

NOTICE OF HEARING

Notice is hereby given that the LOCAL AGENCY FORMATION COMMISSION for San Bernardino County will hold a public hearing:

SEPTEMBER 20, 2023
NORTON REGIONAL EVENT CENTER
1601 EAST THIRD STREET, SAN BERNARDINO

9:00 A.M. – Convene Regular Meeting

- Comments from the Public
(By Commission policy, the public comment period is limited to three minutes per person for comments related to other items under the jurisdiction of LAFCO not on the agenda.)

CONSENT ITEMS:

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion unless a request has been received prior to the hearing to discuss the matter.

- Approval of Minutes for Regular Meeting of August 16, 2023
- Approval of Executive Officer's Expense Report
- Ratify Payments as Reconciled and Note Cash Receipts for the Month of July 2023
- Consent Items Deferred for Discussion

PUBLIC HEARING ITEMS:

- Consideration of: (1) Review of the City of Rancho Cucamonga's CEQA Categorical Exemption to Develop a 103,945 Sq. Ft. Warehouse Distribution Facility as CEQA Responsible Agency for LAFCO SC#508; and (2) LAFCO SC#508 – Cucamonga Valley Water District Irrevocable Agreement to Annex for Sewer Service – 8545 Pecan Avenue (APN 0229-171-02)

The proposed service contract is to provide sewer service to a parcel, Assessor Parcel Number 0229-171-02, generally located on the east side of Pecan Avenue (8545 Pecan Avenue), between Arrow Route and Whittram Avenue, within the sphere of influence for the Cucamonga Valley Water District (located within the City of Rancho Cucamonga).

- Consideration of: (1) CEQA Exemption as CEQA Lead Agency for LAFCO SC#510; and (2) LAFCO SC#510 - City of Redlands OSC 23-03 for Water and Sewer Service (APNs 0298-391-01, -03, -09, and -10)

The proposed service contract is to provide water and sewer service to four parcels in closed proximity to each other. One parcel, Assessor Parcel Number 0298-391-01, is located on the north side of Nice Avenue (2143 Nice Avenue) just west of Ansley Lane. The other parcels, Assessor Parcel Numbers 0298-391-03, -09, and -10, are located on the west side of Ansley Lane (1215 Ansley Lane, 1239 Ansley Lane, and 1243 Ansley Lane). All four parcels are within the City of Redlands' eastern sphere of influence, in the unincorporated community of Mentone.

- Consideration of: (1) CEQA Exemption as CEQA Lead Agency for LAFCO SC#513; and (2) LAFCO SC#513 - City of San Bernardino Irrevocable Agreement to Annex No. 2023-372 for Sewer Service (APN 0267-021-02)

The proposed service contract is to provide sewer service to a parcel, Assessor Parcel Number 0267-021-02, generally located on the east side of June Street (3835 June Street), between Portola Street and 3rd Avenue, within the City of San Bernardino's northwestern sphere of influence, in the unincorporated community of Muscoy.

- Consideration of: (1) Review of Addendum #1 to the Final Environmental Impact Report Prepared by the City of Chino for Its Review of the County's Yorba Villas Residential Project (SCH# 2021060049) that includes a County Policy Plan Amendment from Very Low Density Residential (VLDR) to Low Density Residential (LDR), Zoning Amendment from Single Residential 1-Acre Minimum (RS-1) to Single Residential (RS), Planned Development Permit to Allow for Reduced Setbacks from County Development Code Standards, and Tentative Tract Map (TTM #20394) to Subdivide the Project Site into a 45-Unit Residential Housing Tract and two Lettered Lots on Approximately 13.35 Acres as CEQA Responsible Agency for LAFCO SC#514; and (2) LAFCO SC#514 – City of Chino Pre-Annexation and Development Agreement for Sewer Service (Yorba Villas, LLC; APNs 1013-211-21 & 1013-211-22)

The proposed service contract is to provide sewer service to a 13.35-acre project area. The agreement relates to Tentative Tract Map No. 20394 composed of two (2) parcels that are adjacent to each other, Assessor Parcel Numbers 1013-211-21 and 1013-211-22, generally located on the northwest corner of Francis and Yorba Avenues, within the City of Chino's northern sphere of influence.

DISCUSSION ITEMS:

- Overview of Out-of-Agency Service Contracts (Government Code Sections 56133 and 56133.5, and Commission's Policies and Procedures)

INFORMATION ITEMS:

- Legislative Update Report
- Executive Officer's Report
- Commissioner Comments
(This is an opportunity for Commissioners to comment on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission and that no action may be taken on off-agenda items unless authorized by law.)

The Commission may adjourn for lunch from 12:00 to 1:30 p.m. The Commission may take action on any item listed in this Agenda whether or not it is listed for Action. In its deliberations, the Commission may make appropriate changes incidental to the above-listed proposals.

Materials related to an item on this Agenda submitted to the Commission or prepared after distribution of the agenda packet will be available for public inspection in the LAFCO office at 1170 West Third Street, Unit 150, San Bernardino, during normal business hours, and on the LAFCO website at www.sbclafco.org.

Current law and Commission policy require the publishing of staff reports prior to the public hearing. These reports contain technical findings, comments, and recommendations from staff. The staff recommendation may be accepted or rejected by the Commission after its own analysis and consideration of public testimony.

IF YOU CHALLENGE ANY DECISION REGARDING ANY OF THE ABOVE PROPOSALS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED DURING THE PUBLIC TESTIMONY PERIOD REGARDING THAT PROPOSAL OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE LOCAL AGENCY FORMATION COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

The Political Reform Act requires the disclosure of expenditures for political purposes related to a change of organization or reorganization proposal which has been submitted to the Commission, and contributions in support of or in opposition to such measures, shall be disclosed and reported to the same extent and subject to the same requirements as provided for local initiative measures presented to the electorate (Government Code Section 56700.1). Questions regarding this should be directed to the Fair Political Practices Commission at www.fppc.ca.gov or at 1-866-ASK-FPPC (1-866-275-3772).

A person with a disability may contact the LAFCO office at (909) 388-0480 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

8/18/23:as