

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: City of Fontana Annexation No. 173 (bound by the 1-10 Freeway to the north, Mulberry Avenue to the east, and Almond Avenue to the west).

2. NAME OF APPLICANT: City of Fontana
 MAILING ADDRESS:
Development Services Organization Attn: Planning Department
8353 Sierra Avenue
Fontana, CA 92335
 PHONE: (909) 350-7608
 FAX: (909) 350-6588
 E-MAIL ADDRESS: scasey@fontana.org

3. GENERAL LOCATION OF PROPOSAL: The annexation area is generally located north of the I-10 Freeway, West of Mulberry Avenue, and east of Almond Avenue.

4. Does the application possess 100% written consent of each landowner in the subject territory?
 YES ___ NO X If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested: The City of Fontana has initiated Annexation No. 173 to avoid irregular boundaries as required by LAFCO. The City is also undertaking Annexation No. 173 to incorporate land surrounded by the City of Fontana on three boundaries for future development and consistency for future development of parcels within the Southwest Industrial Park Specific Plan (SWIP).

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
 YES ___ NO X If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): 486 +/- acres
2. Current dwelling units in area: Seventeen (17) single-family residential units
3. Approximate current population in area: 393 +/-
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): The City's General Plan designations include the following: (1) Light Industrial (I-L), which include a range of industrial uses, (2) Regional Mixed Use (R-MU), which accommodates a wide range of retail commercial, office and light manufacturing, and (3) (R-E), Residential Estates, which is a single-family residential zoning district.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s): Properties within Annexation Area No. 173 are zoned Community Industrial (IC) and Regional Industrial (IR) within San Bernardino County.

5. Describe any special land use concerns expressed in the above plans. Not Applicable.
6. Indicate the existing land use. The existing land uses are comprised of developed and underdeveloped industrial parcels, as well as seventeen (17) existing residential parcels.

What is the proposed land use? The proposed annexation area is within three (3) land use districts within the Southwest Industrial Specific Plan (SWIP). Two of the land use designations promote continued use and expansion of existing industrial developments and logistics based warehousing and manufacturing, as well as light industrial, office development, flex tech, research and development, and service commercial uses. Additionally, the single-family residential homes located within the proposed annexation area will be zoned under the Residential Trucking Zoning District (RTD), which allows for single-family residences.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
 - a. Has pre-zoning been completed? YES NO
 - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES NO

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

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8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: Not applicable
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract. Not applicable

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ___ NO X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The annexation area is relatively flat with a gentle slope of less than 1%.

2. Describe any existing improvements on the site as % of total area.

Residential	<u>8</u> %	Agricultural	<u>-0-</u> %
Commercial	<u>25</u> %	Vacant	<u>2</u> %
Industrial	<u>65</u> %	Other	<u>-0-</u> %

3. Describe the surrounding land uses:

NORTH I-S 10 freeway

EAST Industrial and Commercial uses (unincorporated County area)

SOUTH Residential uses, and vacant land (unincorporated County area)

WEST Industrial and Commercial uses (unincorporated County area)

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

Not Applicable.

5. Will service extensions accomplished by this proposal induce growth on this site? YES X
NO ___ Adjacent sites? YES X NO ___ Unincorporated X Incorporated X

6. Is this project a part of a larger project or series of projects? YES ___ NO X If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME: Debbie Brazill, Deputy City Manager, City of Fontana TELEPHONE NO. 909-350-6727

ADDRESS: 8353 Sierra Avenue, Fontana, CA 92335

NAME Shannon Casey, AICP Senior Planner City of Fontana TELEPHONE NO. 909-350-7608

ADDRESS: 8353 Sierra Avenue, Fontana, CA 92335

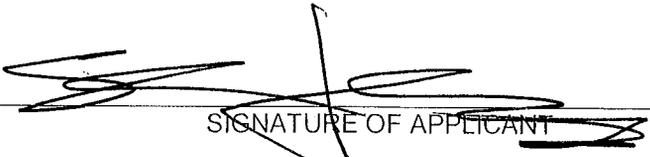
NAME: Cecilia Lopez-Henderson, Deputy City Clerk, City of Fontana TELEPHONE NO. 909-350-6743

ADDRESS: 8353 Sierra Avenue, Fontana, CA 92335

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 11/25/13


SIGNATURE OF APPLICANT
SHANNON J. CASEY, AICP
PRINTED NAME OF APPLICANT
SENIOR PLANNER
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
175 WEST FIFTH STREET, SECOND FLOOR
SAN BERNARDINO, CA 92415-0490
PHONE: (909)387-5866 • FAX: (909) 387-5871
E-mail address: lafco@lafco.co-san-bernardino.ca.us

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