

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

175 West Fifth Street, Second Floor
San Bernardino, CA 92415-0490 • (909) 387-5866 • FAX (909) 387-5871
E-MAIL: lafco@lafco.sbcounty.gov
www.sbclafco.org

DATE: NOVEMBER 7, 2003

FROM: KATHLEEN ROLLINGS-McDONALD, Executive Officer

TO: LOCAL AGENCY FORMATION COMMISSION

**SUBJECT: Agenda Item #8 — LAFCO 2921 — Service Review and Sphere
Of Influence Update for the City of Rialto**

INITIATED BY:

San Bernardino Local Agency Formation Commission

RECOMMENDATION:

1. Determine that LAFCO 2921 is statutorily exempt from environmental review and direct the Clerk to file a Notice of Exemption within five days;
2. Make the findings related to a service review required by Government Code Section 56430, and determine that the existing sphere of influence for the City of Rialto should be changed to accommodate the 8+/- acres to be transferred to and the approximately 4+/- acres to be removed from San Bernardino County through the County Boundary Exchange within the Agua Mansa area to be finalized as of December 1, 2003; and determine that the balance of the City sphere of influence should be affirmed as presently configured; and,
3. Adopt LAFCO Resolution #2793 setting forth the Commission's findings and determinations on this issue.

BACKGROUND INFORMATION:

This proposal was initiated by the Local Agency Formation Commission on January 15, 2003 in response to state mandates requiring service reviews and

sphere of influence updates for all cities and special districts on a rotating five-year schedule. LAFCO 2921, in general, is a routine, non-controversial service review and sphere of influence update for the City of Rialto. Included as Attachment #1 to this report are maps which identify the boundaries and sphere of influence for the City of Rialto. Attachment #2 to this report is a summary profile of the City of Rialto, a supplemental response, and a copy of the survey response provided by the City to the factors required by Government Code Section 56430 for a service review. Attachment #3 provides an identification of the area approved for a County Boundary Exchange between San Bernardino and Riverside Counties. This change, adopted on October 28, 2003, effective as of December 1, 2003, affects the current delineation of the City's sphere of influence.

The major points of consideration within the survey response provided by the City of Rialto are outlined as follows:

1. The City is not proposing any changes to its sphere of influence except to acknowledge the County Boundary Exchange recently approved by both the San Bernardino and Riverside County Boards of Supervisors.
2. The City of Rialto is a full-service city providing the services of general government, law enforcement(including animal control), fire protection, land use planning, code enforcement, building and safety function, recreation services, roads, water and sewer services within its corporate limits.

The City currently provides the following services outside its corporate limits through individual contract. These contracts are reviewed and are to be authorized by LAFCO prior to their final implementation pursuant to the provisions of Government Code Section 56133:

SERVICE	FUNCTIONS
Sewer	Collection, transportation, treatment, reclamation, disposal – City typically charges three times in-city rate to service recipients
Parkway maintenance	Authorizes the inclusion of unincorporated territory within its Landscape and Lighting District – the City charges an annual fee on the tax bill for these services

3. The City currently receives the following services through outside service providers/contractors:

SERVICE	FUNCTIONS
Refuse collection	Edco Company has franchise for pick-up refuse within City boundaries
Ambulance	Franchise granted by City to American Medical Response as directed by the Inland Counties Emergency Medical Authority (ICEMA)
Vector Control	Contracts with the County of San Bernardino Vector Control Program for the provision of service. Area included in the benefit assessment authorized by County Resolution No. 3103

4. The City of Rialto and its sphere of influence are overlaid by the following public agencies:

West Valley Water District (formerly known as the West San Bernardino County Water District) (portion)
San Bernardino Valley Municipal Water District (majority)
Inland Empire Utilities Agency (corporate limits of the City of Rialto east of the City of Fontana, from San Bernardino Avenue to Highland Avenue, and west of Linden)
Inland Empire West Resource Conservation District

In addition, the Fontana Water Company, a private water company, provides service to a portion of the City's boundaries within its western central area.

The City's sphere of influence is overlaid by the following additional public agencies:

Central Valley Fire Protection District
Bloomington Park and Recreation District
Rubidoux Community Services District
County Service Area 70 (multiple authorized services)
County Service Area 70 Improvement Zone P-11 (Park Maintenance and Streetlighting)
County Service Area SL-1 (Streetlighting)

Within the City's sphere of influence, the Fontana Water Company and the Marygold Mutual Water Company, a mutual water company governed by shareholders, provide retail water service to a portion of the territory.

It is noted that none of the adjacent or overlaying agencies have identified any concerns with the existing sphere of influence as established for the City of Rialto.

CONCLUSION:

Based on the information outlined above, and the response from the City of Rialto, staff recommends that the Commission modify the sphere of influence for the City to acknowledge the County Boundary Exchange within the Agua Mansa area, and uphold and affirm the balance of the existing sphere of influence for the City. In addition, staff recommends that the Commission adopt Resolution #2793 which sets forth written responses to the statutory factors related to service reviews and sphere of influence studies.

KRM\

Attachments:

1. Maps of the Existing Sphere of Influence of the City of Rialto
2. Summary City Profile Sheet, Survey Response and Supplemental Response from the City of Rialto
3. Map and Description of County Boundary Exchange within the Agua Mansa Area
4. Response from Tom Dodson and Associates
5. Draft Resolution #2793

**Maps of the Existing Sphere
Of Influence of the
City of Rialto**

Attachment 1

MAPSCALE: 1" = 6813.225ft

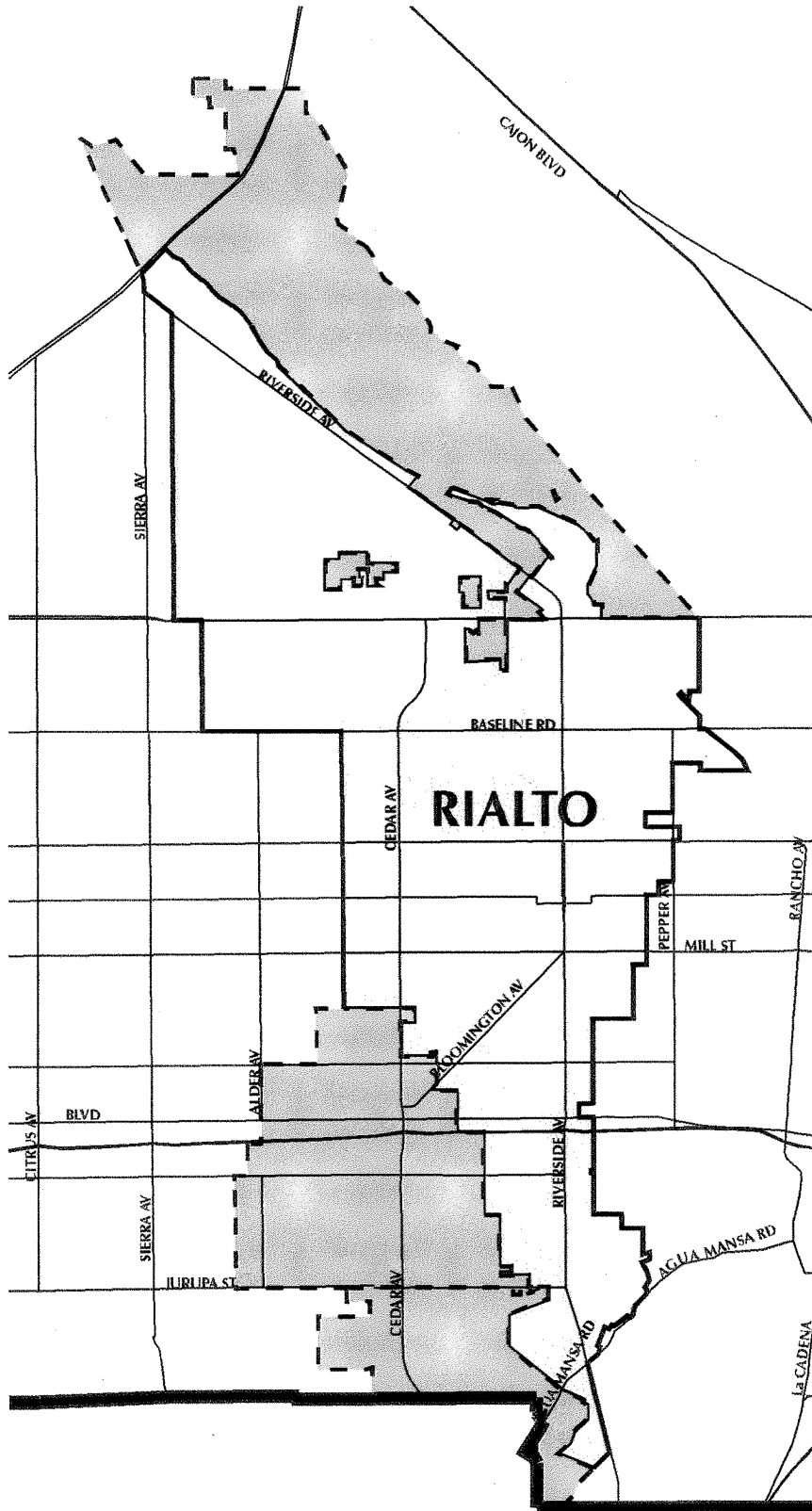
Thursday November 06, 2003 3:28 PM

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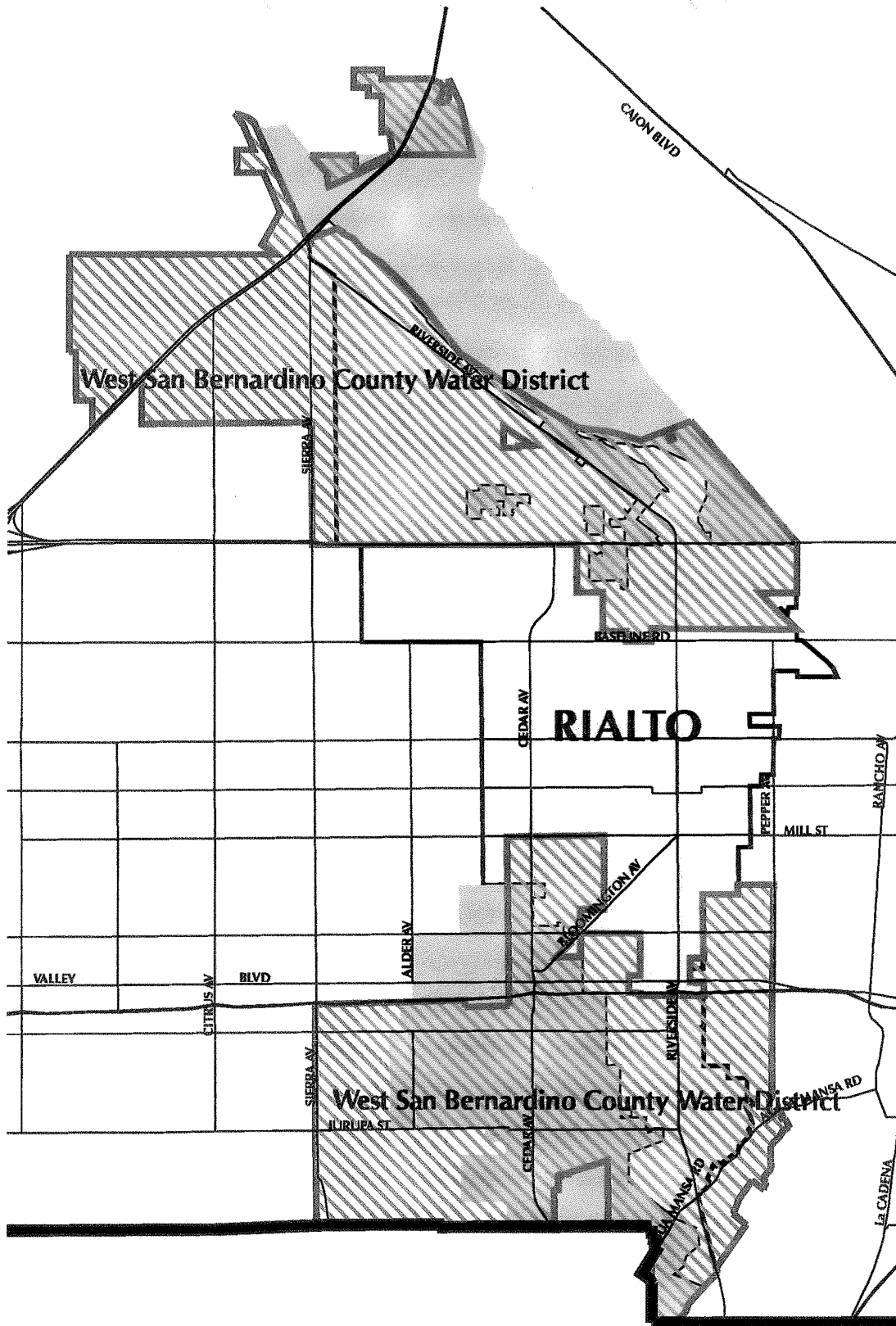
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-  City of Rialto
-  Rialto Sphere of Influence



Map Prepared On November 06, 2003



- City of Rialto
- Rialto Sphere of Influence
- West San Bernardino County Water District



**Summary City Profile Sheet,
Survey Response and
Supplemental Response from
The City of Rialto**

Attachment 2

CITY OF RIALTO

CITY PROFILE SUMMARY SHEET

CONTACT PERSON: Henry T. Garcia, City Administrator or
Donn Montag, Principal Planner

ADDRESS: 150 South Palm Avenue
Rialto, CA 92376
Phone: (909) 820-2525
FAX: (909) 820-2527

E-MAIL ADDRESS: mstory@ci.rialto.ca.us (Contact is to the
City's Planning Department)

WEBSITE LOCATION: www.ci.rialto.ca.us

DATE OF MUNICIPALITY FORMATION: November 17, 1911

CHARTER/DATE: (not provided)

REDEVELOPMENT AGENCY: XX YES NO

If yes, please indicate name and define area of service. (Not provided)

GOVERNING BODY: Five member city council elected at-large; Mayor
elected

MEMBERSHIP:

Grace Vargas	Mayor
Kurt Wilson	Mayor Pro Tem
Deborah Robertson	Councilmember
Winniefred Hanson	Councilmember
Joseph H. Sampson	Councilmember

PUBLIC MEETINGS: City Council meets 1st and 3rd Tuesday of each
month, beginning at 6:00 p.m., City Council Chambers, 150 South Palm.

SERVICES PROVIDED:

SERVICE PROVIDED BY THE CITY DIRECTLY TO ITS PUBLIC:

Police protection; fire protection (with paramedics); land use planning, code
enforcement, building and safety; park and recreation; roads; general

government (City Council, finance, etc.); water service (retail – domestic, irrigation industrial); sewer service (collection and disposal); public landscaping (through City Landscape Maintenance District); animal control (provided through Police Department)

SERVICES PROVIDED TO THE CITY THROUGH A CONTRACTUAL RELATIONSHIP:

SERVICE	PROVIDED BY WHOM	DATE OF CONTRACT	SUNSET DATE
Refuse Collection	Edco	Franchise granted by City	None identified
Ambulance	American Medical Response	Franchise granted by City in response to ICEMA directive	None identified
Vector Control	County of San Bernardino, EHS, Vector Control Program	Original contract for provision of service and overlay of benefit assessment Resolution No. 3103, August 18, 1987	None identified

AREA SERVED 21.5 square miles (13,760 acres)

POPULATION 95,000 (Defined by Census); Build-out population projected (estimated) to be 109,000

SERVICES PROVIDED OUTSIDE AGENCY BOUNDARIES:

SERVICE	PROVIDED BY WHOM	DATE OF CONTRACT	SUNSET DATE
Sewer Service (includes charge of 3 times in-city rate)	Provided by City to property owners/developers within the Bloomington community	Dependent upon recordation date	Perpetual until annexed
Landscape maintenance	Provided by City to property owners within County tracts	Dependent upon recordation date and inclusion in assessment district	Perpetual

Special Charges for service outside boundaries:

Sewer service is charged three times in-city rates. Landscape maintenance pays the same assessments as territory within the City.

SUBSIDIARY DISTRICTS? YES XX NO

SPHERE OF INFLUENCE:

ESTABLISHED:

LAFCO NUMBER	RESOLUTION NO./ DATE ADOPTED	LOCATION
LAFCO 1141	September 20, 1972	

CHANGES:

LAFCO NUMBER	RESOLUTION NO./ DATE ADOPTED	TYPE OF CHANGE	LOCATION
LAFCO 1141B	9/12/79	Expansion	Generally, Bloomington
LAFCO 1841	Denied		
LAFCO 2023	No action		
LAFCO 2104	8/12/81	Expansion	
LAFCO 2112	8/21/81	Expand/reduce	Agua Mansa area (south Rialto/Colton)
LAFCO 2173	7/14/82	Expansion	Northeast
LAFCO 2540	9/06/89	Expansion	
LAFCO 2618	11/21/90	Expansion	Agua Mansa area
LAFCO 2659	Denied -- 9/18/91		

TOTALLY SURROUNDED ISLANDS WITHIN BOUNDARY/SPHERE:

Yes, there are four totally or substantially surrounded islands within the northern Rialto sphere of influence. How many comply with provisions of Government Code 56375.3? Only one of the four meets the acreage limitation of Section 56375.3.

BUDGETARY INFORMATION: (Not provided)



City of Rialto *California*

October 28, 2003

RECEIVED

NOV 04 2003

Ms. Kathleen Rollings-McDonald, Acting Executive Director
San Bernardino County Local Agency Formation Commission
175 West Fifth Street, Second Floor
San Bernardino, CA 92415-0490

14780
San Bernardino County

Re: Addendum to five year City of Rialto sphere of influence plan

Dear Ms. Rollings-McDonald:

As requested, the City of Rialto Department of Development Services submits the following addendum to its five year sphere of influence plan:

1. City Landscape Maintenance District No. 1:

Landscape Maintenance District No. 1 was established many years ago to provide for perpetual landscape maintenance of the City's parkways. In all instances residential subdivisions that require block wall treatment along major highways are annexed into this District. The District charges an annual fee (paid through property taxes) to maintain the landscaped parkway area. This service was extended to County areas located within the Bloomington Community in the early 1990's. Several Tracts located along Cedar Avenue and tracts located in the area southerly of Interstate 10 have been annexed into this District. The Department of Development Services requests this annexation through the County/City subdivision referral process.

2. Extra-Territorial Sewer Service:

Since the late 1980's, the City has provided extra-territorial sewer service to its southerly sphere of influence area, including sewer service to the southerly portion of the City Fontana. Unless arranged in advance and mutually agreed to, the City customarily charges triple the rate for this

CITY OF RIALTO RESPONSE TO LAFCO
SPHERE OF INFLUENCE REVIEW
AND SERVICE REVIEW SURVEY

Sphere of Influence

Does your Agency anticipate any sphere of influence amendments that might be proposed over the next five years?

The City of Rialto does not anticipate proposing a sphere of influence amendment within the next five years.

Service Review

I. Infrastructure Needs and Deficiencies

Purpose: To evaluate the infrastructure needs and deficiencies of a jurisdiction in terms of capacity, condition of facility, service quality and levels of services and its relationship to existing and planned service needs.

1. Capital Improvements Plans/Studies

The City of Rialto five year Capital Improvement Plan (CIP) was adopted in December of 2002 and outlines the City's current and future capital improvements needs. Capital Improvement projects are administered through Public Works, Fire, Police, Recreation and Redevelopment Departments. A copy of the Capital Improvement Program is available upon request.

2. Master Service Plans/Studies

The City's master service plans are found in various adopted plans: General Plan, Circulation Master Plan of Streets and Highways, Sewer Master Plan, Drainage Master Plan, Recreation and Park Plan, and Capital Improvement Program. Copies of each plan are available upon request.

3. Water Service Plans/Studies

a) Supply and demand information: The City of Rialto is served by three primary water purveyors: the City's water department, Fontana Water Company and the West San Bernardino County Water District.

The West San Bernardino County Water District also provides water service to the City's southerly and northerly sphere of influence. A copy of the Master Plan of Service for each City water purveyor is available upon request.

4. Sewer Services Plans/Studies

a) Capacity and demand information: The City of Rialto owns and operates its own sewer plant and distribution system. The Master Plan of Sewers includes capacity for the City's southerly and northerly sphere of influence areas. Adequate sewer capacity is available to meet current and projected flows. The City's Capital Improvement Plan Program addresses forecasted growth and infrastructure needs. A copy of the City's CIP is available upon request.

5. Age and Condition of Facilities

a) Water supply and distribution system: Copies of the Master Plans for each serving agency is available upon request.

b) Wastewater collection and treatment: A copy of the City's Master Plan of Sewers and treatment capacity is available upon request.

6. Capacity Analysis (sewer)

a) Number of service units available: Capacity of the City sewer treatment plant is presently 12 million gallons per day.

b) Number of service units currently allocated: Not applicable.

c) Total number of service units within agency boundaries: The sewer treatment plant presently processes approximately 8.6 million gallons of wastes per day, or approximately 19,300 sewer connections.

7. Future Development (sewer)

a) What additional infrastructure is needed? Future infrastructure needs are addressed in the City Master Plan of Sewers. A copy of this plan is available, upon request.

b) Description of additional facilities. Please refer to City Master Plan.

c) How will they funded? Development fees.

d) Is there a schedule for improvement? Refer to Master Plan.

8. Reserve Capacity

- a) **What is the policy?** Please refer to Master Plan of Sewers.

II. **Growth and Population**

Purpose: To evaluate service needs based upon existing and anticipated growth patterns

1. Population Information

- a) **Existing and projected:** The current population of the City is approximately 95,000 residents. The city's projected ultimate population is estimated at approximately 109,000 residents.

2. General Plan

- a) **Excerpts regarding existing and projected growth:** The City's ultimate population was calculated based the residential land use densities contained in the 1992 General Plan Update. A copy of the Rialto General Plan is on file with the LAFCO office.
- b) **Other:** The City does not anticipate any major land use alternations that will substantially change the above ultimate population projection.

3. Identify Significant Growth Areas

The City is close to build-out of its vacant single family residential areas. The City has a relatively large multi-family residential reserve, which will represent the bulk of the future residential growth. The City's primary growth will be industrial and commercial development along the 210 Corridor and within the Agua Mansa Industrial Corridor Specific Plan Area, situated southerly of Interstate 10.

III. **Financing Opportunities and Constraints**

Purpose: To evaluate factors that affect the financing of needed improvements.

1. Financing Plans

- a) **Service upgrades:** The City's adopted Capital Improvement Plan outlines the approximate location, size, and timing and estimated costs of all major facilities. The development and financing of these projects depend on available funding. The City has an adopted fee program that covers the following: circulation, storm drain, water, fire and police, landscape, flood control, sewer and parks.

- b) **Capacity Improvements:** The City's CIP addresses capacity improvements. Copies are available upon request.
- c) **Revenue source:** The City's revenue sources are as follows:
property tax, sales tax, PERS Retirement Assessment, sales tax, sewer fees development fees, building permit fees, motor vehicle in lieu fees, grants' redevelopment project area funds and other general revenue sources.

2. Bond Rating

The City's bond rating A-

3. Joint Financing Projects

- a) **Does agency participate?** The city participates in joint capital improvements projects with the County and periodically with other jurisdictions as the need arises.
- b) **What are policies?** There are no City policies on file for joint financing projects.

4. Revenue Sources

- a) **Identify:** The City's major recurring revenue sources include: sales tax, PERS Retirement Assessment, state revenues, franchise fees, development and business related fees, and other general revenue sources.
- b) **Can they be expanded?** The City maintains a legislative lobbyist and legislative City team to monitor new sources of revenue, such as, grant applications. The City also proposes an 8% Utility Users Tax which will be considered by the voters on June 3, 2003.

IV. **Cost Avoidance Opportunities**

Purpose: To identify practices or opportunities that may help eliminate unnecessary costs.

1. Overlapping/Duplicative Services

The City's participation in joint capital improvements projects and other joint studies and activities does encourage coordination with other local governmental agencies, and funds from several agencies decreases the need to rely solely on one funding source.

2. Joint Agency Practices

- a) **Identify:** Please refer to item III. 3a response.
- b) **Reduce Costs?** Reduction of costs in joint capital improvement projects and other joint studies is obtained through economies of scale.

3. Rely on Other Agencies

- a) **Administrative functions:** The city does not rely on other agencies for its administrative functions.
- b) **Grant Management:** Individual City departments apply and manage grant funds. The City does periodically contract with firms to prepare more complex grant applications.
- c) **In-house cost vs. outside cost:** Since individual City departments apply and manage the grant funds, in-house costs are absorbed by the individual City department.

4. Growth Management Strategies

- a) **Strategies for directing growth:** The City's strategies for directing growth are through capital improvement projects, such as the installation of necessary infrastructure improvements and through annexation of unincorporated areas that are within the City's sphere of influence.
- b) **Infill:** The City does not presently have a strategy for infill.
- c) **Conservation:** The City's Conservation Element of the General Plan emphasizes the conservation, development and utilization of resources located in the planning area. These resources include: mineral, water, soils, biotic, cultural and archaeological, energy and waste stream resources. A copy of the City's General Plan is on file at the LAFCO office.
- d) **Annexation policies:** The City encourages the annexation of properties located within its adopted sphere of influence. The City's annexation policy is not to propose annexation until it is the desire of the property owner(s).

5. Level of Service

- a) **Meets or exceeds customer needs?** The City Council has adopted the following as mission statement: "To strive to achieve total

customer satisfaction...To be fiscally prosperous and accountable...
To be environmentally responsible... To pursue innovative technology
to meet the changing needs of our community".

- b) **Customer satisfaction:** Each City department has a specialized format to sample the service level rating within its clientele. Each department has customer service forms available at the public counter.

6. Per-Unit Service Costs

- a) **Identify:** Periodically, the City's fees and charges are reviewed and recommendations are presented to the City Council for adjustments. A copy of the City's fee schedule is available upon request.
- b) **Comparison with others:** The City's user's fees are based upon a cost analysis of the services provided by the City.

V. Rate Restructing

Purpose: To identify opportunities to positively impact rates without decreasing service levels.

1. Rates

- a) **Use of consumer price index?** Not being done at the present time.
- b) **Identify ways to compare rates:** Periodically, the City informally reviews and compares rates of adjoining communities.
- c) **Identify current rates and plans, if any, for rate changes:** Please refer to response under item V 1b.

VI. Opportunities For Shared Facilities

Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems

1. Shared Facilities

- a) **Existing – flood, parks, groundwater storage, etc.** The city does not share facilities for any flood or park facilities. The City does share facilities with the West San Bernardino County District and the Rialto Unified School District.
- b) **Future opportunities/options:** The City is constantly reviewing opportunities with the various governmental agencies to enhance the delivery of municipal services for the benefit of all serving agencies.

2. Duplication of Facilities

- a) Existing duplication?
- b) Planned/future duplication
- c) Excess capacity available to outside customers
- d) Productivity ratings, if any, for staff

The City does not have any existing duplication of facilities; therefore, the items listed above are not applicable.

VII. Government Structure Options

Purpose: To consider the advantages and disadvantages of various government structures to provide services.

1. Agency Recommendation

- a) **Government structure options:** The island provisions outlined in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 should be revised to delete or substantially increase the acreage limitation on an unincorporated island of territory. The revision to the Act should be a state-wide effort by all jurisdictions and the Local Agency Formation Commissions.
- b) **Benefits to customers:** By providing inform city limit boundaries and eliminating "County Islands" of unincorporated territory the delivery of municipal services can be more cost effective and less confusing to the general public.

2. Hurdles to Consolidation/Reorganization:

Several islands of unincorporated territory that are surrounded or substantially surrounded by the City's boundaries are too large to fit the criteria outlined in the island provisions of the Cortese-Knox-Hertzberg Act.

3. Recommended Options

- a) **Benefit to customers:** Same as item VII-1b.
- c) **Services to be provided:** By providing logical and uniform city limits the City can provide more efficient municipal services.

VIII. Evaluation of Management Efficiencies

Purpose: To evaluate whether organizational changes to governmental structure can be made to improve the quality of public services in comparison to cost.

1. Training Opportunities

The on-going training of employees is preformed on an individual department basis through the use of workshops, conferences, seminars and memberships in professional associations. In addition, training for general interest courses or to improve existing job performance is offered by the City.

2. Staffing Levels

Historically, the City has maintained a low ratio of employees per population. Currently, the ratio is approximately 2.60 per 1,000 residents. While an employee/resident ratio may be an important indicator, the City maintains a staffing level that is appropriate to available funding.

3. Technology

- a) **Billing Systems:** The City maintains billing systems for sewer, water, business licensing, weed abatement and miscellaneous receivables. The city shares billing systems with the West San Bernardino County Water District for monthly sewer bills.

4. Budget

- a) **Policies:** Budget policies are established by the City Council, formulated into policy guidelines by staff, reviewed by the City Council and adopted through the public hearing process.
- b) **Preparation/public involvement:** The City's two year budget is prepared by each department under the supervision of the Finance Department. Throughout the budget process the public is encouraged to review drafts by accessing the City's web site and reviewing draft copies available at the public counter.
- c) **Analysis- revenue/reserves/expenditures:** The analysis of the City revenues/reserves/expenditures is done through the preparation of the operating budget and through periodic updates. The budget covers the General Fund, the Redevelopment Agency and Housing Agency, and other miscellaneous City funds.

5. Joint Powers Agreements

- a) **Identify and describe:** The City is a member of the Agua Mansa Industrial Corridor Joint Powers Authority. Other members include the County of San Bernardino, Colton and Riverside. The City also participates in joint powers improvement projects with County of San Bernardino, West San Bernardino County Water District and the State of California.

IX. Local Accountability and Governance

Purpose: To evaluate the accessibility and levels of participation associated within the agency's decision-making and management processes.

4. Governing Body

- a) **Selection Process:** The selection of members of the Rialto City Council is done at an election held every two years for four-year terms. The mayor is elected for a four-year term. Rialto is a City Administrator oriented form of government.
- b) **Representation (District's, area-wide):** The Rialto City Council are selected on a city-wide basis.
- c) **Frequency of meetings:** The Rialto City Council meets on the first and third Tuesday of each month at 6:00 P.M.
- d) **Brown Act Compliance:** In compliance with the Brown Act, the City Council's agenda is posted 72 hours prior to its regularly scheduled meetings. The agenda is posted outside of the City Council Chambers
- e) **Number of elections over last decade:** The number of elections held over the last ten years is five.

2. Customer Feedback:

- a) **Surveys:** Periodically the City conducts city-wide resident surveys. These surveys are inserted in water and sewer monthly bills. Customer survey cards are also provided at the front counters of each department.
- b) **Complaint tracking:** Each individual department track and respond to complaints as they are filed. In addition, the Public Works

Department responds to pothole, graffiti and other complaints as they are filed.

3. Access

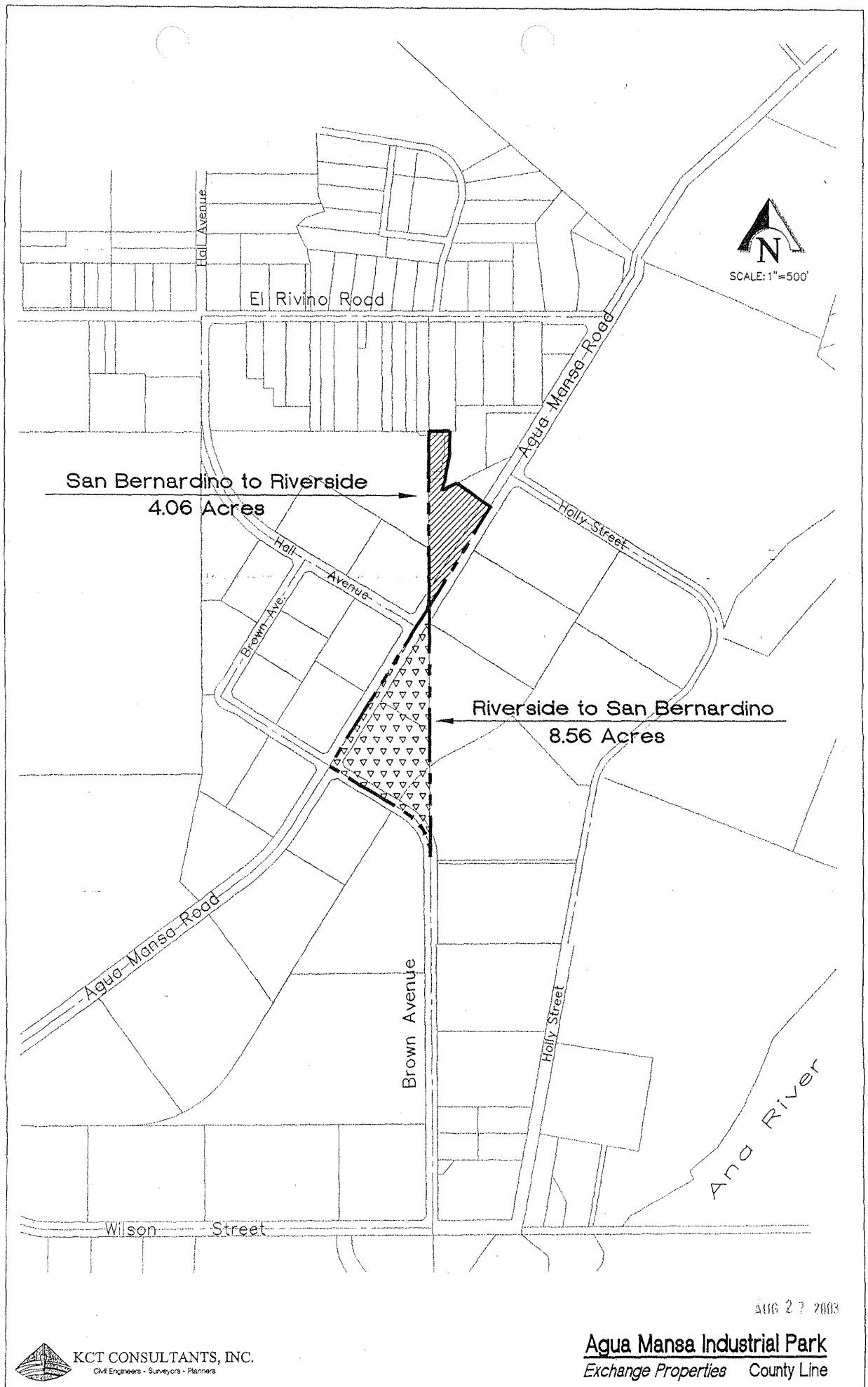
- a) **Hours:** City Hall is open Monday through Thursday, 7:00 A.M. to 6:00 P.M. City employee's work a 4/10 work schedule.
- b) **Newsletters:** Currently various City departments provide newsletters affecting their individual departments. The City publishes a quarterly city-wide newsletter through the local newspaper.
- c) **Website:** The city maintains a website, which is updated periodically by the Information Services Division.
- d) **Media coverage:** The newspapers that cover the City are the San Bernardino Sun, the Riverside Press Enterprise and the Rialto Record.
- e) **Cable/public access TV:** Residents can view the City council meetings on local cable television. The city's cable provider is Adelphia.

4. Regular Progress Reports

- a) **Budget-major projects:** The City's budget is adopted every two years during the month of June and reviewed on a quarterly basis. Progress reports are periodically presented to the City Council.
- b) **Operations:** Please review the previous response.
- c) **Voter participation:** City residents are encouraged to review the proposed City budget in advance by accessing the City's website, purchasing or reviewing the budget at the public counter. Public comments on the city budget are encouraged in written or oral communications.

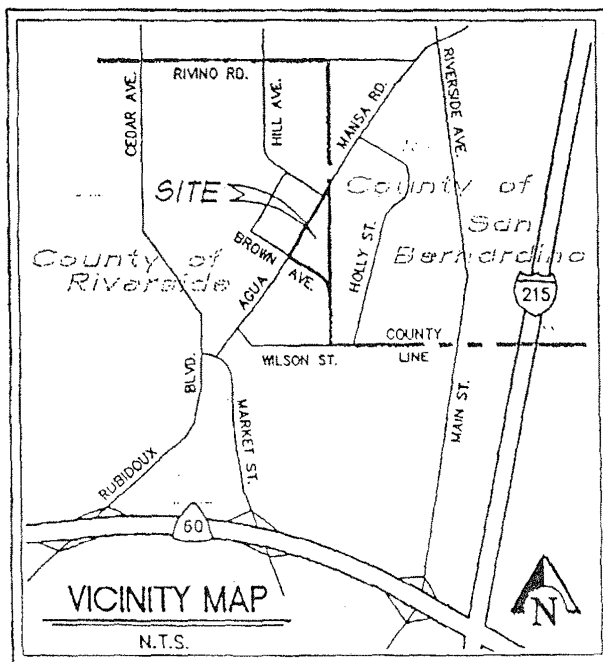
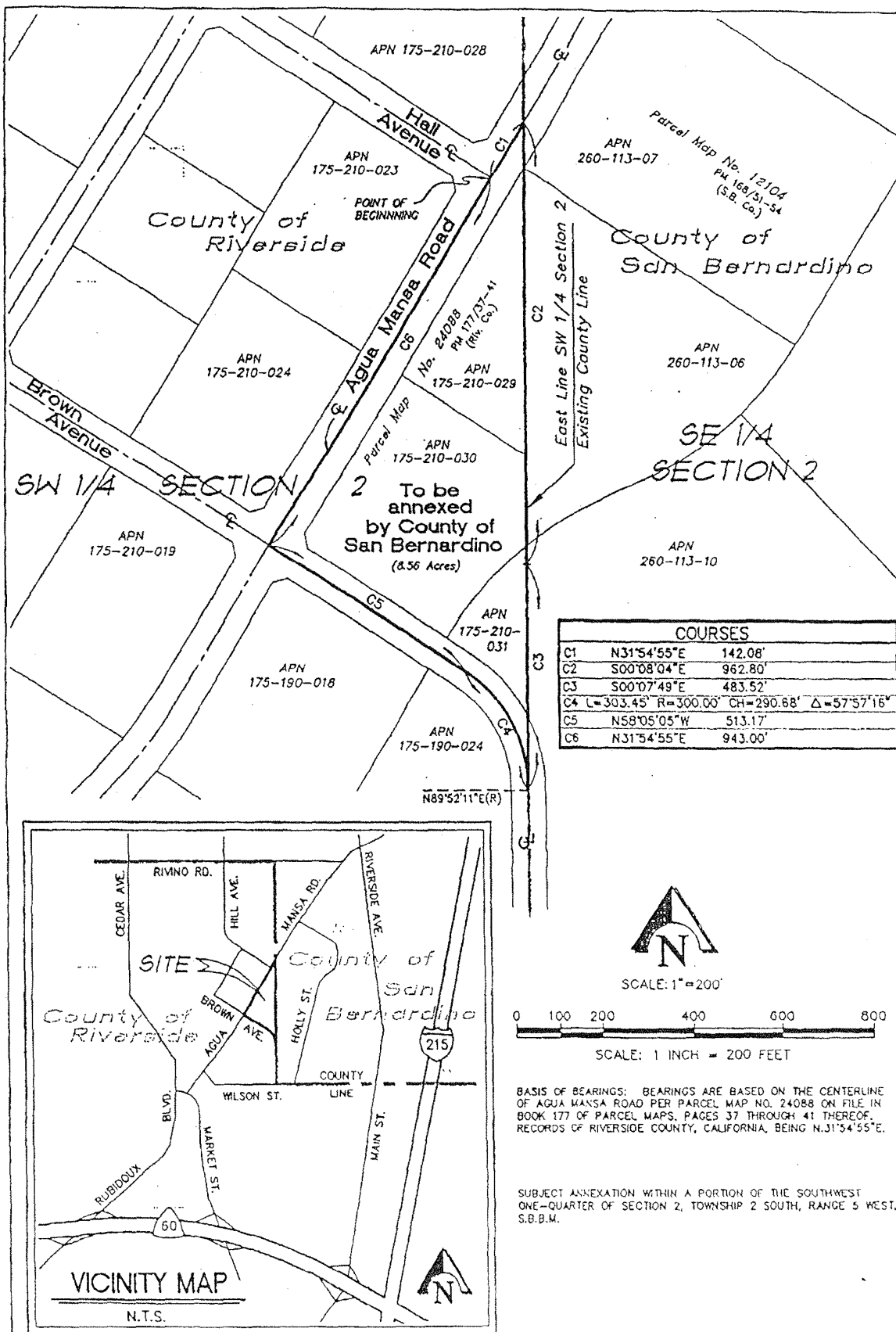
**Map and Description of
County Boundary Exchange
Within the Agua Mansa Area**

Attachment 3



KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Agua Mansa Industrial Park
Exchange Properties County Line



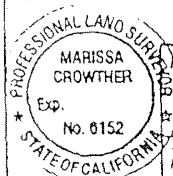
SCALE: 1"=200'

0 100 200 400 600 800

SCALE: 1 INCH = 200 FEET

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF AGUA MANSA ROAD PER PARCEL MAP NO. 24088 ON FILE IN BOOK 177 OF PARCEL MAPS, PAGES 37 THROUGH 41 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N.31°54'55"E.

SUBJECT ANNEXATION WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.B.M.



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152 DATE 7-25-03

COUNTY LINE ADJUSTMENT
BETWEEN
RIVERSIDE AND SAN BERNARDINO COUNTIES



KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Sheet 1 of 1
Scale: 1"=200'
March 6, 2003
WO 1251-02

March 6, 2003

ANNEXATION TO SAN BERNARDINO COUNTY
COUNTY LINE ADJUSTMENT
BETWEEN
RIVERSIDE AND SAN BERNARDINO COUNTIES

That portion of the Southwest one-quarter of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian, State of California, located in the County of Riverside, and being more particularly described as follows:

BEGINNING at the centerline intersection of Agua Mansa Road and Hall Avenue, as shown by Parcel Map No. 24088, on file in Book 177 of Parcel Maps, Pages 37 through 41 thereof, Records of said Riverside County;

Course 1: Thence N.31°54'55"E. along centerline of said Agua Mansa Road, a distance of 142.08 feet, to the East line of said Southwest one-quarter of Section 2, being the existing County Line between Riverside County and San Bernardino County;

Course 2: Thence S.0°08'04"E. along said East line, a distance of 962.80 feet, to an angle point therein as shown on said Parcel Map No. 24088;

Course 3: Thence S.0°07'49"E., continuing along said East line and the southerly prolongation thereof, a distance of 483.52 feet, to the beginning of curve on the centerline of Brown Avenue as shown on Parcel Map No. 24088-1, on file in Book 177 of Parcel Maps, Pages 37 through 41 thereof, Records of Riverside County, California;

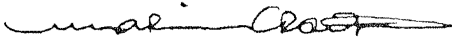
Course 4: Thence northwesterly along said centerline, along a non-tangent curve, concave southwesterly, having a radius of 300.00 feet, through an angle of 57°57'16" and an arc length of 303.45 feet (the initial radial line bears N.89°52'11"E.);

Course 5: Thence N.58°05'05"W. along said centerline of Brown Avenue, a distance of 513.17 feet, to the intersection of the centerline of said Agua Mansa Road;

Course 6: Thence N.31°54'55"E., along the centerline of said Agua Mansa Road, a distance of 943.00 feet, to the Point of Beginning.

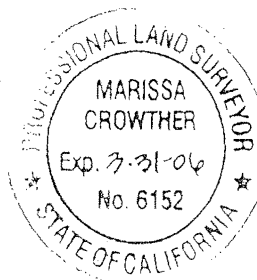
The above described parcel of land contains 8.56 acres, more or less.

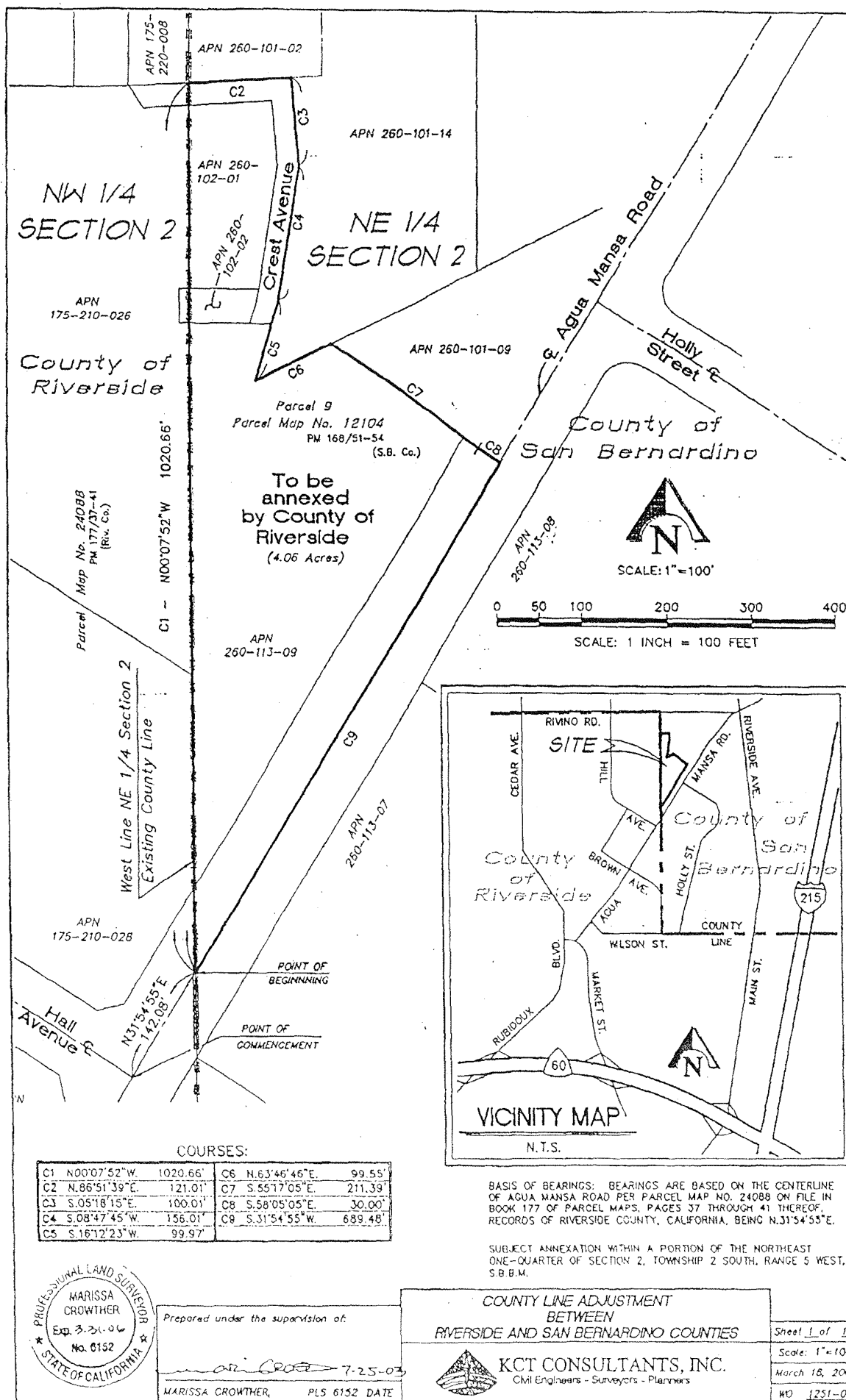
Prepared under the supervision of:
KCT CONSULTANTS, INC.


Marissa Crowther,

PLS 6152

Date: 7-25-03





March 6, 2003
Revised July 22, 2003

ANNEXATION TO RIVERSIDE COUNTY
COUNTY LINE ADJUSTMENT
BETWEEN
RIVERSIDE AND SAN BERNARDINO COUNTIES

That portion of Northeast one-quarter of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian, State of California, located in the County of San Bernardino, and being more particularly described as follows:

COMMENCING at the centerline intersection of Agua Mansa Road and Hall Avenue, as shown by Parcel Map No. 24088, on file in Book 177 of Parcel Maps, Pages 37 through 41 thereof, Records of Riverside County, California;

Thence $N.31^{\circ}54'55''E.$ along the centerline of said Agua Mansa Road, a distance of 142.08 feet, to the West line of said Northeast one-quarter of Section 2, being the existing County Line between Riverside County and San Bernardino County, and being the **POINT OF BEGINNING**;

Course 1: Thence $N.0^{\circ}07'52''W.$ along said East line, a distance of 1020.96 feet, to the northerly line of Crest Avenue as shown by map of Record of Survey on file in Book 84 of Record of Surveys, Pages 30 through 34 thereof, Records of Riverside County, California;

Course 2: Thence $N.86^{\circ}51'39''E.$ along said northerly line, a distance of 121.01 feet, to the northwest corner of said Crest Avenue

Course 3: Thence $S.05^{\circ}18'15''E.$ along the easterly line of said Crest Avenue, a distance of 100.01 feet, to an angle point therein;

Course 4: Thence $S.08^{\circ}47'45''W.$ continuing along said easterly line, a distance of 156.01 feet, to an angle point therein;

Course 5: Thence $S.16^{\circ}12'23''W.$ continuing along said easterly line, also being along the northeasterly line of Parcel 9 of Parcel Map No. 12104, on file in Book 168 of Parcel Maps, Pages 51 through 54 thereof, Records of San Bernardino County, California, a distance of 99.97, to an angle point in said northeasterly line;

Course 6: Thence $N.63^{\circ}46'46''E.$ continuing along said northeasterly line, a distance of 99.55 feet, to the northeasterly corner thereof;



Annexation to Riverside County
County Line Adjustment
Riverside and San Bernardino Counties

Course 5: Thence S.55°17'05"E. continuing along the northeasterly line of said Parcel 9, a distance of 211.39 feet;

Course 6: Thence S.58°05'05"E., a distance of 30.00 feet, to the centerline of said Agua Mansa Road, as shown by said Parcel Map No. 12104;

Course 7: Thence S.31°54'55"W. along said centerline, a distance of 689.48 feet, to the Point of Beginning.

The above described parcel of land 4.06 acres, more or less.

Prepared under the supervision of:
KCT CONSULTANTS, INC.

Marissa Crowther
Marissa Crowther, PLS 6152

Date: 7-25-03

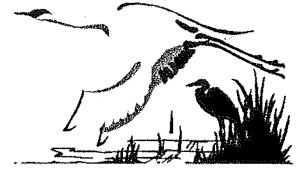


**Response from
Tom Dodson and Associates**

Attachment 4

TOM DODSON & ASSOCIATES

2150 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92405
TEL (909) 882-3612 • FAX (909) 882-7015
E-MAIL tda@tstonramp.com



November 7, 2003

Ms. Kathleen Rollings-McDonald
Local Agency Formation Commission
175 West Fifth Street, Second Floor
San Bernardino, CA 92415-0490

Dear Jim:

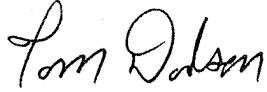
LAFCO 2921 consists of a service review for the City of Rialto (City) pursuant to Government Code Section 56430 and Sphere of Influence Study Pursuant to Government Code 56425. If approved by the Commission, the service and Sphere review would not result in any change to the services or the Sphere of Influence for the City. Based on the above proposal, it appears that LAFCO 2921 can be implemented without causing any physical changes to the environment or any adverse environmental impacts. The service and Sphere review does not appear to have any potential to alter the existing physical environment in any manner. Since no projects are pending or will occur as a result of approving this review, no physical changes in the environment are forecast to result from approving the action before the Commission.

Without a potential for causing physical changes in the environment, I recommend that the Commission find that a Statutory Exemption applies to LAFCO 2921 under the Section 15061 (b) (3) which states: "A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." It is my opinion, and recommendation to the Commission, that this circumstance applies to LAFCO 2921.

Based on a review of LAFCO 2921 and the pertinent sections of CEQA and the State CEQA Guidelines, I conclude that LAFCO 2921 does not constitute a project under CEQA and adoption of the Statutory Exemption and filing of a Notice of Exemption is the most appropriate determination to comply with the CEQA process for this action. The Commission can approve the review and findings for this action and I recommend that you notice LAFCO 2921 as statutorily exempt from CEQA for the reasons outlined in the State CEQA Guideline sections cited above. The Commission needs to file a Notice of Exemption with the County Clerk to the Board for this action once the hearing is completed.

A copy of this exemption should be retained in LAFCO's project file to serve as verification of this evaluation and as the CEQA environmental determination record. If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Dodson".

Tom Dodson

Draft Resolution No. 2793

Attachment 5

PROPOSAL NO.: LAFCO 2921

HEARING DATE: NOVEMBER 19, 2003

RESOLUTION NO. 2793

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 2921, A SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE FOR THE CITY OF RIALTO.

On motion of Commissioner _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, a service review mandated by Government Code Section 56430 and a sphere of influence update mandated by Government Code Section 56425 have been conducted by the Local Agency Formation Commission of the County of San Bernardino (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by this Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including her recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was held upon the date and at the time and place specified in the notice of public hearing and in an order or orders continuing the hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written protests; the Commission considered all objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the review, in evidence presented at the hearing; and,

WHEREAS, a statutory exemption has been issued pursuant to the provisions of the California Environmental Quality Act (CEQA) indicating that this service review and sphere of influence update are statutorily exempt from CEQA and such exemption is hereby adopted by this Commission. The Clerk is directed to file a Notice of Exemption within five working days of adoption of this resolution; and,

RESOLUTION NO. 2793

WHEREAS, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it is determined that the sphere of influence for the City of Rialto should be adjusted to include the County Boundary Exchange approved by the Boards of Supervisors for San Bernardino and Riverside Counties as outlined on the maps and legal descriptions attached and that the balance of the sphere of influence area currently established for the City should be affirmed as it currently exists, as more specifically described on the attached map; and,

WHEREAS, the following findings are made in conformance with Government Code Section 56430 and local Commission policy:

1. **Infrastructure Needs and Deficiencies.** The City of Rialto's five-year Capital Improvement Plan was adopted in December 2002 and outlines the City's current and future capital improvement needs. Capital improvement projects are administered through the City's Public Works, Fire, Police, Recreation and Redevelopment departments. Copies of the City's Capital Improvement Program and Master Service Plans are maintained in City offices and are available for public review.
2. **Growth and Population.** The survey response identifies the current population of the City of Rialto at 95,000. The City's projected ultimate population is 109,000, based on the land use determinations of the City's General Plan adopted in 1992. The City is close to build-out of its vacant single-family residential areas within City boundaries, while it has a relatively large multi-family residential reserve. The City's primary growth will be industrial and commercial development along the I-210 Corridor and within the Agua Mansa Industrial Corridor Specific Plan, located southerly of Interstate 10.
3. **Financing Opportunities and Constraints.** The City revenue sources are identified as: a share of the general levy of property tax revenue, sales tax, PERS Retirement Assessment, sewer fees, development fees, building permit fees, motor vehicle in-lieu fees, grants, redevelopment project area funds and other general revenue sources such as franchise fees. Revenues for the City, as is the case for all other local agencies, are constrained by a variety of state laws that govern revenue generation. A complete list of the sources of City revenues is contained within the City budget, which is on file and available for public review in City offices.
4. **Cost Avoidance Opportunities.** The City of Rialto receives water service primarily from three purveyors: the City of Rialto Water Department, the Fontana Water Company and the West Valley Water District (formerly known as the West San Bernardino County Water District) within its corporate boundaries and sphere area. The City of Rialto also takes a cooperative approach and encourages coordination with other local agencies on a variety of projects. Beyond that, the City of Rialto did not identify any specific cost avoidance opportunities relevant to this review.
5. **Rate Restructuring.** The City of Rialto periodically evaluates its cost of services in order to stay competitive in the market place. Copies of the City's rate structures are maintained in City offices and are available for public review. No relevant issues related to this factor were identified by the City of Rialto.
6. **Opportunities for Shared Facilities.** The City of Rialto indicates it does not currently share facilities for any flood or park facilities; however, the City does share facilities with the West Valley Water District and Rialto Unified School District. The City notes it is constantly reviewing opportunities with the various government agencies to enhance the delivery of municipal services. An example of this would be the contractual relationship between the City of Fontana and the City of Rialto to provide sewer service to the area commonly known as the Empire Center within the City of Fontana through the City of Rialto. No other relevant findings related to this factor were identified by the City of Rialto.

RESOLUTION NO. 2793

7. **Government Structure Options.** The City identifies as its recommendation that efforts should be made to amend the “island provisions” of the Cortese-Knox-Hertzberg Local Government Reorganization Act to revise or delete the acreage limitation on these special annexation provisions. No other options for governmental structure change were identified by the City of Rialto.
8. **Management Efficiencies.** The City of Rialto provides for on-going training of employees through the use of workshops, conferences, seminars and memberships in professional organizations. Staffing levels are also continually reviewed, and the current City policy is to maintain a staffing level that is appropriate to available funding. The City maintains billing systems for sewer, business licensing, weed abatement and miscellaneous receivables. The City shares billing systems with the West Valley Water District for monthly sewer bills.
9. **Local Accountability and Governance.** The City is governed by a City Council elected at large, along with a separately elected Mayor, all of whom serve four-year terms. The City maintains a website, and conforms to the provisions of the Brown Act requiring open meetings. In addition, the City provides surveys, newsletters, complaint tracking services, and the City publishes a quarterly City-wide newsletter through the local newspaper. The City’s budget is adopted every two years during the month of June and is reviewed on a quarterly basis. Progress reports regarding the financial position of the City are periodically presented to the City Council; and,

WHEREAS, the following findings are made in conformance with Government Code Section 56425 and local Commission policy for a sphere of influence update:

1. **PRESENT AND PLANNED LAND USES**

The full range of urban, suburban, and rural land uses are included within the boundaries and current sphere of influence of the City of Rialto. The sphere of influence update and service review have no potential to change present or planned land uses within the City sphere, since the only change proposed would be to accommodate the County Boundary Exchange, approved by the Boards of Supervisors for Riverside and San Bernardino Counties on October 28, 2003. The City of Rialto endorses this approach by indicating that no sphere of influence changes are contemplated within the next five years and the request that the County Boundary Exchange be acknowledged.

2. **PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA**

The change proposed to the City sphere of influence relates to areas currently a part of the Agua Mansa Industrial Corridor Specific Plan and served by the Rubidoux Community Services District, West Valley Water District and others. The City has adopted a master plan for service which addresses public facilities and services for the balance of the City’s sphere of influence, a complete copy of which is on file in the City offices.

3. **PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES PROVIDED**

The change proposed to the City sphere of influence relates to areas currently a part of the Agua Mansa Industrial Corridor Specific Plan and served by the Rubidoux Community Services District, West Valley Water District and others. No changes to the balance of the City sphere of influence are proposed or

RESOLUTION NO. 2793

contemplated through this review. The City has adopted master plans for service which address this issue, and are on file in the City offices.

4. COMMUNITIES OF INTEREST IN THE AREA

The existing sphere of influence assigned the City of Rialto includes the majority of the unincorporated community of Bloomington. No change in this assignment is contemplated at this time. The change proposed to the City sphere of influence relates to areas currently a part of the Agua Mansa Industrial Corridor Specific Plan assigned a commercial/industrial use which does not support a community of interest designation. This area is currently served by the Rubidoux Community Services District, West Valley Water District and others. No changes to the balance of the City sphere of influence are proposed or contemplated through this review. The Commission, therefore, determines that this factor of consideration is not relevant to this review, as permitted by Government Code Section 56425.

5. OTHER FINDINGS

- A. Notice of this hearing has been published as required by law in The Sun and the Rialto Record, newspapers of general circulation in the area. As required by state law, individual notification was provided to affected and interested local agencies, County departments, and those individuals wishing mailed notice.
- B. Comments from landowners and any affected local agency have been reviewed and considered by the Commission in making its determination; and,

WHEREAS, having reviewed and considered the findings as outlined above, the Commission affirms and upholds the sphere of influence for the City of Rialto as it currently exists, and adjusts the sphere of influence to accommodate the County Boundary Exchange between the Counties of San Bernardino and Riverside, as approved on October 28, 2003 and depicted on the maps attached and on file in the office of the San Bernardino Local Agency Formation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission of the County of San Bernardino, State of California, that this Commission shall consider the territory, described on the attached maps on file in the LAFCO office, as being within the sphere of influence of the City of Rialto, it being fully understood that establishment of such a sphere of influence is a policy declaration of this Commission, based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission of the County of San Bernardino, State of California, does hereby determine that the City of Rialto shall indemnify, defend, and hold harmless the Local Agency Formation Commission of the County of San Bernardino from any legal expense, legal action, or judgment arising out of the Commission's affirmation of this sphere of influence, including any reimbursement of legal fees and costs incurred by the Commission.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission of the County of San Bernardino by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

