

SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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:** _____
 Petition for Sphere of Influence Amendment (expansion) to include APN 0239-041-15 and portions of APNs 0239-091-13 and -14, and the westerly ROW of Lytle Creek Road into the City of Fontana's existing SOI & Annexation to consolidate the jurisdiction of a total of parcels and portions of road ROW encompassing approximately 152 acres into the City of Fontana under a single jurisdiction, and detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and County Service Area 70.

2. **NAME OF APPLICANT:** City of Fontana
- APPLICANT TYPE:** Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:
8353 Sierra Avenue, Fontana, CA 92335

PHONE: (909) 350-6678

FAX: () _____

E-MAIL ADDRESS: djohnson@fontana.org

3. **GENERAL LOCATION OF PROPOSAL:**
 The proposed I-15 Logistics Project (the Project or Proposed Project) Reorganization Area is located in unincorporated San Bernardino County just northwest of Interstate 15 (I 15), south of Sierra Avenue, east of Lytle Creek Road, and in the northern portion of the City of Fontana's Sphere of Influence

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

5. **Indicate the reason(s) that the proposed action has been requested.**
 Currently, the proposed project site is located in unincorporated San Bernardino County, which provides many services to the Reorganization Area including fire and paramedic services, general government, development services, sheriff patrol, public library, regional parks and recreation, street lighting, transportation, flood control and drainage, and health and welfare. The proposed reorganization also includes detachment of the Reorganization Area from the San Bernardino County Fire Protection District (SBCFPD), its Valley Service Zone, and County Service Area 70.

After annexation, the City of Fontana is anticipated to provide services including general government, community development, police protection, local parks and recreation, community services, and public works. The reorganization also includes the annexation of 4.83 acres, including 3 parcels and portions of road right-of-way, into West Valley Water District and San Bernardino Valley Municipal Water District.

The proposed Reorganization Area includes the I-15 Logistics Project, which includes the development and operation of a 1,171,788-square foot logistics facility on approximately 66.57 acres (Logistics Site), the realignment of a segment of Lytle Creek Road (from the western project boundary eastward to a new intersection with Sierra Avenue), as well as related project components and entitlements. The logistics facility building would include two office spaces that would total approximately 30,000 square feet. It is anticipated that the logistics facility would be in operation 24 hours per day and would employ approximately 500-1,000 full-time employees. The logistics facility would include on-site and off-site utility connections for water, sewer, storm drain facilities, electricity, and cable television.

LAND USE AND DEVELOPMENT POTENTIAL

- 1. Total land area of subject territory (defined in acres):
152 acres ("Reorganization Area"), inclusive of the 66.57-acre Logistics Site
 - 2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
The annexation area currently includes eight existing single-family residential units
-

- 3. Approximate current population within area:
The 2018 population of the City of Fontana is estimated at 213,739
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- 4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
The City of Fontana City Council has approved Resolution No. 2020-75 to amend the General Land Use Map to assign a General Plan Designation of Light Industrial (M-1) to APN: 0239-041-15 and portions of APN: 0239-091-13 and Residential Estate to portions of APN: 0239-091-14 and change the General Plan land use designation on approximately 76 acres from Residential Estate (R-E) and Public Facilities (P-PF) to Light Industrial (I-L). In addition, the City Council has also approved Resolution No. 2020-76 to amend the General Plan Circulation Element alignment and designation of Lytle Creek Road from a four-lane Secondary Highway to a two-lane Collector Highway.
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
N/A
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- 5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:
There are no expressed land use concerns as identified in the above state General Plan designations. The City of Fontana General Plan shall adequately serve any allowed land use requirements and no additional amendments to the General Plan Circulation Element are anticipated. In addition, As an individual industrial development, the Project is limited in its ability to ensure travel safety and reliability for people and goods in the SCAG region. However, at a local level, the realigned Lytle Creek Road would be redesignated from a Secondary Highway to a Collector and improved with wider travel lanes and sidewalks. In addition, no truck traffic would be allowed along the western end of Lytle Creek Road that connects to the Monarch Hills Residential Development Project area. This would ensure travel safety and reduce potential truck-vehicular access conflicts.

- 6. Indicate the existing use of the subject territory.
Developed areas within the Reorganization Area generally consist of paved, impervious surfaces and infrastructure including Lytle Creek Road and paved driveways and infrastructure associated with the existing eight residential properties, as well as a small commercial development at the north end of the Reorganization Area.

What is the proposed land use?

The Proposed I-15 Logistics Project includes the development and operation of a 1,171,788-square-foot logistics facility on approximately 66.57 acres (Logistics Site); the realignment of a segment of Lytle Creek Road; the annexation of 152 acres (Reorganization Area), inclusive of the 66.57-acre Logistics Site; and the related project components and entitlements

- 7. 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 If YES, please explain.

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

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The approved General Plan Amendments and Annexation to the City of Fontana promotes environmental justice to the extent that it allows the Landowner to legally develop the parcel for commercial and industrial land uses, which will provide job opportunities for all races, cultures, and income brackets. No changes to the environmental justic profiles as identified in Section 56668 are anticipated.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Generally flat

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

Residential	<u>5</u>	%	Agricultural	<u>0</u>	%
Commercial	<u>5</u>	%	Vacant	<u>90</u>	%
Industrial	<u>0</u>	%	Other	<u>0</u>	%

3. Describe the surrounding land uses:

- NORTH Residential, commercial and undeveloped land
- EAST Undeveloped land
- SOUTH Undeveloped land
- WEST Undeveloped land

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.).

The Project would include on- and off-site utility connections and street improvements: water, sewer, storm drain facilities, and street frontage improvements on Lytle Creek Road. Water improvements would tie in to existing 12-inch lines adjacent to the site. Sewer would be provided by installing a privately maintained lift station, which will tie into the sewer system that runs down Sierra Avenue to the manhole near Segovia Lane. Storm drain improvements would include the installation of underground collection pipes and a 3-acre retention basin. Additionally, the project would include the construction of a new Lytle Creek Road to Sierra Avenue extension from the property's northern boundary and continuing northeast for approximately 0.42 mile. The proposed road realignment will be consistent with the General Plan Circulation Element.

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

6. Are there any existing out-of-agency service contracts/agreements within the area? YES
 NO If YES, please identify.

7. Is this proposal a part of a larger project or series of projects? YES NO 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 CapRock Aquisitions, LLC c/o Patrick Daniels TELEPHONE NO. 817-713-8826

ADDRESS:
1300 Dove Street, Suite 200, Newport Beach, CA 92660

NAME EPD Solutions, Inc. c/o Lauren Lockwood TELEPHONE NO. 949-794-1189

ADDRESS:
2 Park Plaza, Suite 1120, Irvine, CA 92612

NAME DiTanyon Johnson, City of Fontana TELEPHONE NO. 909-350-6678

ADDRESS:
8353 Sierra Avenue, Fontana, CA 92335

CERTIFICATION

As a part of this application, the City/Town of Fontana, or the _____
 District/Agency, _____ (the applicant) and/or the _____ (real party in interest -
 landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold
 harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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.

DATE 8/3/20



SIGNATURE

Chuck Hayes/City of Fontana

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Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

Deputy City Manager

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

