

**LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN BERNARDINO**

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DATE: NOVEMBER 7, 2005

FROM: KATHLEEN ROLLINGS-McDONALD, Executive Officer

TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #7A – LAFCO 2995 – Sphere of Influence Review for Central Valley Fire Protection District (Expansion) and County Service Area 38 (Reduction) (Lytle Creek North PDP)

SUBMITTED BY:

Property Owner Request

RECOMMENDATION:

1. Certify that LAFCO 2995 is statutorily exempt from environmental review and direct the Clerk to file a Notice of Exemption within five (5) days;
2. Approve LAFCO 2995, Sphere of Influence Expansion for the Central Valley Fire Protection District and Sphere of Influence Reduction for County Service Area 38; and,
3. Adopt LAFCO Resolution #2902 reflecting the Commission's findings and determinations.

BACKGROUND:

LAFCO 2995 is a proposal to add approximately 13.23 +/- acres contained in three parcels to the sphere of influence of the Central Valley Fire Protection District and concurrently remove the same area from the sphere of influence of County Service Area 38. The area proposed for change is a part of the development project identified as the Lytle Creek North Planned Development Project (hereinafter Lytle Creek North PDP). This proposal for sphere of influence amendments will allow for the annexation of this territory to the

Central Valley Fire Protection District as proposed by LAFCO 2971. This sphere review is required by Government Code Section 56375.5 which indicates that an annexation or reorganization proposal must be consistent with the agency's sphere of influence.

The study area is located in the area generally known as Sycamore Flats, north of the new Glen Helen Parkway, and east of the Lytle Creek Channel. The area is contiguous to the Central Valley Fire Protection District sphere of influence along its southern boundary which represents parcel lines. Vicinity and location maps are included as Attachment #1.

The balance of this report provides staff responses to the "factors of consideration" required by state law for sphere of influence amendment proposals as outlined in Government Code Section 56425.

The present and planned land uses in the area:

The existing land uses within the area are generally vacant land with what appears to be the parking lot of the U.S. Forest Service Sycamore Flats Station in the central portion of the site. The current land use designation for the entire 13.23 +/- acre area is "C" community commercial with an Improvement Level 1 designation. The designation of an Improvement Level "1" indicates the need for a broad range of services at a municipal intensity of service. The existing land uses were assigned through the County's processing of the Lytle Creek North PDP, approved in October 2001. The center parcel of this proposed expansion is anticipated to be the required fire station for the Lytle Creek North PDP to be built for the Central Valley Fire Protection District.

The present and probable need for public facilities and services in the area:

The Central Valley Fire Protection District is governed by the San Bernardino County Board of Supervisors and provides fire protection and paramedic services. County Service Area 38 is also governed by the San Bernardino County Board of Supervisors and is authorized to provide structural fire protection services.

At the present time, the area of consideration is vacant land requiring minimal levels of service. The future need for service, as anticipated by the approved development of the entire area, anticipates the requirement for municipal levels of service. In order to accommodate the service levels identified for fire protection and paramedic services, the whole of the project is to be included within the Central Valley Fire Protection District. This sphere of influence

adjustment will allow for that to occur, will include the area proposed for a fire facility for the Central Valley Fire Protection District to be within its jurisdiction, and will not impact the ability of County Service Area 38 to serve its remaining area.

The present capacity of public facilities and adequacy of public services that the agency provides:

The purpose of this sphere of influence proposal, and LAFCO 2971 the annexation request, is to transfer fire protection responsibilities from County Service Area 38 to Central Valley Fire Protection District and to provide paramedic services. The materials provided in the application indicate that the level of service anticipated can be provided by the Central Valley Fire Protection District.

The existence of any social or economic communities of interest:

The overall area has been known as the Sycamore Flats area primarily due to the location of the U.S. Forest Service Station. However, the area is a developing social community of interest defined by the territory of the Lytle Creek North PDP or, as it is now known, the “Villages at Lytle Creek”, development project.

Additional determinations required for this proposal are:

1. The Commission’s Environmental Consultant, Tom Dodson and Associates, has determined that the sphere of influence amendment proposal is statutorily exempt from environmental review on the basis that the project does not have the potential for altering the physical environment and, therefore, does not constitute a project as defined by CEQA and LAFCO’s CEQA Guidelines. Mr. Dodson’s response is included as Attachment #3 to this report.
2. The area included within the sphere of influence study area is legally uninhabited with no registered voters.
3. Notice of the Commission’s hearing was provided within *The Sun* a newspaper of general circulation within the area, as required by law. In addition, pursuant to Commission policy and State law, individual notice was provided to landowners within the study area and those within 700 feet surrounding the site. No protest has been received regarding this sphere of influence amendment.

CONCLUSION:

LAFCO 2995 clearly represents a reasonable expansion of the sphere of influence for the Central Valley Fire Protection District in order to address the service needs for the entirety of the Lytle Creek North PDP and to include its facilities within its boundaries. For all of the reasons identified within this report to consolidate service responsibilities, staff recommends approval of LAFCO 2995.

KRM/

Attachments:

1. Location and Vicinity Maps of Project Area
2. Sphere of Influence Application Submitted by West Valley Water District, Plan for Service and Water Facilities Feasibility Study
3. Response from Tom Dodson, Tom Dodson and Associates
4. Draft Resolution #2902