

Appendices

Appendix K Annexation Study: Plan for Service



Appendices

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Arrowhead Springs
Annexation Study: Plan For Service
City of San Bernardino

Prepared for:

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CHAPTER 1 INTRODUCTION

1.1 Overview

This report presents the Plan for Service for the annexation of the Arrowhead Specific Plan Area into the City of San Bernardino. The Local Agency Formation Commission (LAFCO) of the County of San Bernardino requires a jurisdiction to submit a Plan For Service when the jurisdiction is affected by a proposed change in boundaries, formations or organization. This plan must demonstrate that the City can provide the appropriate infrastructure improvements and services. The LAFCO policy states the following:

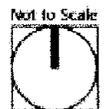
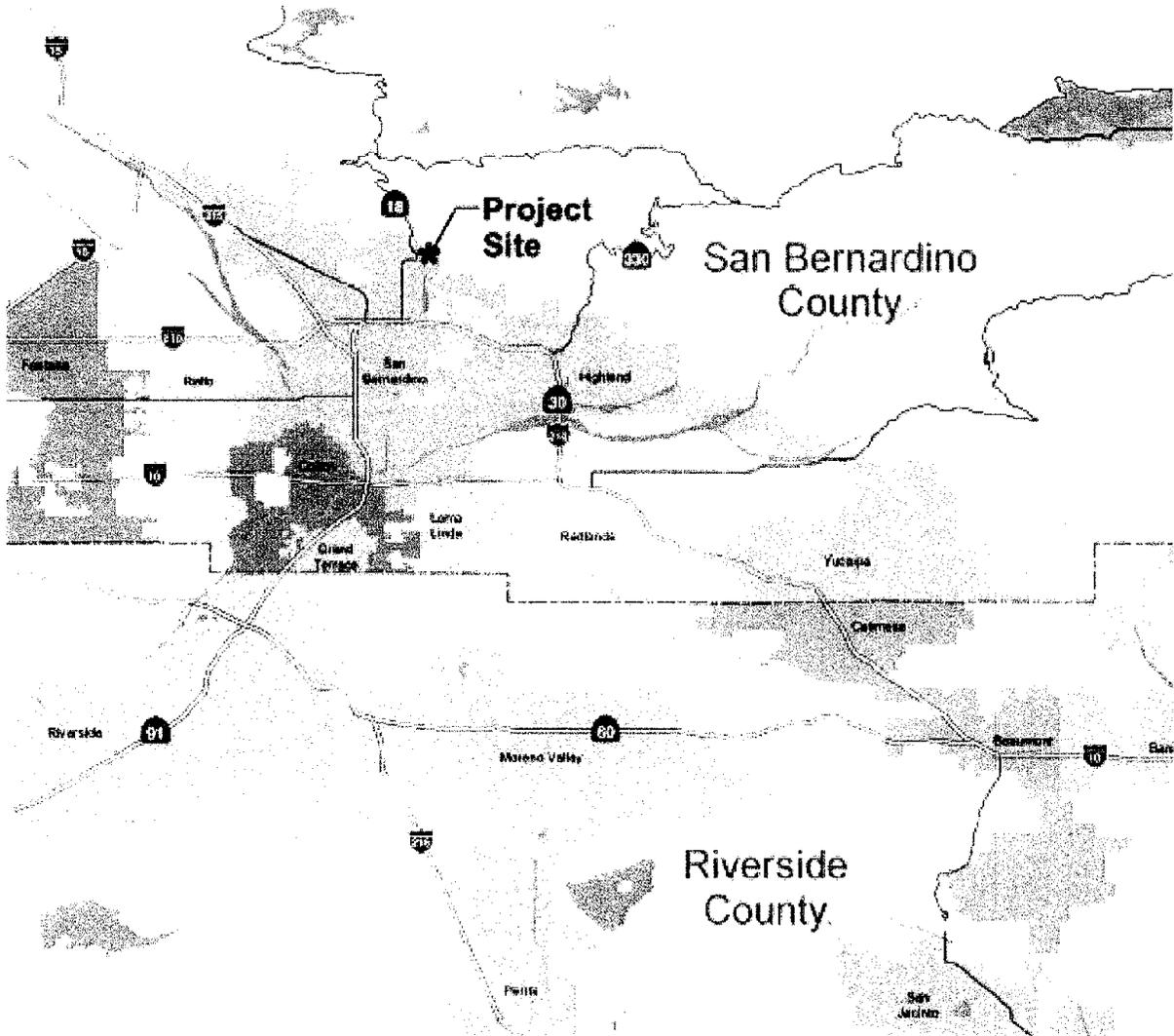
“ The plan for service shall be prepared and submitted by each local agency affected by a proposed change of organization, regardless whether that proposal is initiated by resolution or petition. In the case of a proposed annexation, the plan for service must demonstrate that the range and level of services currently available within the study area will, at least, be maintained by the annexing agency....”

The Plan for Service identifies the proposed public facility improvements and services related to roads, fire and emergency medical services, police, libraries, water, wastewater, storm drainage, parks and open space, public utilities, schools and solid waste management. The Plan for Service shows how public facilities and infrastructure improvements will be implemented, and presents the related capital costs of these improvements where available. A separate fiscal analysis will be prepared for the project area to show the impacts of development on public revenues and costs of ongoing operations and maintenance.

1.2 Project Overview

The property is located in unincorporated San Bernardino County, and is proposed for annexation to the City of San Bernardino by the American Development Group. Arrowhead Springs is located at the base of the San Bernardino Mountains along State Route (SR) 18 at the northeast end of the City of San Bernardino. This study provides a Plan for Services for the proposed Arrowhead Springs development, which encompasses 1,916 acres. Figure 1-1 shows the regional location of the Arrowhead Springs development.

Figure 1-1
Arrowhead Springs Regional Vicinity



As shown in Table 1-1, the proposed Arrowhead Springs Specific Plan proposes 1,350 units and 1.04 million square feet of commercial building area. The land uses are those presented in the *Arrowhead Springs Specific Plan, May 3, 2004* prepared by the Planning Center. Commercial land uses include retail, mixed use, office and hotel uses. Hotel uses include three hotels with 608 rooms. Other land uses include 10.2 acres of public facilities, 199 acres of golf course, and 1,400 acres of open space. The project will require approximately 1.8 lane miles of new public roads and 6 lane miles of private roads.

A population of about 4,233 is projected at buildout of the Specific Plan. This is based on the City's average household size of 3.34 persons per household, according to January 2004 estimates from the California Department of Finance. The Senior Village assumes 1 and 2 persons per household for selected units. Employment for the commercial uses is projected at about 2,530 for the Arrowhead Springs Specific Plan based on standards for commercial uses.

1.3 Methodology and Resources

Each of the public facilities or services required by the project area was analyzed as to the respective levels of service requirements and existing facilities serving the area after buildout. The preparation of the Plan for Services involves the analysis of public infrastructure and service requirements of the respective jurisdictions and agencies that have lead responsibility. The Plan for Service demonstrates that the necessary public infrastructure will be provided in a timely manner commensurate with the development of the Arrowhead Springs project and will not create financial burdens on the City of San Bernardino. For each service or improvement area, the following is included:

- A description of the service provider;
- A description of the level of each service to be provided to the area;
- An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the area;
- The approximate phasing of the service or facility; and
- A description of how the service or required improvements would be financed and operated and maintained.

**Table 1-1
Arrowhead Springs
Land Use Summary**

Designation	Subarea ¹	Acres	Max. Units	Max. Non-Residential Square Feet	Estimated Population ^{2&3}
Residential Areas					
Residential Low (RL)	Golf Course Residential North	25	24		80
	Golf Course Residential South	8.8	12		40
Residential Medium-Detached Village (RM-DV)	Golf Course Residential North	54	429		1,433
Residential Medium-Attached Village (RM-AV)	Hilltown Residential	46.3	285		952
	Hilltown Chapel (Existing)	Part of 46.3		1,500	
Residential Medium-Attached Village (RM-AV)	Village Walk Residential	21	266		888
Residential Medium-Senior Village (RM-SV) ³	Golf Course Residential South	22	300		726
<i>Subtotal</i>		<i>177.1</i>	<i>1,316</i>	<i>1,500</i>	<i>4,119</i>
Commercial/Office Areas					
Commercial Regional (CR-2)	Village Walk Commercial	46	34	200,000	114
	300 Room Hotel	17		200,000	
	Corporate Office	14		250,000	
Commercial General-Windy Point (CG-1-WP)	Windy Point	5		20,000	
Commercial General-Hotel/Spa Resorts (CG-1-H/S)	Historic Hotel (8 Existing)	25		153,938	
	Hotel Annex	Part of 25		75,000	
	Conference Center	Part of 25		25,000	
	Bungalows (Existing)	Part of 25		15,955	
	Spa Resort (existing)	22		61,936	
	Spa/Resort	Part of 22		8,600	
Commercial General-1 (CG-1)	Hilltown Shops	0.7		8,000	
	Hilltown Spring Home (Existing Meeting Center)	Part of .7		2,667	
<i>Subtotal</i>		<i>129.7</i>	<i>34</i>	<i>1,021,096</i>	<i>114</i>
Golf Course					
Public/Commercial Recreation (PCR)	18-hole Public Golf Course	199		22,050	
<i>Subtotal</i>		<i>199</i>		<i>22,050</i>	
Other					
Public Facility (PF)	Metropolitan Water District	10.2			
Open Space-Watershed (OS-W)		1,400			
<i>Subtotal</i>		<i>1,410.20</i>			
Totals					
Grand Total		1,916	1,350	1,044,646	4,233
Total Existing Building Area				235,996	
Total New Building Area				808,650	

¹ See Development Plan, Section V, for detailed descriptions of intent and standards.

² Population derived from the Department of Finance (1/1/04), which utilized 3.340 persons per unit.

³ In the Senior Village, it is assumed that: 1) 25% of units are 1 bedroom with 1 person per unit, and 2) 75% of the units are 2 bedrooms with 2 persons per unit.

Source: American Development Group, January 2005.

Resources used in the preparation of the Plan for Service include the following:

- Land uses provided by the project developer, American Development Group;
- The City of San Bernardino, 2004-2005 Adopted Budget;
- The *Arrowhead Springs Specific Plan, January 2005*, prepared by the Planning Center.

The necessary facility improvements have been identified through review of the Specific Plan and discussions with the agencies that provide the services. Appendix A presents a list of agencies contacted as part of the preparation of the Plan for Service.

CHAPTER 2 PLAN FOR SERVICE SUMMARY

2.1 Summary of Service Providers

Table 2-1 shows the current service providers in the City of San Bernardino. These providers will be responsible for the provision of services to the project area. These services include the basic level of public services that are required to support the projected development and the associated population growth. As shown, these services range from public safety to schools. Upon annexation, the City of San Bernardino will assume responsibility for several services that were previously provided by the County of San Bernardino or other agencies. In addition to the services shown in Table 2-1, the City will also assume responsibility for General Government functions, such as City administration, human resources and finance, as well as Community Development services.

2.2 Summary of Capital and Operations & Maintenance Funding Sources

Table 2-2 presents a summary of the funding requirements for the facilities and services identified in the Plan for Service. The funding responsibilities are shown by capital costs and operations & maintenance (O & M) costs. In most cases, the developer is required to fund the capital costs of construction for additional local facilities or improvements required as a result of development; regional facilities usually require a fair-share approach. As shown, the improvements include water and wastewater improvements as well as transportation infrastructure and flood control facilities. Capital costs to provide additional facilities and improvements to serve the project area would be funded by the City's development impact fees or other financing approaches.

Facilities to be maintained within Arrowhead Springs include infrastructure improvements, common areas, public facilities and private residential streets. Most improvements constructed by developers will be maintained by the developer until the improvements are accepted by the City or transferred to a homeowner's association, private entity or other agency. A Homeowners Association (HOA) is required to address maintenance of project landscaping, community facilities, project lighting and private streets. The City of San Bernardino and other service providers are generally responsible for the operations and maintenance costs associated with additional services and facilities, and fund these costs through various sources of revenues that might include: property taxes, sales taxes and

Table 2-1
Arrowhead Springs Annexation - Plan for Service
City of San Bernardino
Ultimate Service Providers

Category of Service	Provider Before Annexation	Provider After Annexation
Transportation:		
Freeways and Interchanges	Caltrans	Caltrans
Arterials and collectors	San Bernardino County Public Works	City of San Bernardino
Local roads	San Bernardino County Public Works	City of San Bernardino
Signalized intersections	San Bernardino County Public Works	City of San Bernardino
Fire and Paramedic	County FD, Calif. Dept. of Forestry (CDF)	San Bernardino City FD, CDF
Police	San Bernardino County Sheriff	San Bernardino Police Dept.
Libraries	San Bernardino County Library	City of San Bernardino Public Library
Domestic Water	San Bernardino County Water Districts	Arrowhead Water & Power
Recycled Water	San Bernardino County Water Districts	Arrowhead Water & Power
Wastewater	San Bernardino County Water Districts	Arrowhead Water & Power
Flood Control and Drainage:		
Local facilities	San Bernardino County Flood Control Dist.	City of San Bernardino
Regional facilities	San Bernardino County Flood Control Dist.	San Bernardino County Flood Control Dist.
Parks and Open Space:		
Local facilities	San Bernardino County	Arrowhead Water & Power
Regional facilities	County Public Works Parks Division	County Public Works Parks Division
Utilities:		
Cable/Internet Provider	Adelphia	Adelphia
Power	Southern California Edison	Southern California Edison
Telephone	AT&T, SBC, Verizon	SBC, Verizon
Natural Gas	Southern California Gas	Southern California Gas
Schools	San Bernardino County USD	San Bernardino City USD
Solid Waste Management	County of San Bernardino	City of San Bernardino

Source: Stanley R.Hoffman Associates, Inc.

**Table 2-2
Arrowhead Springs Annexation - Plan for Service
City of San Bernardino
Summary of Funding Requirements**

Facility or Service	Provider	Capital Funding	Operations & Maintenance Funding
<u>Transportation</u>			
Arterials and collectors	City of San Bernardino	Developer financing ¹	General Fund, Gas Tax
Local roads	City of San Bernardino	Developer financing	General Fund, Gas Tax
Signalized intersections	City of San Bernardino	Developer financing	General Fund
Private Roads	Developer	Developer financing	HOA, Arrowhead Water & Power
Public Street Lighting in R-O-W	City of San Bernardino	Developer financing	General Fund
Private Street Lighting	Developer	Developer financing	HOA
Public Parking Areas	City of San Bernardino	Developer financing	General Fund
Private Parking Areas	Developer	Developer financing	HOA, AWP, property owner
<u>Fire and Paramedic</u>			
	San Bernardino City FD	n/a	General Fund
<u>Police</u>			
	City of San Bernardino	n/a	General Fund
<u>Libraries</u>			
	City of San Bernardino	n/a	General Fund
<u>Domestic Water</u>			
	Arrowhead Water & Power	Developer financing	Arrowhead Water & Power
<u>Recycled Water</u>			
	Arrowhead Water & Power	Developer financing	Arrowhead Water & Power
<u>Wastewater</u>			
	Arrowhead Water & Power	Developer financing	Arrowhead Water & Power
<u>Flood Control and Storm Drainage</u>			
Public Storm Drains	City of San Bernardino	Developer financing	City of San Bernardino
Private Storm Drains	Developer	Developer financing	HOA, Arrowhead Water & Power
Regional Facilities	County Flood Control Dist.	Developer financing	Special district property tax
<u>Landscaping</u>			
Landscaping (Arrowhead Parkway) ²	Developer	Developer financing	Arrowhead Water & Power
Private Street Landscaping	Developer	Developer financing	HOA, property owner
<u>Parks and Open Space</u>			
Open Space	City of San Bernardino	Provided by developer	Arrowhead Water & Power
Botanical Gardens	Developer	Developer financing	Landscape Maint. Dist.
Neighborhood Parks	Developer	Developer financing	HOA
Private Recreation Trails	Developer	Developer financing	Arrowhead Water & Power
<u>Utilities</u>			
Cable/Internet Provider	Adelphia	Utility	User charges
Power	Arrowhead Water & Power	Utility	User charges
Telephone	SBC, Verizon	Utility	User charges
Natural Gas	Southern California Gas	Utility	User charges
<u>Schools</u>			
	San Bernardino City USD	Impact Fees	Special district property tax & State Financial Aid
Solid Waste Management	City of San Bernardino	Utility	User charges

1. Developer financing refers to a range of capital financing beyond impact fees, e.g., assessment districts, LMD's, and Mello Roos special taxes.

2. Includes landscaping along Harrison Street between 30th and 40th Streets.

Source: Stanley R. Hoffman Associates, Inc.

other General Fund revenues, user charges and landscape & lighting district assessments. The City of San Bernardino would receive a portion of the County's share of the basic 1 percent property tax levy at buildout of the Arrowhead Springs Project, since some County services would be transferred to the City of San Bernardino.

3.10 SCHOOLS

Service Provider. The annexation area will be served by San Bernardino City Unified School District (SBCUSD). The San Bernardino City Unified School District consists of 41 elementary schools, 8 middle schools, and 7 high schools. The schools closest to the Arrowhead Springs project area include the Arrowhead Elementary School, the Arrowview Middle School and the Arroyo Valley Senior High.

Level and Range of Service. Build-out of the Arrowhead Springs Specific Plan area would result in a total build-out of 1,350 units. Of these potential units, 465 are proposed single-family units, 585 are multi-family attached units and 300 are senior units. Excluding the senior units, because these units do not usually have school age children and applying the SBCUSD student generation rates per household, build-out of the Arrowhead Springs Specific Plan would result in an increase in 570 elementary school students, 132 middle school students, and 192 high school students. The schools closest to the Arrowhead Springs project area include the Arrowhead Elementary School, the Arrowview Middle School and the Arroyo Valley Senior High. However these schools are nearing capacity and may not be able to accommodate the influx of student with current facilities. Growth in the Arrowhead Springs Specific Plan area would therefore necessitate the need for additional school facilities and personnel in the SBCUSD.

Improvements. The annexation area will be served by the schools closest to the Arrowhead Springs Project area. Recent changes in school financing laws indicate that payment of State-mandated developer impact fees represent full and complete mitigation under CEQA, regardless of the enrollment to capacity conditions of the affected schools.

Funding. For new residential units, The San Bernardino City Unified School District assesses impact fees for both new residential and commercial land uses. The residential uses are charged a fee of \$4.28 per square foot. Based on the average unit sizes of the various residential product types, there is an estimated total square footage of 2,366,000 square feet. At \$4.28 per square foot for the 1,350 new units, this results in an estimated \$10.13 million of impact fees to the school district. In

CHAPTER 3 SERVICE REQUIREMENTS

3.1 TRANSPORTATION

Service Provider. The City of San Bernardino is responsible for the planning and provision of streets and roads in the City of San Bernardino. Additionally, Caltrans is responsible for freeways (i.e. I-10, I-215, SR-30, SR-81, SR-206 and SR-259) and freeway interchanges.

Level of Service. The road system within Arrowhead Springs is based upon the City of San Bernardino Design Standards: Standard No.100, dated August 21,1978. The City provides street maintenance to all local, collector and arterial roads. Regional access to the site is provided by SR-81 merging into SR-30.

Improvements. Table 3-1 shows the improvements to the roadway system in the Arrowhead Springs Specific Plan by road type and the phasing of these improvements. Six local streets have been planned. Local Streets typically provide connection to individual parcels or units within the development. Improvements include about 1.8 lane miles of new public roads. The project will also include 6.0 lane miles of private roads, as well as 5 new signalized intersections.

Funding Responsibility. The construction of the new roads are the responsibility of the developer. These costs may be funded through an assessment district or other financing approach. The City of San Bernardino is responsible for the ongoing operations and maintenance costs for public roadways and related facility maintenance within the project area. These costs are paid from the Gas Tax Fund and General Fund. The private internal roads will be the responsibility of an HOA or Arrowhead Water & Power (AWP).

**Table 3-1
Phasing of New Roads**

Streets and Roads	Secondary Arterial (4-lane)	Collector (2-lane)	Local Street (2-lane)	Phase
Arrowhead Road (formerly Old Arrowhead Road)		X		Extension
New Waterman Canyon Road		X		Phase I
Old Waterman Canyon Road		X		Phase I
Arrowhead Springs Village Avenue	X			Phase I
Arrowhead Springs Resort Road	X			Phase I
Arrowhead Springs South Road		X		Phase I
Arrowhead Springs North Road		X		Phase I
Lucille Ball Lane			X	Phase I
Humphrey Bogart Lane			X	Phase I
Al Jolson Lane			X	Phase I
Jimmy Durante Lane			X	Phase I
Elizabeth Taylor Lane			X	Phase I
Judy Garland Lane			X	Phase I

Notes: Lanes will be developed on a project-by-project basis

Sources: Stanley R.Hoffman Associates, Inc.

Arrowhead Springs Draft Specific Plan, January 2005.

3.2 FIRE AND PARAMEDIC

Service Provider. The Arrowhead Springs Specific Plan area will be served by the San Bernardino City Fire Department (SBFD). The SBFD currently provides fire protection, paramedic service, urban search and rescue service and hazardous materials emergency response service to the City of San Bernardino. Currently the SBFD operates 12 fire stations with 1 additional station planned at 6055 Palm Avenue. The City Fire Department also has joint response agreements with the California Department of Forestry and the U.S. Forest Service.

Level and Range of Service. The San Bernardino City Fire Department staffs eleven fire engine companies and two aerial truck companies housed in eleven stations in the City. A twelfth station is planned to open this year. Table 3-2 shows the location of fire stations within the City of San Bernardino. The current number of fire personnel at existing fire stations is 152. This represents a ratio of 0.77 personnel per 1,000 population based on the estimated population 196,273 in the City in 2004, according to the Department of Finance.

As shown on Table 3-2, Fire Station number 227 is the closest fire station to the project site, at 3.4 miles away. The department's goal is to provide equipment response within 3 to 5 minutes. Currently, the response time to the Arrowhead Springs area from the closest station would be 7 minutes. According to the Fire Chief, in order to meet the desired response time of 3 to 5 minutes to the project area, additional equipment and personnel would likely have to be provided.

Improvements. No additional capital facilities have been identified as result of the proposed project. If additional facilities were required, the proposed project would be required to pay fire facilities and equipment development impact fees for new developments and comply with all recommendations of the San Bernardino fire ordinance for residential developments.

Funding Responsibility. The City will be responsible for the operations and maintenance costs through the General Fund to provide fire and emergency services to the annexation area. The City of Bernardino Fire Department would receive a portion of the County's share of the basic 1 percent property tax levy at buildout of the Arrowhead Springs Project.

Table 3-2
Arrowhead Springs Annexation - Plan for Service
City of San Bernardino
San Bernardino Fire Department Stations

Station No.	Address	Status	Distance from Arrowhead Springs (Miles)
221	200 E. 3rd St.	Existing	7.2
222	1201 W. 9th St.	Existing	8.2
223	2121 Medical Center Dr.	Existing	7.6
224	2641 N. E St.	Existing	5.5
225	1640 W. Kendall Dr.	Existing	5.9
226	1920 N. Del Rosa Ave.	Existing	6.4
227	282 W. 40th St.¹	Existing	3.4
228	3398 E. Highland Ave.	Existing	6.8
229	202 N. Meridian Ave.	Existing	11.1
230	502 S. Arrowhead Ave.	Existing	8.5
231	450 E. Vanderbilt Dr.	Existing	9.7
232	6055 Palm Ave.	Under Construction	10.5
233	165 S. Leland Norton Way	Existing	9.1

1. This is the closest station in terms of miles to the proposed project.

Sources: Stanley R.Hoffman Associates, Inc.
San Bernardino City Fire Department.

3.3 POLICE

Service Provider. The City of San Bernardino Police Department provides police protection services to the residents and employees of the City of San Bernardino. Currently, the annexation area is serviced by the San Bernardino County Sheriff's Department.

Level and Range of Service. Currently, the San Bernardino Police Department is divided into five patrol subdivisions called community-policing areas as shown in Table 3-3 and Figure 3-1. These districts include: Western, Northern, Eastern, Central and Southern. Arrowhead Springs is located within the Northern District. Based on the current staffing of 312 sworn officers and January 2004 Department of Finance population estimate of 196,273, the City's current staffing level is 1.60 sworn officers per 1,000 population.

According to Police staff, it is expected that response time will increase to calls for service from The Arrowhead Springs Specific Plan area. The Northern district station is the closest station to the project area, and is located at 941 Kendall Drive, about 4.6 miles from the project area. Currently this sub-station is staffed by four police personnel.

Improvements. No additional facilities have been required at this time as a result of the proposed Arrowhead Springs project. However, the police department is currently addressing the identified need for additional space. To address needed resources, the Police Department and City have implemented long-term budgetary planning strategies to ensure that as The Arrowhead Springs Specific Plan area develops, the resources needed to provide police protection service will be available.

Funding. No additional capital funding requirements for police facilities have been identified as a result of the proposed project. The City will provide the operations and maintenance costs to provide service to the annexation area through its General Fund. Although no new facilities are required at this time, there may be a need for additional facilities and staffing over time to meet the needs of additional development in the City.

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Level and Range of Service. Currently, the San Bernardino Police Department is divided into five patrol subdivisions called community-policing areas as shown in Table 3-3 and Figure 3-1. These districts include: Western, Northern, Eastern, Central and Southern. Arrowhead Springs is located within the Northern District. Based on the current staffing of 294 sworn officers and January 2004 Department of Finance population estimate of 196,273, the City's current staffing level is 1.50 sworn officers per 1,000 population.

According to Police staff, it is expected that response time will increase to calls for service from The Arrowhead Springs Specific Plan area. The Northern district station is the closest station to the project area, and is located at 941 Kendall Drive, about 4.6 miles from the project area. Currently this sub-station is staffed by four police personnel.

Improvements. No additional facilities have been required at this time as a result of the proposed Arrowhead Springs project. However, the police department is currently addressing the identified need for additional space. To address needed resources, the Police Department and City have implemented long-term budgetary planning strategies to ensure that as The Arrowhead Springs Specific Plan area develops, the resources needed to provide police protection service will be available.

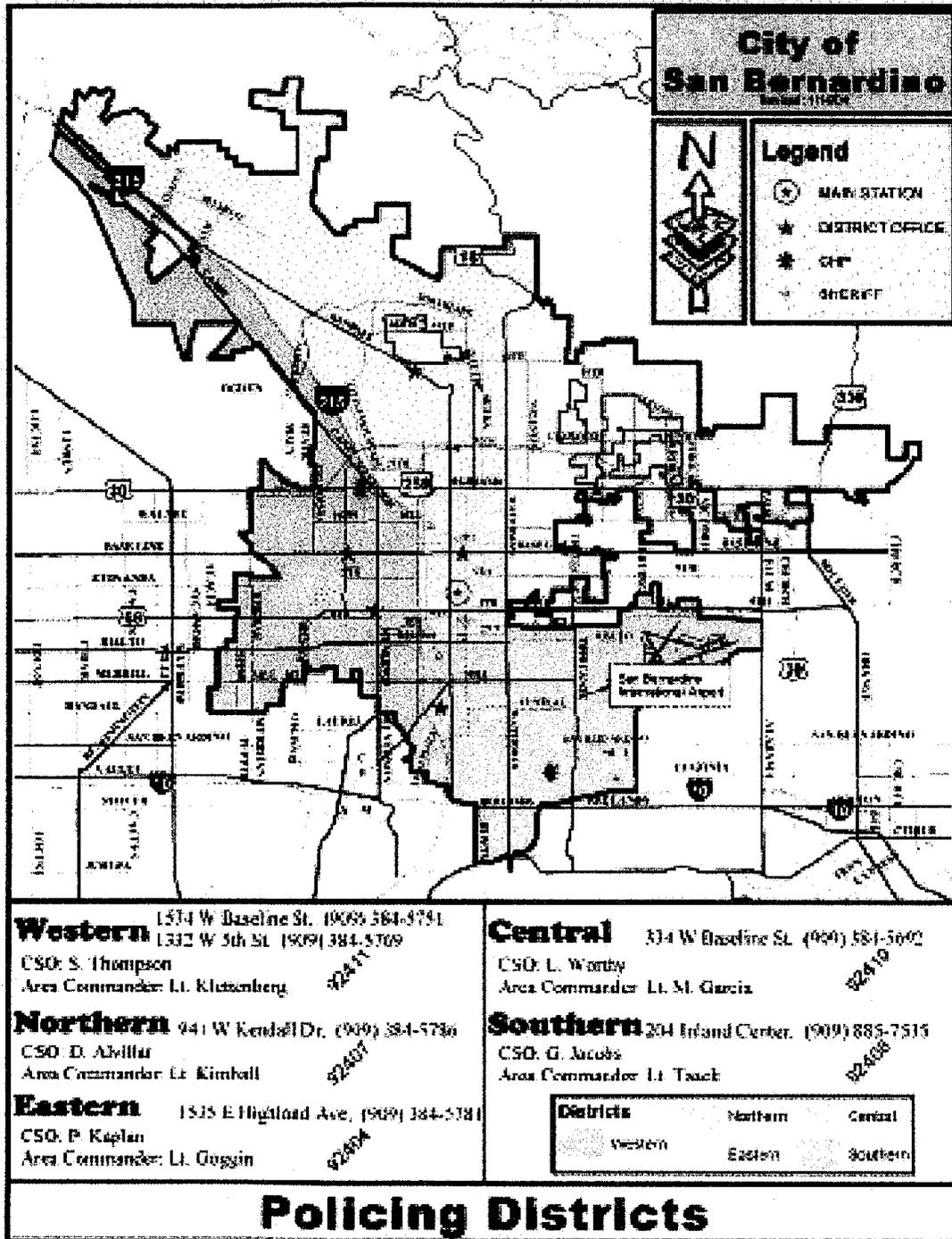
Funding. No additional capital funding requirements for police facilities have been identified as a result of the proposed project. The City will provide the operations and maintenance costs to provide service to the annexation area through its General Fund. Although no new facilities are required at this time, there may be a need for additional facilities and staffing over time to meet the needs of additional development in the City.

Table 3-3
Arrowhead Springs Annexation - Plan for Service
City of San Bernardino
City of San Bernardino Police Department District Offices

Police District	Address	Distance from Project Area (Miles)
Northern	941 Kendall Drive	4.6
Eastern	1535 E Highland Avenue	6.3
Central	334 W Baseline Street	6.6
Western	1574 W Baseline Street #103	8.4
	1332 W 5th Street	8.9
Southern	204 Inland Center	10.1

Sources: Stanley R.Hoffman Associates.
City of San Bernardino Police Department.

Figure 3-1
 Arrowhead Springs
 City of San Bernardino Policing Districts



3.4 LIBRARIES

Service Provider. The unincorporated areas are currently served by the County of San Bernardino Public Libraries. Upon annexation, the project area will be served by the City of San Bernardino Public Library. The City of San Bernardino Public Library has its main branch located at the Norman F. Feldhym Central Library, 555 West 6th Street, with three other branches in the City.

Level and Range of Service. Current libraries that serve the City of San Bernardino are shown in Table 3-4. The Howard M. Rowe Branch Library located at 108 E. Marshall Blvd. is the closest City library branch to the Arrowhead Springs development, at 4.3 miles away. The Division of Library Development Services of the State of California uses the current state average of 1.5 volumes per capita as the standard. The existing City library system has an estimated 276,000 volumes. Based on the standard of 1.5 volumes per capita, the existing volumes can serve a population of about 184,000, which is less than the City's existing population of about 196,273 in 2004. According to these level of service standards, there is not enough existing capacity to serve the Arrowhead Springs project population.

Improvements. No new library facilities have been planned as a result of the proposed Arrowhead Springs project. The City's long-range plans include expansion of the Rowe Branch, which is the closest branch to the project area in terms of miles.

Funding. Capital costs to provide additional facilities and improvements to serve the project area would be funded by State Library Fund bond measures. Ongoing operations and maintenance costs for the City's libraries are currently covered through the City's General Fund, although other supplemental financing approaches are under consideration.

Table 3-4
Arrowhead Springs - Plan for Service
Public Library Facilities

Library Location	Book Volume	Distance from Project Area (Miles)
City of San Bernardino Public Library		
Norman F.Feldheym Central Library 555 West 6th Street	200,000	8.3
Dorothy Inghram Branch Library 1505 W.Highland Ave.	15,000	7.0
Howard M.Rowe Branch Library 108 E.Marshall Blvd.	39,000	4.3
Paul Villasenor Branch Library 525 N.Mt.Vernon Ave	22,000	8.9
Total	276,000	

Sources: Stanley R.Hoffman Associates, Inc.
San Bernardino City Public Library.

3.5 DOMESTIC AND RECYCLED WATER

Service Provider. Arrowhead Water & Power (AWP), a California limited liability company, was formed to be a utility company by the developer, American Development Group. The Del Rosa Mutual Water Company will provide the domestic water system for Arrowhead Springs and the West Twin Creek Water Company will provide the recycled water service for irrigation. Both companies belong to the holding company, Arrowhead Water & Power. The water demand, supply and delivery/storage systems for Arrowhead Springs are described in detail in the *Arrowhead Springs Specific Plan, January 2005*.

Domestic Water: Level and Range of Service. The water source for the Del Rosa Mutual Water Company will come from sources within the East Twin Creek Watershed. The Arrowhead Springs Project is estimated to require 1,993 acre-feet of water per year. One source will be from an intake on Coldwater Creek, which has been a source of water to the Arrowhead Springs Hotel for many years. Strawberry Creek, at the junction of Coldwater Creek is on the Project property and is a second source of supply. It is estimated that 1,059 acre-feet of water will come from this source during an average year. A third source of water will be from the San Bernardino Basin. Water from the East Twin Creek watershed will not be a constant flow but will vary during the year.

The rate of domestic water consumption varies with the type of land use. As shown in Table 3-5, based on information provided in the draft *Arrowhead Springs Specific Plan, January 2005*, the estimated average annual daily domestic water requirement is about 1.6 million gallons per day for all uses in the Arrowhead Springs project. The supply of water is estimated at about 3.6 million gallons per day and includes Coldwater Creek, Strawberry Creek and both on-site and off-site wells. About 2.0 million gallons per day of this total are provided through off-site wells.

Domestic Water Improvements. Domestic water will be distributed throughout the project through a series of booster stations, reservoirs and pipelines through metered services to the various customers in the project. The reservoirs will maintain a capacity of water for fire suppression, daily operational need and emergency supplies. New off-site wells would be constructed in the San

**Table 3-5
Arrowhead Springs Annexation - Plan for Service
City of San Bernardino
Projected Domestic Water Requirements**

Landuse	Gallons per Day
Residential	792,320
Commercial/Office	227,200
Hotel/ Conference Center	<u>760,320</u>
<i>Total</i>	1,779,840

Source: American Development Company.

Bernardino Basin southerly of the development. AWP will be responsible for the design and development of the water distribution systems within the project and will construct required infrastructure improvements, such as water lines and other facilities. AWP will also develop and manage the water resources at Arrowhead Springs for both domestic and irrigation purposes within the project. All necessary infrastructure will be developed in conjunction with the roadway improvements. Distribution water mains will be installed by AWP in accordance with an approved Water Distribution Plan for Arrowhead Springs.

Irrigation Water: Level and Range of Service.

The West Twin Creek Water Company will provide the services of irrigation water. The estimated requirement for irrigation water is 2,042 acre-feet per year. Water for irrigation purposes will come from three sources. One source will be from recycled water from a wastewater treatment plant located on the property, serving the Project. It is estimated that 977 acre-feet of water will be available annually at build-out of the project. A second source of water will be from Waterman Canyon Creek (West Twin Creek). The flows have averaged 2,491 acre-feet annually.

Recycled Water Improvements. Irrigation water will be distributed to users through a system of booster stations, reservoirs, and pipelines to metered services. Reservoirs will allow gravity pressure on the water so water will be available for use at any time. The reservoirs will contain water so pumping can be contained to non-peak electrical use hours to save on energy costs and reduce energy use during periods of high use.

Funding Responsibility. The capital costs of the improvements required are the responsibility of the developer. Arrowhead Water & Power (AWP), which is owned by American Development Group and Campus Crusade for Christ, will be responsible for the construction costs of capital facilities. These costs may be funded through an assessment district or other financing approach. The water utilities are responsible for the ongoing operations and maintenance costs for related facility maintenance within the annexation area. Operations and maintenance costs are covered primarily through monthly service charges that will be paid by future users within the project area.

3.6 WASTEWATER

Service Provider. Development within Arrowhead Springs will be provided with wastewater collection, conveyance, treatment, and disposal through facilities on-site. The Del Rosa Mutual Water Company will provide wastewater services to the Arrowhead Springs area.

Level of Service. The wastewater systems for Arrowhead Springs are described in detail in the *Arrowhead Springs Specific Plan, January 2005*. The capacity of the existing system will not be adequate for the proposed development and a new system would be needed. The nearest existing wastewater facilities are to the south, at a lower height than the proposed development. The existing sewers are of minimum diameter and do not have adequate capacity to provide service to the development.

Improvements. The Arrowhead Springs Project is estimated to generate 889,920 gallons of wastewater per day at build out. A treatment plant will be constructed and the wastewater will be conducted through sanitary sewers. The collection system will consist of sewers, manholes and lift stations, only when necessary. Arrowhead Water & Power (AWP), within the Arrowhead Springs area, will construct required infrastructure improvements. AWP will be responsible for the design and development of the water distribution systems within the project and will construct required infrastructure improvements, such as water lines and other facilities. All necessary infrastructure will be developed in conjunction with the roadway improvements. The wastewater treatment and sanitary sewer system will be installed by AWP in accordance with the City of San Bernardino guidelines.

Funding Responsibility. The capital costs of the improvements required are the responsibility of the developer. Arrowhead Water & Power (AWP) will be responsible for the construction costs of capital facilities. These costs may be funded through an assessment district or other financing approach. The AWP utilities are responsible for the ongoing operations and maintenance costs for related facility maintenance within the annexation area. Operations and maintenance costs are covered primarily through monthly service charges that will be paid by future users within the project area.

3.7 FLOOD CONTROL AND DRAINAGE

Service Provider. The County of San Bernardino Flood Control District is responsible for the design, construction, operation and maintenance of regional flood control facilities for all of the incorporated and unincorporated areas in San Bernardino County. Local drainage facilities are maintained by the City of San Bernardino.

Level of Service. The drainage systems for Arrowhead Springs are described in detail in the *Arrowhead Springs Specific Plan, January 2005*. Since the project is proposed for annexation into the City of San Bernardino, it is subject to the storm water discharge requirements of the General Construction Permit (GCP). The GCP requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP contains site maps that show the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns.

Improvements. The proposed development would require construction of new storm drainage facilities onsite. Arrowhead Water & Power (AWP), within the Arrowhead Springs Specific Plan Area, will construct required infrastructure improvements, such as storm drains and other facilities. All necessary infrastructure will be developed in conjunction with the roadway improvements. Once backbone facilities are in place, site owners are responsible for extending drainage lines as needed.

Funding Responsibility. Arrowhead Water & Power (AWP), which is owned by American Development Group and Campus Crusade for Christ, will be responsible for the construction costs of capital facilities. These costs may be funded through an assessment district or other financing approach. Operations and maintenance costs for local public facilities are the responsibility of the City. The AWP and/or a homeowner's association will be responsible for the maintenance of private drainage facilities within the project area. The County of San Bernardino Flood Control District is responsible for reviewing improvements to the regional drainage system and covering ongoing operations and maintenance costs. The SBCFCD receives a share of the basic 1 percent property tax levy that would be used to fund operations and maintenance costs.

3.8 PARKS AND OPEN SPACE

Service Provider. The City of San Bernardino's Parks, Recreation and Community Services Department provides parks and recreation services to the residents and employees of San Bernardino. Included as a part of these services are the parks and trails, community facilities, senior centers, classes and other recreational programs.

Level and Range of Service. The City is responsible for the maintenance of City parks, trails and recreational facilities. The City maintains over 42 park facilities, including 7 community centers, 2 senior centers, 1 Center for Individual Development-CID (therapeutic recreation center), 6 pools, 1 water park, a ballroom, soccer complex, 20 playground sites and a Skate park.

Improvements. The parks system for Arrowhead Springs consists of neighborhood/mini-parks, botanical gardens and open spaces distributed throughout the entire Arrowhead Springs property. The Arrowhead Springs Specific Plan is required to have 21.12 acres of parkland based on the estimated residential population of 4,223 and a standard of 5 acres of parkland per 1,000 residents. However, the park plan provides open space acreage which is in excess of this requirement. The park plan in the Arrowhead Springs Specific Plan provides for 21.2 acres of Neighborhood/ Mini-Parks and 1,400 acres of open space. In addition, there is a proposed 199-acre public golf course.

Funding. Operations and maintenance of the neighborhood parks will be the responsibility of a homeowners association, while open space will be the responsibility of Arrowhead Water and Power. The City will not be responsible for maintaining any of the parks, gardens or open space.

3.9 UTILITIES

Service Provider. The project area will be served by the appropriate local utility companies who have indicated that they will have the ability to service the area. Service providers to the area include the following:

Cable and Internet Provider: Adelpia Cable provides cable television service and internet services to the project area. These services are all delivered via a single broadband network of coaxial and fiber-optic cable.

Power: Power service to the proposed annexation development area project will be provided externally by Southern California Edison Company (SCE) through a contract with Arrowhead Water & Power. The costs and rate structure to the property owners for these services are controlled by the Public Utilities Commission. No additional costs to the City would be incurred due to annexation. Services are provided through user fees paid to the utility.

Telephone Service: Telephone service to the proposed annexation development area will be provided by Verizon and SBC. The area would require the installation of cable wiring from a backbone facility to the site.

Natural Gas: Natural gas would be provided by the Southern California Gas Company. The developer is responsible for local connection to existing mains in the area and the installation of any new meters if required. All other utility facilities including sewer and water must be installed prior to gas line installation. The Southern California Gas Company has indicated that it will provide supplies to meet the proposed development.

Improvements. The AWP will coordinate with the applicable utility agency regarding the location of existing utility lines and hookups in order to finalize improvement plans. Generally, the necessary facilities are constructed either prior to or in parallel with the development projected. The utility companies have indicated that they have the capability to provide the necessary services to the area.

Funding. The AWP will be responsible for funding the necessary improvements for dry utility services described above. This includes the cost of extending utilities from the various backbone facilities to the project site. Funding of the regional utility facilities is provided to the project by the individual utility company. Funding of the operations and maintenance for general utilities is the responsibility of the individual utility company through user charges. There are no financial cost impacts on the City's General Fund for these utility services.

addition, commercial uses are charged an estimated \$0.36 per square foot. Based on the estimated total 808,650 new square feet, about \$291,114 of impact fees to the school district is estimated. Together these fees total \$9.68 million.

3.11 SOLID WASTE MANAGEMENT

Service Provider. The California Integrated Waste Management Board oversees waste disposal for the City of San Bernardino. The Colton Refuse Disposal Site, the El Sobrante Sanitary Landfill, the Fontana Refuse Disposal Site (Mid-Valley), and the San Timoteo Solid Waste Disposal site are managed by the San Bernardino County Solid Waste Management Department and would likely be the waste facilities receiving waste generated from the proposed project. The Refuse & Recycling Division of the City of San Bernardino Public Services Department provides solid waste collection services to residential and commercial customers.

Level of Service. The San Timoteo Solid Waste Disposal site is able to accept 3,000 tons per day (TPD) with a remaining capacity of approximately 694 million cubic yards. The San Timoteo Solid Waste Disposal is scheduled to close on May 1, 2016. The Colton Refuse Disposal Site, located in Colton, is able to accept 3,100 TPD with an estimated closure date of January 1, 2006. The Fontana Refuse Disposal Site (Mid-Valley), located in Rialto, is able to accept 7,500 TPD and is expected to close on April 1, 2033.

Improvements. The City has implemented recycling programs, as required by State law (AB939). The Refuse & Recycling Division of the City of San Bernardino Public Services Department will provide solid waste collection services to the residential and commercial customers in the Arrowhead Springs project.

Funding. There are no capital improvements required. The City provides refuse pickup for residential and commercial customers. The fees for residential service are \$19.86 per month, while the fees for commercial users range from \$101 monthly to \$883 monthly.

APPENDIX A
AGENCIES AND FIRMS CONTACTED

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