

# LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

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**DATE:** October 7, 2002

**FROM:** KATHLEEN ROLLINGS-McDONALD, Deputy Executive Officer

**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT:** **Agenda Item #10:** Review of Extension of New Urban Services into an Unincorporated Area -- Tracy Development Project – Rancho Cucamonga Sphere of Influence

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## **BACKGROUND**

The provisions of Government Code Section 56434 outline the Commission's authority to review development proposals "that would extend services into previously unserved territory within unincorporated areas...." The purpose of this provision of law is simply to provide an avenue for the Commission to provide input into the County's development process if it wishes to do so. The Commission indicated in its policy discussion on this issue in March 2001 that it would review these proposals on a case-by-case basis and decide whether or not to submit its comments to the County.

The staff is presenting information on the Tracy Development project in conjunction with the Commission's service review and mandated sphere of influence update for the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District (subsidiary district of the City of Rancho Cucamonga) and the Cucamonga County Water District scheduled for the October hearing. The Tracy Project is currently within the boundaries of the Rancho Cucamonga Fire Protection District and the Cucamonga County Water District as outlined on the maps included in this report as Attachment #1.

Tentative Tract 14749, commonly called the "Tracy Development", is a project that comprises approximately 168.8 acres, and is proposed for development of 265 single-family, detached units, 7.39 acres of landscaped "paseo", approximately 0.6 acres of paseo corridor along Etiwanda Avenue at the eastern edge of the project, and a 9.7 acre community park. The intent of this staff report is to provide the Commission with a look at the proposed structure of governments to provide the

services necessary to accommodate the development anticipated for the Tracy Project.

The project site is located in an area easterly of the City of Rancho Cucamonga and within its sphere of influence as outlined on the maps included in Attachment #1. At present, the project site is vacant land, with a portion of Etiwanda Creek located along the eastern edge of the property.

The current applications before the County include:

1. The review of a Tentative Tract Map No. 14749;
2. Preliminary Development Plan ("PDP") allowing for 265 single family residential units on 168.8 acres;
3. A General Plan Amendment changing the land use designation within the eastern portion of the project as follows:
  - a) Floodway (WF/FW) to Planned Development (WF/PD3/1) on 20.45 acres
  - b) Planned Development (WF/PD-3/1) to Floodway (WF/FW) on 1.63 acres to be dedicated to the Flood Control District, and
  - c) Floodway (WF/FW) to Institutional (WF/In) on approximately 4.11 acres;
4. The creation of a Mello Roos District to fund the community park and a landscape maintenance district to fund open space maintenance within the project.

A copy of the draft information prepared for the Preliminary Development Plan is included as Attachment #2 to this report. A Draft EIR was circulated for this project in August of 2001 and a Recirculated EIR was prepared in August of 2002. An excerpt from the Recirculated Draft EIR is included as Attachment #3.

As indicated at the outset of this discussion, the area is currently within the boundaries of the Cucamonga County Water District and the Rancho Cucamonga Fire Protection District. The Fire District receives property tax revenues to support their services, the Water District will charge monthly fees to maintain and operate their systems following installation by the developer, and the Fire Protection District has a Community Facilities District (CFD) 88-1 in place to assist in the funding of their ongoing services. The only service in question appears to be the long-term maintenance and operation of the paseos and Community Park, along with a determination on the required streetlighting within this development. The Recirculated Draft EIR indicates in its review that the anticipated landscape maintenance district originally proposed to maintain and operate the paseos and Community Park is no longer viable due to recent annexations to the City of Rancho Cucamonga. No alternative method for maintenance and operation is identified

within this document, or others, at this time, to the knowledge of LAFCO staff. Funding for streetlighting services within the Valley region has been the subject of discussion at the County level due to reductions in property tax revenues associated with detachments from CSA SL-1 and their long term impact on this service. No Homeowners Association or other mechanism is identified to assume responsibility for funding either of these services.

The maps presented in Attachment 1 also provide an identification of known projects surrounding the Tracy Development:

1. Immediately to the south, is the project identified as Tentative Tract 16072 being processed by the City of Rancho Cucamonga. This project is proposed for the development of 359 units on 150.8 acres at the northeast corner of Wilson Avenue and Etiwanda Avenue. A Notice of Preparation has recently been issued for this project and LAFCO staff and the Commission's environmental consultant are presently responding to this document. An excerpt from the Notice of Preparation and Initial Study is included as Attachment #4.
2. To the east, is the development project filed with the County of San Bernardino in April 2002 identified as the "Henderson Creek" development. This project is located west of City of Rancho Cucamonga boundaries at Wardman Bullock Road and requests a General Plan/Land Use District Amendment, and Tentative Tract approval for 126 residential lots and 2 lettered lots on 90 acres. The current status of this project is not known by staff.
3. LAFCO 2879 (Annexation to City of Rancho Cucamonga – Rancho Etiwanda Estates completed in February 1, 2001) annexed the property immediately east of the Tracy Development and LAFCO 2864 (Annexation to the City of Rancho Cucamonga – Rancho Etiwanda {Crest property} completed December 4, 2000) annexed the property farther to the southeast of the project.

It is currently anticipated that the San Bernardino County Planning Commission will review the Tracy Project on November 21<sup>st</sup>. This hearing date is subject to change based on responses to the Recirculated Draft EIR, the necessity for additional information, and other items which may be necessary to complete the review.

### **CONCLUSION:**

This item has been presented to the Commission for its information and as an adjunct to the service reviews/sphere studies for the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District, and Cucamonga County Water District. No action is specifically required by the Commission; however, if it wishes to forward

comments to the County Land Use Services Department, the staff will be happy to provide such in written form.

KRM:

Attachments:

- 1 -- Maps showing:
  - Conceptual Land Use and Surrounding Land Uses for the Tracy Development Project
  - Spheres of Influence for the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District, Cucamonga Water District with Identification of Projects
- 2 -- Tracy Preliminary Development Plan
- 3 -- Excerpt from Recirculated Draft EIR for the Tracy Development
- 4 -- Excerpt from Notice of Preparation of a Draft EIR for Tentative Tract Map 16072 – City of Rancho Cucamonga