan of Service Technical Report was prepared for the EHNCP to determine the impacts from the wastewater generation. In summary, there is sufficient available wastewater treatment capacity to serve the EHNCP. With construction of improvements to any downstream sewer mains as determined needed by CVWD (through implementation of Mitigation Measure MM UTIL-1 identified in the Final EIR) to provide adequate capacity to accommodate and convey wastewater flows from the EHNCP.

Police: The City has contracted with the County of San Bernardino Sheriff's Department for police service since 1977. Increased demands for police protection services would result from the increases in permanent population and nonresidential uses the Plan would permit, consisting of the development of up to 3,000 total residential units, approximately 180,000 sf of neighborhood oriented shops and restaurants and new supporting public facilities including parks and a new school. The 3,000 residential units would result in an increase of approximately 9,090 individuals in the City's population. Based on the size/intensity of the EHNCP area, the types of proposed land uses, and the population growth, there would be an increase in service calls in the area compared to existing conditions. Based on consultation with Rancho Cucamonga Police Department (RCPD), the RCPD would have adequate service provided from existing Sheriff's department facilities. The EHNCP also includes a police substation as part of a planned Joint Use Public Facility, which would provide additional facilities within the Neighborhood Area to meet service needs. As individual projects are proposed in the City, RCPD service levels and staffing requirements are evaluated to determine if additional staffing and/or facilities would be required. The funding for new positions needed to maintain acceptable citywide police protection service levels would come from the City's General Fund. Property taxes assessed on future property owners within the boundaries of the Plan Area would also contribute to the General Fund revenues. In addition, in compliance with the Rancho Cucamonga Municipal Code, the Property Owner/Developer would pay the required City Police Impact Fee, which is collected to fund new facilities, vehicles, and equipment, and any fees established through a Community Facilities District.

Fire: Based on consultation with the Rancho Cucamonga Fire Protection District (RCFPD), the EHNCP Area can be adequately served by existing fire stations and no new or altered facilities would be needed to serve the uses that would be allowed by the Plan as Station 175, with additional assistance from stations 173 and 176, would have sufficient staffing and equipment from RCFPD. All development within the Plan Area would be reviewed by the RCFPD for compliance with applicable provisions of the California Fire and Residential Codes along with the requirements of the RCFPD's Standards and Guidance documents, including but not limited to, requirements for fire apparatus access roads, gates, address and building signage, Knox boxes, fire protection water supply systems, and site plan criteria. Development plans would be reviewed by the RCFPD to ensure compliance with the RCFPD's Fire Protection Standards, Guidance Documents, and the California Fire Code.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural Land Uses  | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract | <input type="checkbox"/> Area where Special Permits are Required |

☒ Any other unusual features of the area or permits required: The Annexation Area contains the North Etiwanda Preserve, and three future preserves proposed by the EHNCP for habitat and open space conservation.

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:*

The proposed annexation promotes environmental justice in several ways, which are described in more detail below:

- The EHNCP planning process included an extensive public involvement and community engagement that included a diversity of residents from all areas of the community. This outreach and engagement process included translation when needed.
- The Neighborhood Area of the EHNCP will provide up to 3,000 new dwelling units which include a range of housing types and sizes for varying income levels and lifestyles, and which will increase housing options to help address current regional housing shortages.
- The Neighborhood Area will also be designed to promote balanced transportation by providing facilities for walking, bicycling, and equestrians, in addition to transit and automobiles.
- The conservation component of the EHNCP will provide increased access to open space in the foothills of the San Gabriel Mountains for all members of the community.
- The Neighborhood Area will provide new public facilities and public services, including parks, trails and open space areas, that are within walking distance of every house in the new neighborhood, and will also be available and accessible to the general public.
- The EHNCP supports the efforts of Healthy RC and others to promote healthy active living. Healthy RC has been a successful City-community partnership since 2008, and includes a diverse cross-section of the community. The Healthy RC partnership is comprised of dedicated residents, community organizations, and public and private entities to make Rancho Cucamonga the healthiest it can be.
- The proposed annexation does not require the development of new large-scale facilities, such as a power plant or sewage treatment plant, therefore no one community has to bear the burden of this project.

Community Involvement, Public Participation, Access to the Decision-Making Process: The EHNCP was developed with the most extensive and meaningful public participation and community involvement efforts to date in the City of Rancho Cucamonga. In the fall of 2017, the City conducted four community meetings to solicit comments from interested individuals and community groups on the initial planning concepts. Participants had many questions and concerns about the process, the preliminary concept, including the number and type of residential units proposed, particularly multi-family units, and the amount and type of commercial uses. In addition, there were concerns about fire safety and habitat associated with the configuration of open space in the heart of the neighborhood. Due to the level of concern, the City set aside the preliminary concept and conducted further outreach to better understand the priorities of the Rancho Cucamonga community. Then, during the first half of 2018, City staff worked with the community through a series of meetings and online engagements to consider whether or not to:

- Halt planning and annexation efforts altogether and allow the land to develop under County standards;
- Raise funds through a new parcel tax to purchase the land for permanent open space conservation, or;
- Prepare a plan for new neighborhoods that would allow for conservation of much of the open space.

Throughout the community engagement process, the majority of participants continually supported local control and some sort of neighborhood development as a mechanism for achieving local control through annexing the land into the City. At the May 16, 2018 City Council meeting, the Council directed Staff to work toward a neighborhood and conservation plan that would facilitate the community's direction to achieve this outcome. After this direction from the City Council, Staff continued the community engagement process, received and evaluated the community's input, and began to draft the plan.

In the Summer of 2018, the City started an extensive public engagement process to learn more about the community's priorities and how to best balance them in order to create a community-based plan. The public engagement process included small group meetings, pop-up events, multiple online surveys, and a large, well-attended public open house where attendees provided feedback on an initial concept plan. The Public Review Draft EHNCP was developed in response to the community's feedback received during this period. The following highlights the outreach efforts:

- July, August, and September 2018 – The City hosted popup outreach. At each popup, the City went to stakeholders at events planned for the community. The popups were intended to raise awareness, to distribute accurate information, and to promote later public engagement opportunities, including the online survey and public Open House. Through nine popup events, the City staff and consultant team interfaced with approximately 839 people.
- August 21 through August 29, 2018 – The City met with four different small groups to learn about their preferences for various types of housing, parks, and neighborhood amenities. The groups represent unique perspectives on the future of the Project Area. Small group meetings were held with Campeones para la Comunidad (Community Champions), Healthy RC Steering Committee, Healthy RC Youth Leaders, and several home owners associations (HOAs) that include residents who live to the west of the Project Area.
- August 28 through September 24, 2018 – The City hosted an online survey to gather input on emerging priorities and concepts under consideration for the EHNCP. A total of 1,099 respondents participated.
- September 21, 2018 – The City hosted an open house at the Victoria Gardens Cultural Center Courtyard to share concepts and gather input for the EHNCP. The open house attracted approximately 200 people and was organized around five stations spotlighting the main planning topics.
- October 2018 through February 2019 – Staff engaged over 200,000 digital impressions and reached nearly 89,000 through various digital survey tools such as Facebook LIVE, Facebook posts, Twitter, Instagram, Nextdoor, videos, and eNews.
- In addition to the outreach and engagement with the general public described above, staff conducted outreach and engagement that included, or were conducted directly with, property owners in the Sphere of Influence at almost twenty small group and individual meetings throughout 2018 and 2019.
- Tribal consultations with the potentially affected tribes: Gabrieleno Band of Mission Indians Kizh Nation, San Manuel Band of Mission Indians, and Morongo Band of Mission Indians.
- The City has maintained a website for the EHNCP that includes access to all materials related to the process. The website address is: [www.cityofrc.us/EtiwandaHeights](http://www.cityofrc.us/EtiwandaHeights).

Increased Housing Supply, Healthy Living and Balanced Transportation: The Neighborhood Area of the EHNCP will provide up to 3,000 new dwelling units which include a range of housing types and sizes for varying income levels and lifestyles. In addition, healthy living is a crucial guiding principle of the Plan, and the vision for the Plan carefully considers the elements of the Healthy Development Checklist created by the Riverside University Health System - Public Health. As such, the Plan will require developers, as part of their Precise Neighborhood Plan application process, to complete the Healthy Development Checklist to demonstrate compliance with healthy development principles. For each Neighborhood Sub-area, a Precise Neighborhood Plan shall be reviewed, found consistent with the intent and regulations of this Plan, and approved by the Planning Commission pursuant to the major Design Review Process as outlined in 17.20.040 of the Rancho Cucamonga Municipal Code (RCMC). The Healthy Development Checklist addresses the following principles:

- **Active Design:** The Neighborhood Area will provide a comprehensive system of public realm-enhancing strategies that cooperate effortlessly in the making of an attractive, activity-oriented, comfortable place. The network of sidewalks creates an environment of comfortable walkability, due to the combination of small block sizes, well-shaded streets, human-scale frontage design, paths for multi-modal transit, and frequent public open spaces. The Plan ensures that every resident will live within walking distance of community park space, and the framework provides opportunities for flexible ground floor uses in a traditional town-form pattern, meaning that with the right market conditions and community interest, neighborhood amenities would flourish.

- **Connectivity:** The Plan proposes a number of neighborhoods that are all connected conveniently by a network of public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails, which promotes walkability in a variety of perspectives. The Plan also affords bicyclists easy transportation around the neighborhoods through safe, well-marked and complete bicycle travel lanes.
- **Public Safety:** The standards and guidelines for streetscapes provided in the Plan foster injury prevention through the use of traffic calming features, such as bulb outs, safe pedestrian crossings, and roadway speeds moderated by tactical design elements, such as medians, on-street parking, and other physical and visual cues. The Plan locates a school in the center of the new development, within a reasonable walking distance to a majority of neighborhoods. Adequate lighting is mandated in the public realm.
- **Environmental Health:** The Plan is carefully calibrated so that high volume roads do not have a presence within the Neighborhood Area. While a hierarchy of street exists to allow easy movement, the provision of plentiful low-volume, neighborhood streets ensures that traffic is not concentrated in dangerous arterials, eliminating the effects of near-road pollution and noise pollution. The project as a whole prioritizes environmental impact reduction and mitigation, establishing a crucial conservation-oriented program of development and restrictions on development and an emphasis on keeping naturalistic open spaces in neighborhoods as an attractive amenity and benefit to stormwater management and air quality.
- **Community Cohesion:** The Open Space network established in the Plan incorporates plentiful engaging spaces that facilitate social interaction, at the scale of the neighborhood and at the scale of the larger community in the form of a town square. Both park spaces and the town square offer a variety of recreational opportunities for users of all ages, from playgrounds, to farmers' markets and retail. In addition to well-design plazas and parks, within the town square, a proposed community center facilitates access to a multi-purpose community space accessible to the public.
- **Access to Food, Services and Jobs:** The proposed town square, due to its combined design of town-scale mixed-use structures around a large plaza, hosts a number of important community amenities, including a potential full-service grocery store site, farmer's market, center of employment (in town-scale retail and offices above shops), available space for health service retail or office locations, and childcare centers. The neighborhoods are designed with a variety of housing options that allow all potential household sizes, incomes, and types to become neighbors and share amenities, such as community parks and gardens within every neighborhood.

### **ENVIRONMENTAL INFORMATION**

1. Provide general description of topography.

Like the rest of the foothill neighborhoods in Etiwanda, Alta Loma, Fontana (to the east), and Upland (to the west), the Annexation Area is characterized by alluvial fans from the San Gabriel Mountains. Within the Rural/Conservation Area of the EHNCP, terrain slopes of 30% and more are typical within the foothills, with alluvial fans sloping from 20% to 10% to the south. In the Neighborhood Area of the EHNCP, slopes range from 7% at the Diversion Levee down to about 5% at Banyan Street. See attached exhibit that identifies existing topography within the in the Project Area.

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

Residential	Less than 1%	Agricultural	0%
Commercial	0%	Vacant	99%
Industrial	0%	Other: Less than 1% (religious assembly – Lingyen Mountain Temple)	



## 3. Describe the surrounding land uses:

NORTH San Gabriel Mountains (San Bernardino National Forest).

EAST City of Fontana to the east of the Rural/Conservation Area and existing single-family residential neighborhood to the east of the Neighborhood Area.

SOUTH Single-family residential neighborhoods.

WEST Vacant foothill land in the City's Sphere of influence to the west of the Rural/Conservation Area and existing single-family residential neighborhoods to the west of the Neighborhood Area.

## 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.).

In the Neighborhood Area, site alterations will include installation of water and sewer facilities, grading, and neighborhood development of up to 3,000 residential units, 180,000 square feet of shops and restaurants, public facilities, school, parks, open space and trails, and associated streets and other related improvements. In the Rural/Conservation Area, the majority of publicly-owned land is anticipated to be conserved as open space. The EIR analyzes up to 100 rural residential units, but conservation of privately-owned land in the Rural/Conservation Area is encouraged through the Transfer of Development Rights (TDR) Program in the EHNCP.

## 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

Please identify:

The RCFPD has an agreement with the California Department of Forestry and Fire Protection (Cal Fire) to provide supplemental wildland fire protection for Local Responsibility Area (LRA) wildlands within the District. The current State Responsibility Area (SRA) will become LRA as part of the annexation (see attached exhibit). The increase in acreage due to the annexation will only change the acreage reflected in the contract but not the scope. The RCFPD will continue to be supported with resources and a level of service that are provided on the adjacent SRA lands without the burden of a significant unfunded liability. The Fire Protection District also has Mutual/Auto Aid Agreements with the West End Agencies. See attached exhibit that identifies LRA and SRA upon annexation.

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.

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NAME: Anne McIntosh

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ADDRESS: 10500 Civic Center Drive, Rancho Cucamonga, CA 91730

**CERTIFICATION**

As a part of this application, the City/Town of City of Rancho Cucamonga, or the \_\_\_\_\_ 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

1/9/2020

SIGNATURE

John R. Gillison

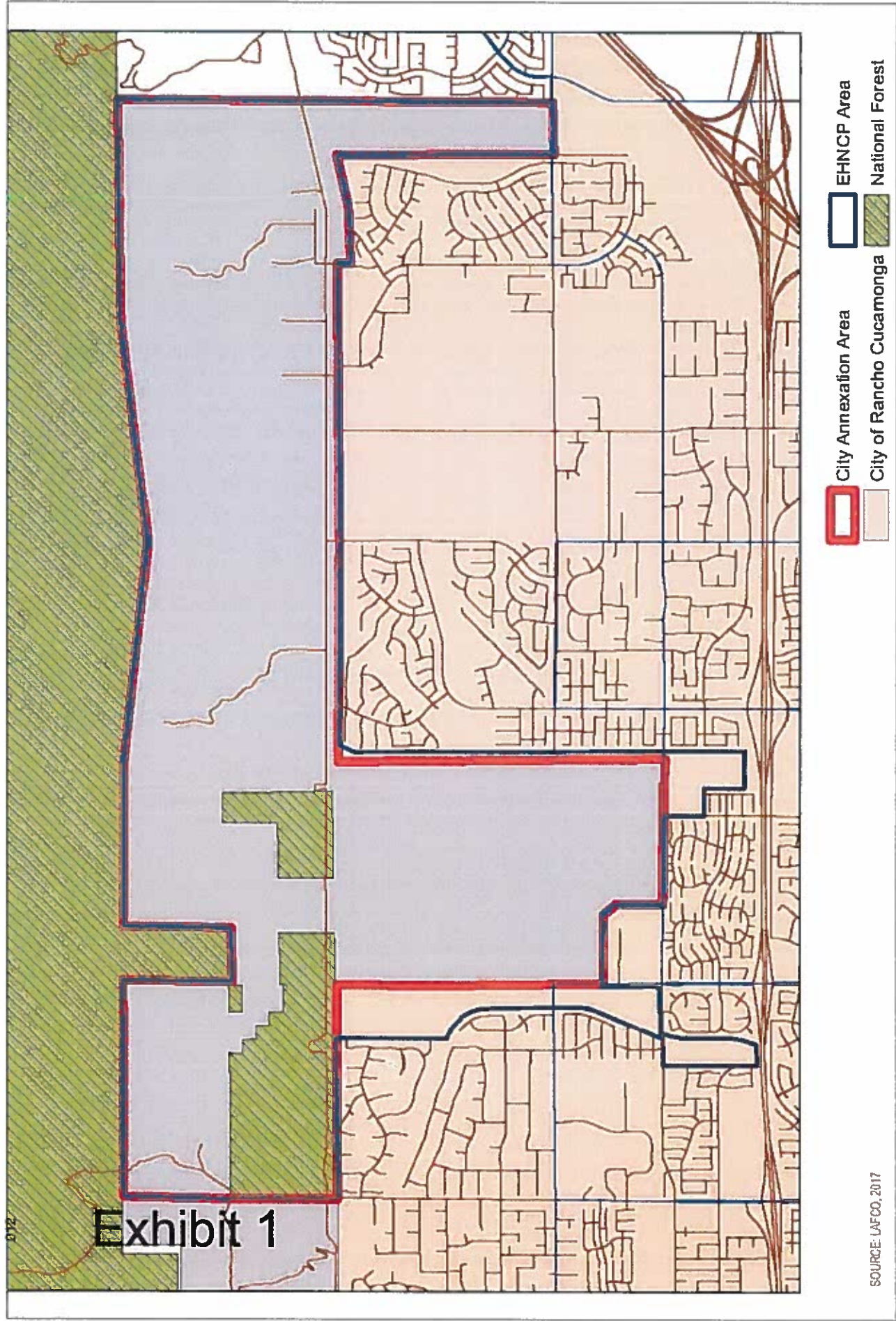
Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

City Manager

Title and Affiliation (if applicable)

## PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

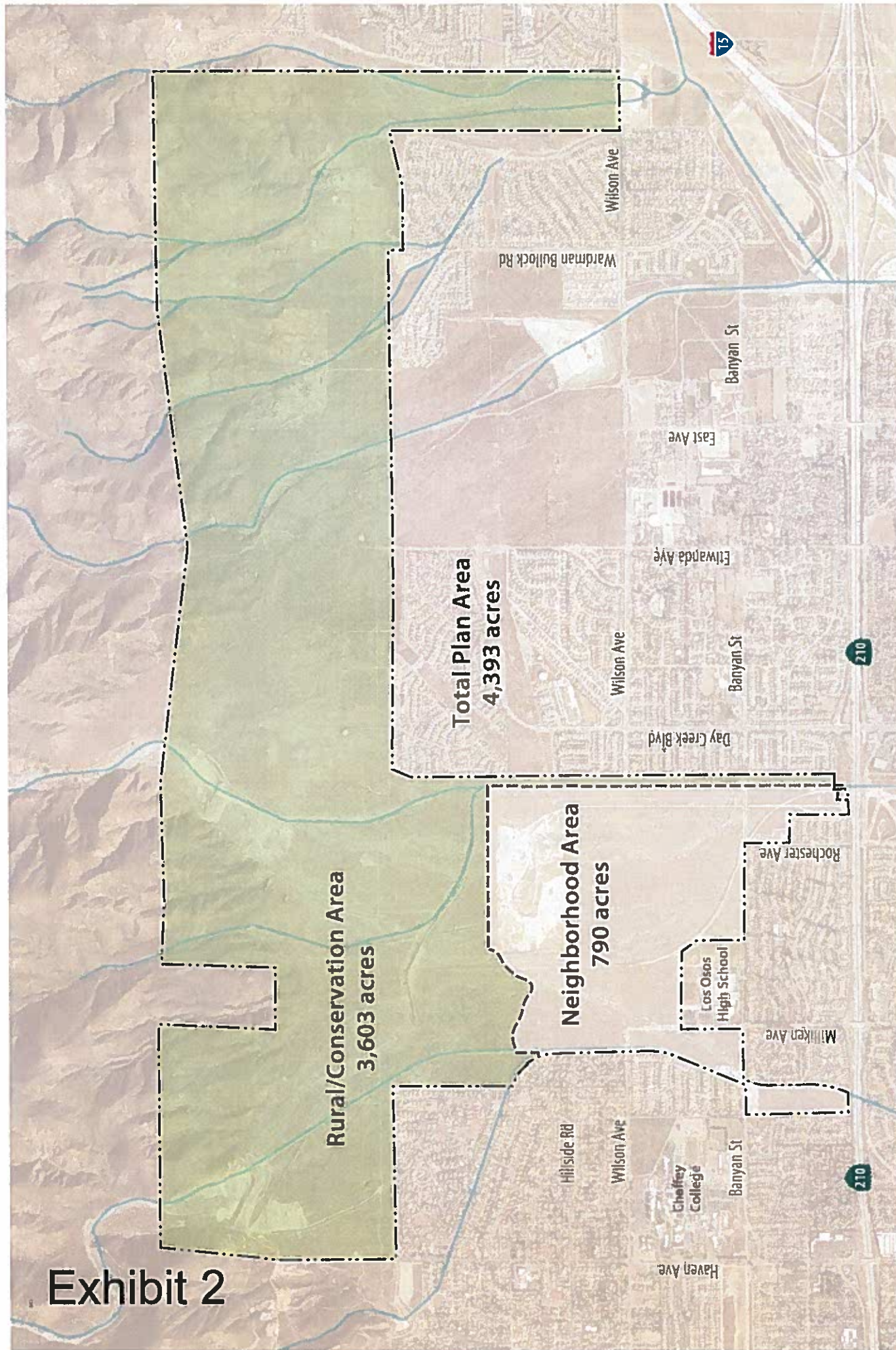
- ☒ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☐ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT



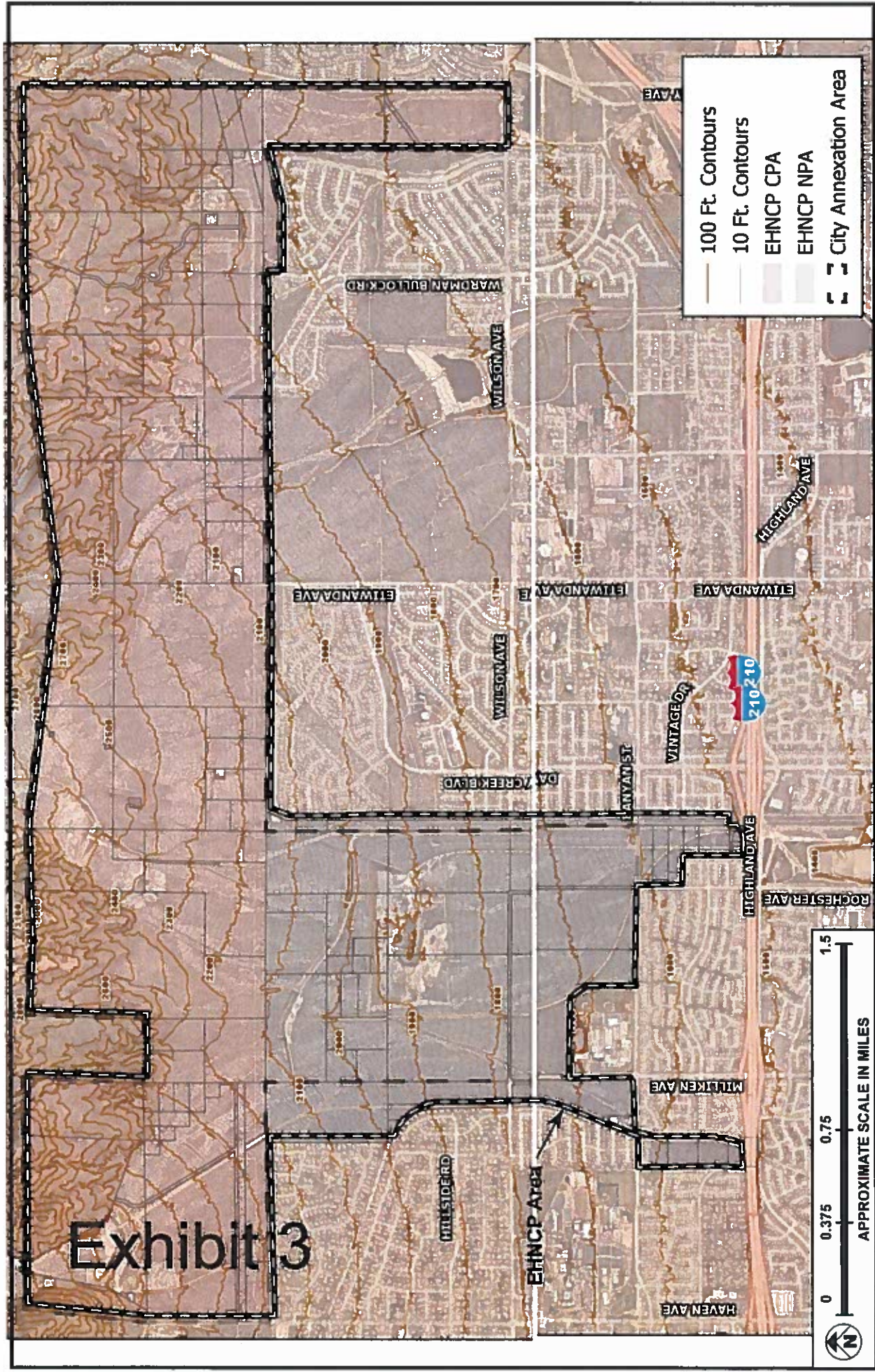
**FIGURE 6**  
**City of Rancho Cucamonga Annexation Boundary**  
 Etiwanda Heights Neighborhood and Conservation Plan (EHNCP)



# Exhibit 2











**Fire Protection Responsibility Areas**

- Federal and State Responsibility Areas
- Local Responsibility Areas (LRA) - Incorporated
- Rancho Cucamonga Wildland-Urban Interface Fire Area
- Wildland-Urban Interface Fire Area (WUIFA)

**Fire Stations**

**Existing Fire Stations (2008)**

1. Fire Station No. 171
2. Fire Station No. 172
3. Fire Station No. 173
4. Fire Station No. 174
5. Fire Station No. 175
6. Fire Station No. 176
7. Fire Station No. 177
8. Fire Station No. 178

**Future Fire Station**

**Base Map**

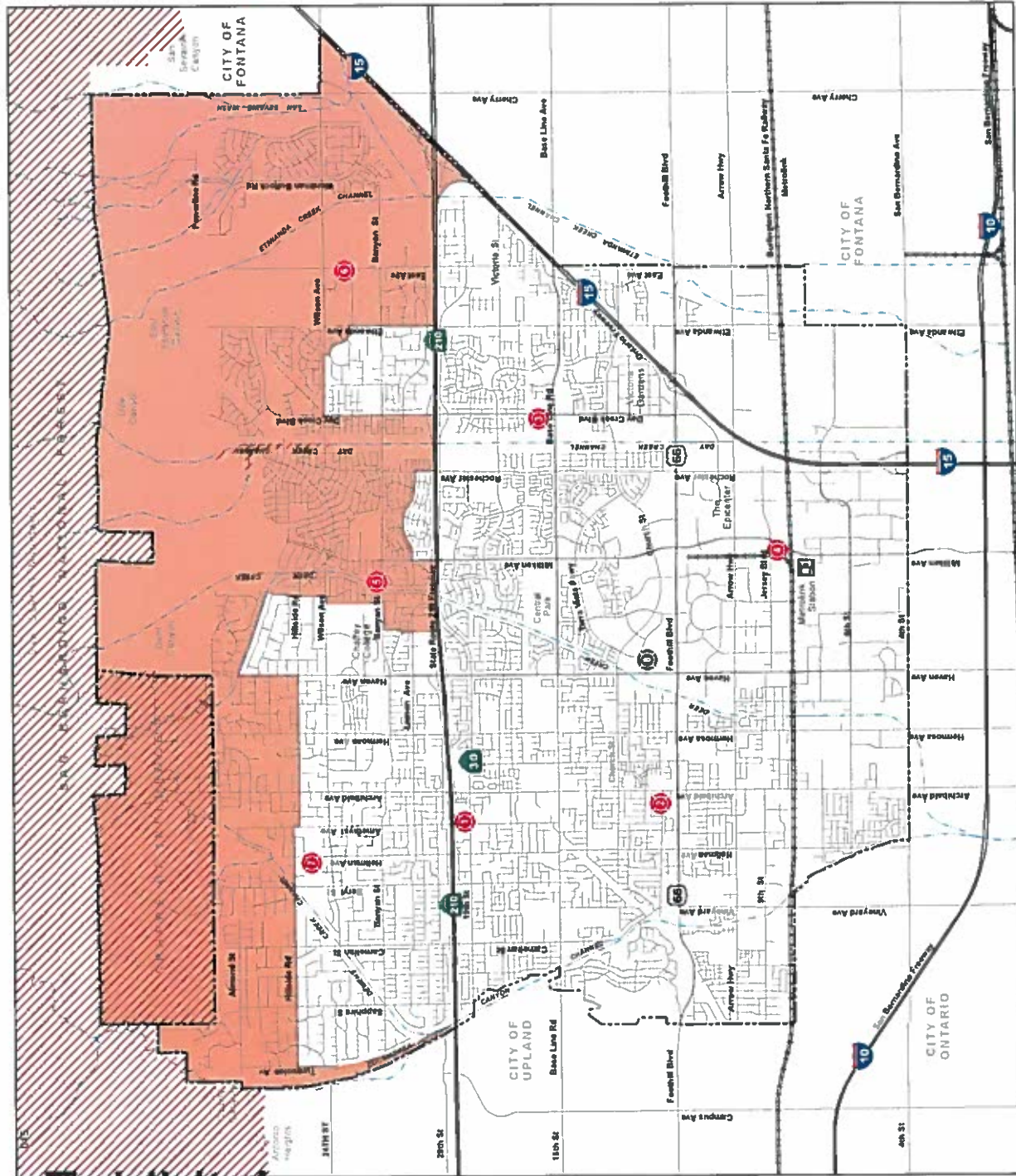
- Rancho Cucamonga City Boundary
- Sphere of Influence

**Notes** The Rancho Cucamonga Wildland-Urban Interface Fire Area (WUIFA) is inclusive of all Cal Fire Very High Fire Hazard Severity Zone designations in the State Responsibility Area (SRA) within the Rancho Cucamonga Fire Protection District, Local Agency Very High Fire Hazard Severity Zone designations based on recommendations from Cal Fire, and other areas designated by the Fire District to be at significant risk from wildfires based on local fire history, weather, and vegetation.

Source: Rancho Cucamonga Fire Protection District, 2010.



**Figure PS-1:  
Wildland-Urban Interface  
Fire Area**



**Exhibit 4**