

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: I10 Logistics Center Annexation into Yucaipa Valley Water District

2. NAME OF APPLICANT: I10 Logistics Center, LLC
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
MAILING ADDRESS:
2 Park Plaza, Suite 700, Irvine, CA 92614
PHONE: (949) 231-5068
FAX: (____) _____
E-MAIL ADDRESS: brupp@shopoff.com

3. GENERAL LOCATION OF PROPOSAL: Quarter Mile east of I10 Fwy & Cherry Valley Blvd. 36312 & 36324 Cherry Valley Blvd., Beaumont, CA 92223

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. _____
We are building two logistics buildings totaling approximately 1.9 million square feet on the property and need water service for the buildings.
The property is within the sphere of influence of Yucaipa Valley Water District, therefore we are applying for annexation into their district.

LAND USE AND DEVELOPMENT POTENTIAL

- 1. Total land area of subject territory (defined in acres): **246 Acres**

- 2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments) **Zero**

- 3. Approximate current population within area: **YVWD serves approx. 51,000 people**

- 4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): **Light Industrial**

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

N/A - Property located in County of Riverside

- 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:
None

- 6. Indicate the existing use of the subject territory:
Fallow Land

What is the proposed land use?

Light Industrial - Logistics Center, 1.9 million square feet.

- 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:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural Land Uses | <input type="checkbox"/> Agricultural Preserve Designation |
| <input type="checkbox"/> Williamson Act Contract | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: <u>No</u> | |

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:

N/A

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Rolling terrain

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

| | | | |
|-------------|---------|--------------|--------------|
| Residential | _____ % | Agricultural | _____ % |
| Commercial | _____ % | Vacant | <u>100</u> % |
| Industrial | _____ % | Other | _____ % |

3. Describe the surrounding land uses:

| | |
|-------|--------------------------------|
| NORTH | <u>Low density residential</u> |
| EAST | <u>Low density residential</u> |
| SOUTH | <u>Vacant Land</u> |
| WEST | <u>Low density residential</u> |

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.).

Installation of water facilities, sewer facilities, grading, flow channelization, building construction, landscaping.

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 Brian Rupp TELEPHONE NO. (949) 231-5068

ADDRESS: 2 Park Place, Suite 700, Irvine, CA 92614

NAME David Graves TELEPHONE NO. (949) 769-6722

ADDRESS: 2 Park Place, Suite 700, Irvine, CA 92614

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the City/Town of _____, or the _____ District/Agency, 110 Logistics Owner, LLC (the applicant) and/or the 110 Logistics Owner, LLC (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 June 14, 2021



SIGNATURE

Brian Rupp

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

Administrative Member

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