



# I-15 LOGISTICS CENTER ANNEXATION

Plan for Service  
City of Fontana  
West Valley Water District

**Prepared for:**

LAFCO for San Bernardino County  
1170 West 3rd Street, Unit 150  
San Bernardino, CA 92415-0490

**Prepared by:**

EPD Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA 92614

November 2019

**Certification**

I hereby certify that this document presents the data and information required for the Plan for Service for the I-15 Logistics Center Reorganization 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.

**City of Fontana**

  
\_\_\_\_\_  
Chuck Hayes  
Deputy City Manager

Date 8/3/20

*gen*

### Certification

I hereby certify that this document presents the data and information related to water services required for the Plan for Service for the I-15 Logistics Center Reorganization 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.

#### West Valley Water District



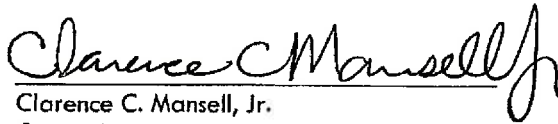
Clarence C. Mansell, Jr.  
General Manager

Date 02/10/2020

**Certification**

I hereby certify that this document presents the data and information related to water services required for the Plan for Service for the I-15 Logistics Center Reorganization 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.

**West Valley Water District**

  
Clarence C. Mansell, Jr.  
General Manager

Date 02/10/2020

**Table of Contents**

**1 EXECUTIVE SUMMARY ..... 4**

**2 INTRODUCTION..... 4**

    2.1 PURPOSE OF THE STUDY.....4

    2.2 OVERVIEW OF THE CITY OF FONTANA.....5

**3 PROJECT DESCRIPTION ..... 6**

    3.1 PROJECT DEVELOPMENT.....6

    3.2 REORGANIZATION AREA .....6

**4 EXISTING AND PROPOSED SERVICES ..... 7**

    4.1 GENERAL GOVERNMENT .....9

    4.2 FIRE AND PARAMEDIC.....9

    4.3 SHERIFF/POLICE ..... 10

    4.4 LIBRARY..... 11

    4.5 PARKS AND RECREATION ..... 11

    4.6 WATER..... 12

    4.7 SEWER ..... 12

    4.8 TRANSPORTATION..... 13

    4.9 FLOOD CONTROL AND DRAINAGE ..... 14

    4.10 UTILITIES..... 14

    4.11 SCHOOLS..... 15

    4.12 SOLID WASTE MANAGEMENT ..... 16

    4.13 HEALTH AND WELFARE..... 16

**List of Exhibits**

- Exhibit 1 Project Vicinity Map
- Exhibit 2 Sphere of Influence and Annexation Area
- Exhibit 3 Project Parcels
- Exhibit 4 West Valley Water District Existing and Proposed Service Area
- Exhibit 5 San Bernardino Valley Municipal Water District Existing and Proposed Service Area

**List of Tables**

- Table 4-1 Current and Anticipated Service Providers in the I-15 Logistics Reorganization

**Appendices**

- Appendix A Assessor's Parcel Numbers Within Annexation

## 1 EXECUTIVE SUMMARY

This report provides an assessment of public service delivery capabilities of the City of Fontana, the West Valley Water District, and other agencies or special districts affected by the proposed expansion of a portion of the City of Fontana's Sphere of Influence (SOI) and the proposed annexation of 152 acres ("Reorganization Area"), inclusive of the 76-acre Logistics Site; and the related project components and entitlements to the City of Fontana. The City of Fontana is surrounded by the cities of Rialto, Rancho Cucamonga, and Jurupa Valley.

This report is being submitted to the County of San Bernardino Local Agency Formation Commission (LAFCO) as a "Plan for Service" required by California Government Code Section 56653. 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 1,175,720-square foot logistics facility on approximately 76 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.

## 2 INTRODUCTION

The I-15 Logistics Project Reorganization Area is located in unincorporated San Bernardino County, 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 (SOI), as shown in Exhibit 2. More specifically, the Reorganization Area is located at the base of the lower slopes of the San Gabriel Mountains, with the San Bernardino National Forest to the northwest. Regional access to the site is from I-15 via the Sierra Avenue interchange and from Interstate 210 (I-210) via the Citrus or Sierra Avenue interchanges.

### 2.1 PURPOSE OF THE STUDY

The Local Agency Formation Commission (LAFCO) for 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, formation, or organization. The proposed project intends to annex into the City of Fontana, West Valley Water District (WVWD), and San Bernardino Valley Municipal Water District (SBVMWD), which requires the City to show that the necessary infrastructure improvements and services can be provided to the proposed development. The Plan for Service must include the following components:

- a. *A description of the level and range of each service to be provided to the affected territory.*
- b. *An indication of when those services can feasibly be extended to the affected territory.*
- c. *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 affected territory.*
- d. *The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.*
- e. *An indication of whether the affected territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.*
- f. *If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).*

## 2.2 OVERVIEW OF THE CITY OF FONTANA

The City of Fontana is located within San Bernardino County and occupies approximately 43 square miles. The 2018 city population is estimated at 213,739. The City of Fontana has over 40 parks, tot lots, sports facilities, and other recreational facilities, including the Lewis Library and Technology Center, two charter schools, and K-12 public schools. Major employers in the city include Kaiser Permanente, the Fontana Unified School District, the City of Fontana, Target, Manheim Auctions, Better Beverages, American Security Products, Coronado Stone Products, Firth Rixson, and Reddaway. The city has become a major hub for industrial focused truck and trailer facilities with easy access to I-15, I-10, and State Route (SR) 210.

### 3 PROJECT DESCRIPTION

This chapter presents the detailed land uses for the I-15 Logistics project and Reorganization Area. Information includes project density, population, assessed valuation and taxable sales. The total I-15 Logistics Reorganization Area includes the annexation of 152 acres ("Reorganization Area") inclusive of the 76-acre Logistics Site.

#### 3.1 PROJECT DEVELOPMENT

The Proposed Project includes the development and operation of a 1,175,720-square-foot logistics facility on approximately 76 acres (Logistics Site); the realignment of a segment of Lytle Creek Road; the annexation of 152 acres (Reorganization Area), inclusive of the 76-acre Logistics Site; and the related project components and entitlements, as discussed herein.

#### 3.2 REORGANIZATION AREA

The I-15 Logistics project proposes the annexation of 152 acres of land currently under the jurisdiction of the County of San Bernardino. The proposed Reorganization Area is in the northern portion of the City of Fontana's Sphere of Influence (SOI). More specifically, the Reorganization Area is located at the base of the lower slopes of the San Gabriel Mountains, with the San Bernardino National Forest to the northwest. Regional access to the site is from I-15 via the Sierra Avenue interchange and from SR-210 via the Citrus or Sierra Avenue interchanges.

As shown in Exhibit 3, the Reorganization Area is proposed to include 21 parcels—inclusive of the Logistics Site, as well as portions of the road right-of-way for Lytle Creek Road, Sierra Avenue, and I-15. The parcels within the Reorganization Area have been pre-zoned and pre-designated, consistent with City of Fontana General Plan land use designations and zoning with the exception of the 2.14 acres of land not currently in the City's SOI. A list of Assessor's Parcel Numbers (APNs) in the Reorganization Area is provided in Appendix A.

The 152-acre Reorganization Area predominantly consists of vacant parcels of undeveloped land with surface elevations ranging from approximately 1,850 to 2,079 feet above mean sea level, generally sloping to the southwest. The Reorganization Area has been exposed to a variety of disturbances, including clearing/disking activities, off-road vehicle use, and illegal dumping.

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.

There is an existing water tank located in the southern portion of the Reorganization Area, approximately 0.3 mile from the southern boundary of the I-15 Logistics project site. In addition, existing transmission towers are located along the entirety of the Reorganization Area's eastern boundary, including the I-15 Logistics project site.<sup>1</sup>

---

<sup>1</sup> P. 3.0-11 & P. 3.0-12. "Draft Environmental Impact Report, I-15 Logistics," City of Fontana, August 2019.

## 4 EXISTING AND PROPOSED SERVICES

This chapter describes the existing and anticipated future service providers for the proposed I-15 Logistics Reorganization Area. The level and range of the services for the Reorganization Area are described, if they are known. The following services are detailed in this chapter:

- General Government
- Fire and Paramedic
- County Sheriff and Public Safety
- Library
- Parks and Recreation
- Water
- Sewer
- Transportation
- Flood Control and Drainage
- Utilities
- Schools
- Solid Waste Management
- Health and Welfare

Table 4-1 presents current and anticipated service providers for the I-15 Logistics project and Reorganization Area. In many cases, such as general government, community development, economic development, and sheriff/police, among others, responsibilities shift from San Bernardino County to the City of Fontana.

The Fontana Fire Protection District (FFPD) provides fire service to the City of Fontana including emergency services and fire prevention services. The current service area for the Fire Protection District is contiguous with the current City of Fontana's Sphere of Influence (SOI) and would need to be expanded to include the entire Reorganization Area. Therefore, an expansion of the Fire Protection District SOI, as well as annexation into the FFPD will be required.

The West Valley Water District (WVWD) provides retail water service to Fontana and portions of unincorporated San Bernardino County. WVWD's existing service area and its SOI area do not fully cover the I-15 Logistics project and Reorganization Area. Therefore, an expansion of WVWD's service area and SOI is proposed so that the district can provide water service to this future area of the City.

The San Bernardino Valley Municipal Water District (SBVMWD) is a wholesale water provider and State Water Contractor, and it provides water to Fontana and to West Valley. The SBVMWD's existing service area does not fully encompass the I-15 Logistics project and Reorganization Area. Therefore, annexation into the SBVMWD's service area is proposed so that the water district can provide wholesale water service to this future area of Fontana.

According to the Fontana Public Works Department, the annexation area is not currently connected to the City's sewer system. Therefore, sewer would be provided to annexation area through installation of a privately maintained lift station as part of the I-15 Logistics project. This privately maintained lift station would tie into the sewer system along Sierra Avenue to the manhole near Segovia Lane. Other services, like utilities, remain unchanged before and after annexation. These changes are detailed in subsequent sections of this chapter.

**Table 4-1  
Current and Anticipated Service Providers in the I-15 Logistics Reorganization**

Service Type	Current Service Provider	Anticipated Service Provider
<b>General Government - Administrative Services:</b> Finance Division Human Resources Division Business Registration <b>Community Development:</b> Planning Building & Safety Code Compliance <b>Economic Development</b>	County of San Bernardino County of San Bernardino County of San Bernardino County of San Bernardino County of San Bernardino County of San Bernardino County of San Bernardino	City of Fontana City of Fontana City of Fontana City of Fontana City of Fontana City of Fontana City of Fontana
<b>Fire and Paramedic</b>	San Bernardino County Fire Protection District (Valley Service Zone) and County Service Area 70	Fontana Fire Protection District
<b>Sheriff/Police</b>	Fontana Police Department	Fontana Police Department
<b>Library</b>	San Bernardino County Library District	San Bernardino County Library District
<b>Parks and Recreation</b>	County of San Bernardino	City of Fontana
<b>Water</b>	West Valley Water District San Bernardino Valley Municipal Water District	West Valley Water District San Bernardino Valley Municipal Water District
<b>Sewer</b>	Private Septic Systems	City of Fontana
<b>Transportation:</b> Freeways and Interchanges Arterials and Collectors Local Roads Transit	Caltrans San Bernardino County San Bernardino County Omnitrans	Caltrans City of Fontana City of Fontana Omnitrans
<b>Flood Control and Drainage:</b> Local Facilities Regional Facilities	San Bernardino County Flood Control District San Bernardino County Flood Control District	City of Fontana San Bernardino County Flood Control District
<b>Utilities:</b> Cable/Internet Telephone Power Natural Gas	Frontier Communications Frontier Communications Southern California Edison Southern California Gas Company	Frontier Communications Frontier Communications Southern California Edison Southern California Gas Company
<b>Schools</b>	Fontana Unified School District	Fontana Unified School District
<b>Solid Waste Management</b>	San Bernardino County Solid Waste Management Division (contract with Burrtec)	City of Fontana (contract with Burrtec)
<b>Health and Welfare</b>	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

## 4.1 GENERAL GOVERNMENT

### Before Annexation

The Reorganization Area is currently under the jurisdiction of San Bernardino County. General government services include the County Supervisor's office, Clerk of the Board of Supervisors, County Administrative Offices, and County Counsel. The Board of Supervisors is the governing body of the County government and Board-governed special districts.

Duties of the Clerk of the County Board of Supervisors include handling appeals made by members of committees, commissions and boards to the Board of Supervisors. The Clerk also records documents. The Clerk serves the entire County, including the Reorganization Area.

County administrative offices establish and administer policy, manage various County departments, and coordinate the County budget. The County Counsel's office oversees all legal aspects of County government, including providing legal representation in court, prosecutions on behalf of the County, providing legal advice and interpretation, and handling all necessary legal processes. The Counsel serves the entire County.

The County's general government services include all Administrative services, Community Development services, and Economic Development services to the Reorganization Area.

### After Annexation

Upon annexation, the Reorganization Area would become part of the City of Fontana. General government services include the City Council, City Manager, City Clerk, City Administrative Offices, including Public Services Administration, as well as the City Attorney. The City Council consists of five council members with the mayor as presiding officer. No new council representation will be required upon annexation.

The City Manager is responsible for the administrative affairs of the Town, including managing services and implementing programs and activities as directed by the City Council. Other managerial responsibilities include monitoring and advising the Council of all state and federal legislation that concern the City. The City Manager and staff serve the entire City, as well as the Reorganization Area. No additional personnel are expected to be required in the City Manager's office as a result of the annexation.

The City Clerk maintains the City's official records. The Clerk performs duties required by the California Political Reform Act, which created the California Fair Political Practices Commission (FPPC). The Clerk and staff serve the entire City and will serve the Reorganization Area. No additional personnel are expected to be required in the Clerk's office to serve the Reorganization Area.

The City's general government services include providing all Administrative services, Community Development services, and Economic Development services to the Reorganization Area.

## 4.2 FIRE AND PARAMEDIC

### Before Annexation

Currently, the Reorganization Area is served by the San Bernardino County Fire Protection District (SBCFPD), its Valley Service Zone, and County Service Area 70, which is a special tax zone for funding fire protection and Emergency Medical Services. SBCFPD covers 19,278 square miles and serves more than 60 communities/cities within four Regional Service Zones (Mountain, North Desert, South Desert and Valley). SBCFPD provides contractual fire protection services to Fontana Fire Protection District.<sup>2</sup>

#### **After Annexation**

The Fontana Fire Protection District (FFPD) provides fire service to the City of Fontana including emergency services and fire prevention services. In conjunction with the annexation, a Sphere of Influence expansion will occur to include Assessor's Parcel Number (APN) 0239-041-15 and portions of APNs 0239-091-13 and -14, and the westerly right-of-way of Lytle Creek Road encompassing approximately 2.14 acres into the Fire Protection District's SOI.

The 152-acre Reorganization Area would be annexed to the FFPD, a subsidiary district of the City, that contracts with the San Bernardino County Fire Protection District for its services. The FFPD will be the service provider for fire prevention, fire protection and emergency medical services (EMS) after annexation. The FFPD operates six fire stations, with Fire Station 79 located approximately 1.3 miles southwest of the project site at 5075 Coyote Canyon Road in Fontana, and Fire Station 78 located approximately 4.7 miles south of the project site at 7110 Citrus Avenue in Fontana.<sup>3</sup> According to the City's General Plan Public Facilities, Services, and Infrastructure Element, the average response time within the city is approximately four to five minutes. In addition to fire response, the FFPD also investigates and mitigates all types of hazardous materials spills, exposures, and releases, as well as provides emergency medical aid.

### **4.3 SHERIFF/POLICE**

#### **Before Annexation**

Police protection services for the project site are provided by the Fontana Police Department (FPD). The FPD operates out of its headquarters at 17005 Upland Avenue, approximately seven miles south of the project site. Its staff includes 188 sworn officers providing law enforcement services 24 hours a day, 365 days a year.<sup>4</sup>

#### **After Annexation**

Upon annexation, the City of Fontana Police Department will continue to provide the public safety services for the I-15 Logistics Center and the rest of the Reorganization Area. The Reorganization Area will continue to be served by the main police station at 17005 Upland Avenue, approximately seven miles south of the project site.

The I-15 Logistics project will not involve the construction of new houses and will not induce substantial population growth to the area. Thus, no additional police officers or police facilities are expected to be required to serve the I-15 Logistics project and Reorganization Area. In addition, the I-15 Logistics project and future development would be required to comply with the provisions

<sup>2</sup> SBCFD (San Bernardino County Fire Protection District). 2019. Department Website. Accessed October 2019. <http://sbclafco.org/FiscalIndicators/BOS/SBCFPD.aspx>.

<sup>3</sup> FFPD (Fontana Fire Protection District). 2019. Department website. Accessed October 2019. <https://www.fontana.org/634/Fire-Protection-District>.

<sup>4</sup> FPD (Fontana Police Department). 2019. Department website. Accessed October 2019. <https://www.fontana.org/112/Police-Department>.

of the City's Development Impact Fee program, which requires a fee payment to assist the City in providing police protection services.

#### 4.4 LIBRARY

##### **Before Annexation**

Currently, the Reorganization Area is served by the Summit Branch Library, which is part of the San Bernardino County Library System (SBCL). The San Bernardino County Library System has 32 branch libraries.<sup>5</sup> The Summit Branch is located at 15551 Summit Avenue in Fontana and is a driving distance of 3.7 miles from the Reorganization Area.

##### **After Annexation**

Upon annexation, the Reorganization Area would continue to be served by the Summit Branch of the SBCL. Currently, the County collects taxes for the library system through a County Library special district assessment. The Special District includes the unincorporated County and 17 cities, including Fontana. The annexation will result in no net change in the total tax revenues to the Special District.

The I-15 Logistics project will not involve the construction of new houses and will not induce substantial population growth to the area. Thus, no additional library facilities are expected to be required to serve the I-15 Logistics project and Reorganization Area.

#### 4.5 PARKS AND RECREATION

##### **Before Annexation**

The San Bernardino County Regional Parks Department provides regional park services to all residents within the County, including unincorporated areas. The County Regional Parks system includes the following parks: Glen Helen, Yucaipa, Lake Gregory, Cucamonga, Guasti, and Prado. The closest regional park is Glen Helen Regional Park, with a driving distance of approximately 3.5 miles, which has various recreation areas with amenities for fishing, boating, and picnicking. The County does not provide local park services, and, currently, there are no local parks within the Reorganization Area.

##### **After Annexation**

The Fontana General Plan Conservation, Open Space, Parks, and Trails Element states that there are over 40 parks, tot lots, sports facilities, and other recreational facilities in the City.<sup>6</sup>

The nearest city park is Coyote Canyon Park, approximately 1.5 miles southwest of the project site. Amenities available at this 15.5-acre park include baseball and softball fields, picnic shelters and tables with barbecue areas, a playground, a snack bar, and trails.

<sup>5</sup> SBCL (San Bernardino County Library System). 2019. Department website. Accessed October 2019. <http://www.sbclib.org/Information.aspx>.

<sup>6</sup> City of Fontana. 2019. City Website, Facilities & Parks. Accessed October 2019. <https://www.fontana.org/156/Facilities-Parks>.

## 4.6 WATER

### Before Annexation

Developed areas within the Reorganization Area generally consist of eight existing residential properties, as well as a small commercial development at the north end of the Reorganization Area. These properties are currently serviced by the WVWD, which provides retail water service to Fontana and portions of unincorporated San Bernardino County.

WVWD utilizes three primary sources for drinking water supply: local surface water from flows on the east side of the San Gabriel Mountains, including North Fork Lytle Creek, Middle Fork Lytle Creek, and South Fork Lytle Creek; groundwater; and imported water from the State Water Project (SWP) through the SBVMWD, through the Lytle Turnout off the San Gabriel Feeder Pipeline.<sup>7</sup>

In addition, SBVMWD is a wholesale water provider and State Water Contractor, and it provides water to Fontana and to West Valley.

### After Annexation

Currently, WVWD's existing service area and its SOI area do not fully cover the Reorganization Area. Therefore, an expansion of WVWD's service area and Sphere of Influence is proposed so that the district can provide water service to this future area of the city.

A Water Supply Assessment (WSA) of the Reorganization Area was prepared for the WVWD by Water Systems Consulting, Inc. According to the WSA, it is anticipated that the new water demand created by development of the Reorganization Area would not exceed the available water supply. WVWD mainly recognizes recycled water as a preferred source of water supply for all non-potable water demands, including, without limitation, irrigation of recreation areas, greenbelts, open space, common areas, commercial landscaping, and supply for aesthetic impoundment or other water features.

As the Reorganization Area builds out and increased demand warrants, future development in the area will be required to extend water lines and other facilities to the property frontage and will be responsible for costs associated with the extension of service. Major development projects will be required to prepare WSAs in compliance with Senate Bills 610 and/or 221.

## 4.7 SEWER

### Before Annexation

Sanitary discharges and domestic wastewater generated by the existing residences on the site are disposed of by means of septic systems. According to the Fontana Public Works Department, the site is currently not connected to the City's sewer system.

### After Annexation

---

<sup>7</sup> P. 4.15-1. "Draft Environmental Impact Report, I-15 Logistics", Michael Baker International, August 2019.

Upon annexation, regional domestic wastewater treatment services will be provided under the Regional Sewer Service Contract in which seven agencies—Fontana, Cucamonga County Water District, Montclair, Upland, Chino, Chino Hills, and Ontario—currently contract with the Inland Empire Utilities Agency (IEUA).

The IEUA treats domestic wastewater for the City of Fontana. Fontana's Public Works Department operates wastewater conveyance facilities within the City boundaries. Treatment of wastewater generated in Fontana is handled at the IEUA's Regional Plant No. 1 in Ontario. The plant currently processes approximately 32 million gallons per day (mgd) of raw sewage. Its ultimate treatment capacity is 40 mgd, leaving a surplus capacity of approximately 8 mgd.

The I-15 Logistics project is within the Fontana's Public Works Department sanitary sewer service area; however, sewer for the I-15 Logistics project would be provided by installing a privately maintained lift station, which would tie into the sewer system along Sierra Avenue to the manhole near Segovia Lane. The existing land uses within the annexation area will not be connecting to this sewer facility, but the capacity of the proposed private sewer would allow for future connections with the City's approval.

Given the amount of excess capacity in the existing treatment facilities serving the City, the I-15 Logistics project and Reorganization Area will not trigger the need for new or expanded regional wastewater treatment facilities and/or exceed IEUA capacity. In addition, the I-15 Logistics project and any future development will be required to pay standard IEUA sewer connection fees, which are used to fund wastewater treatment and regional wastewater conveyance improvements.

#### 4.8 TRANSPORTATION

##### **Before Annexation**

Current transportation services for the Reorganization Area include freeways and interchanges serviced by Caltrans; arterials and collectors serviced by the County Public Works Department; local roads also serviced by the Public Works Department of San Bernardino County; and public transit serviced by Omnitrans. The nearest bus stop is currently located at the corner of Summit Avenue and Lytle Creek Road, approximately 2.8 miles south of the Logistics Site and is served by Omnitrans Route 82.

##### **After Annexation**

Caltrans and Omnitrans will continue to provide their services post annexation for arterials, collectors and public transit. Omnitrans has an extensive network of bus routes throughout the City of Fontana and the surrounding region.

Upon annexation, the City of Fontana Public Works Department will be responsible for roadway construction and maintenance. Construction and improvements will be required as development occurs in the Reorganization Area and will likely be undertaken by individual developers. The future developer(s) will be responsible for improvements of all necessary public streets, both onsite and offsite. The future developer will also be responsible for improvements of all necessary public streets, both onsite and offsite.

The City of Fontana would become responsible for the regional transportation fees, which are established by the City's Developer Impact Fee schedule. These are assessed on a per unit basis

for single and multi-family residential development, and per square foot for commercial and industrial development.

#### 4.9 FLOOD CONTROL AND DRAINAGE

##### **Before Annexation**

Stormwater management for the Reorganization Area and surrounding area is provided by the San Bernardino County Flood Control District (SBCFCD). The Flood Control District implements broad management functions, such as flood control planning, construction of drainage improvements for regional flood control facilities, and watershed and watercourse protection related to those facilities. It has power of taxation, bonded indebtedness, land and water rights acquisition, and cooperative partnerships with local, state, and federal agencies in order to carry out its mandated responsibility. Decisions related to the Flood Control District are made by the San Bernardino County Board of Supervisors. The District is subdivided into several geographic zones with the proposed Reorganization Area being in District Zone 1.

##### **After Annexation**

Upon annexation, the Flood Control District would be responsible for regional stormwater management within the Reorganization Area, and the Fontana Public Works Department would be responsible for local drainage management. Both the City and the SBCFCD provide flood control facilities for Fontana. SBCFCD is responsible for the construction of dams, containment basins, channels, and storm drains to intercept and convey flood flows through and away from developed areas. The City constructs and maintains local storm drains that feed into the county's area-wide system. In addition, the City has adopted a Master Drainage Plan.

As a permittee in the Santa Ana Regional Water Quality Control Board (RWQCB) Basin Plan, the City of Fontana implements a Municipal Storm Water Management Plan, which prohibits and regulates various types of discharges, mandates inspections and public education, puts controls on new development and redevelopment, and specifies site and construction site maintenance practices. Future development within the Reorganization Area will be required to manage storm flows onsite, and to participate in regional drainage improvements included in both County and City drainage master plans.

#### 4.10 UTILITIES

##### **Before Annexation**

Utilities include cable television, internet, telephone, electric power, and natural gas. Currently, Frontier Communications is the cable television and internet service provider. Verizon maintains telephone service to the Reorganization Area. Electricity is provided by Southern California Edison, while natural gas is supplied by the Southern California Gas Company. These service providers are not anticipated to change upon annexation.

##### **After Annexation**

The I-15 Logistics project and Reorganization Area would connect to existing electric power facilities owned and operated by Southern California Edison. The Project's annual electricity consumption is

estimated to be 2,945,123 kilowatt-hours.<sup>8</sup> Developers will be responsible for the cost for extension of electricity facilities in the Reorganization Area. As a publicly traded company, Southern California Edison has developed a rate structure that includes the expansion of facilities to accommodate growth. Since development in the Reorganization Area is expected to occur over time, Southern California Edison's expansion plans will be adjusted to accommodate it.

The I-15 Logistics project and Reorganization Area would not require the use of natural gas and therefore will not be connected to existing natural gas lines owned and operated by the Southern California Gas Company. However, if services become needed, the City and the Southern California Gas Company will coordinate closely to assure the adequate provision of natural gas facilities and services to new development. Southern California Gas Company's rate structure currently includes the expansion of facilities to accommodate growth.

Utilities including cable television, internet, and telephone would continue to be provided to the site by Frontier Communications. Frontier Communications will connect the I-15 Logistics project and Reorganization Area to existing telecommunication facilities, which are located in the vicinity of the project site. Upon annexation, there would be increased demand for Frontier services and facilities in the Reorganization Area, however, both companies plan for infrastructure and service extensions throughout the region based on future development. While both of these service providers will need to monitor growth trends in their service areas to ensure the orderly and efficient of services and facilities, development in the Reorganization Area will occur over time, providing them time to plan for expansion and to accommodate growth into their respective rates structures.

#### 4.11 SCHOOLS

##### Before Annexation

Fontana Unified School District (FUSD) provides public education services and facilities to over 41,142 students in the City of Fontana and surrounding area, as well as 45 school sites, including the Reorganization Area.<sup>9</sup> The Reorganization Area is currently undeveloped and generates no student population.

##### After Annexation

Based on FUSD generation rates, project implementation could generate approximately 580 students in the FUSD associated with the potential for employees and their families to move to the area.<sup>10</sup> The I-15 Logistics project would be required to contribute fees to the FUSD in accordance with SB 50.

Future development in the Reorganization Area will generate revenues to the District from Developer Impact Fees. Development Impact school fees are \$0.61 per square foot for commercial/industrial development.<sup>11</sup> FUSD plans for new school sites as the student population increases based on tract map approvals within the City. The City will coordinate closely with FUSD to ensure the adequate provision of public education services and facilities to students in the City.

<sup>8</sup> P. 4.15-11. "Draft Environmental Impact Report, I-15 Logistics", Michael Baker International, August 2019.

<sup>9</sup> P. 4.12-1. "Draft Environmental Impact Report, I-15 Logistics", Michael Baker International, August 2019.

<sup>10</sup> Based on a Blended Student Generation Factor of 0.58 and the project's estimated employment generation of up to 1,000 employees; EH&A, *Fontana Unified School District Developer Fee Justification Study*, Table 14, Blended Student Generation Factors, page 22, June 20, 2018.

<sup>11</sup> FUSD (Fontana Unified School District). 2019. Developer Fees. Accessed September 2018. <http://www.fusd.net/departments/Business/Facilities/DevFees.stm>.

## 4.12 SOLID WASTE MANAGEMENT

### Before Annexation

Developed areas within the Reorganization Area generally consist of eight existing residential properties, as well as a small commercial development at the north end of the Reorganization Area. Currently, solid waste generated at the site is disposed of in commercial dumpsters located throughout the residential and commercial areas, and an independent solid waste disposal contractor removes solid waste from these areas.

The main solid waste disposal site for the Reorganization Area is the Mid-Valley Sanitary Landfill at 2390 Alder Ave, Rialto. The landfill has a capacity of 7,500 tons of solid waste per day and has 61,219,377 cubic yards of capacity available.<sup>12</sup>

### After Annexation

Upon annexation, the City of Fontana will be responsible for providing solid waste management services to future development in the Reorganization Area. Per the City's Sole Franchise Hauler Agreement, all hauling resulting from construction or demolition activities may only be contracted through Burrtec Waste Industries.

Through its contractual agreement with the City of Fontana, Burrtec collects non-hazardous solid waste and hauls it to the Mid-Valley Sanitary Landfill. The landfill is operated by San Bernardino County. As discussed above, the landfill has a capacity of 7,500 tons of solid waste per day and 61,219,377 cubic yards of capacity available.<sup>13</sup> Solid waste collection and disposal services would be provided on a fee basis to future residential, commercial, and industrial customers within the Reorganization Area.

## 4.13 HEALTH AND WELFARE

### Before Annexation

The San Bernardino County Department of Public Health currently serves the City for the general public's health and welfare services. The department provides a variety of programs and services that informs and educates the public about health issues. The County Department of Public Health additionally provides public assistance welfare and healthcare needs for all residents within San Bernardino County.

### After Annexation

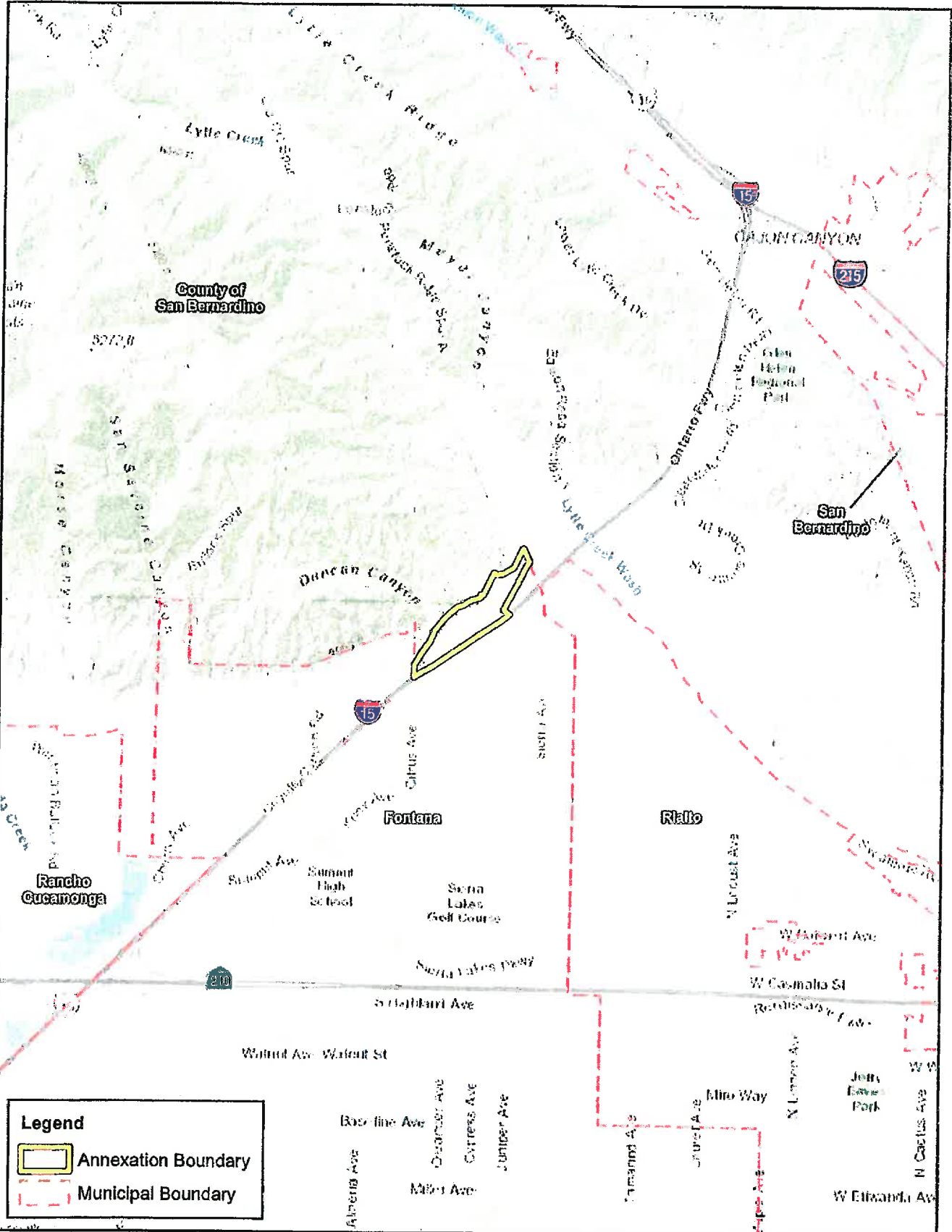
There are no anticipated changes in service levels or costs after the annexation of the I-15 Logistics project and Reorganization Area. Although the I-15 Logistics project would have the potential to generate limited population growth with the potential to impact other public health and welfare services, due to the number of persons anticipated to occupy the Logistics Site and the nature of uses proposed, no significant increase in demand for new or physically altered public facilities are expected. The I-15 Logistics project applicant would be required to pay its fair share of

<sup>12</sup> CalRecycle (California Department of Resources Recycling and Recovery). 2019. Agency website. Accessed October 2019. <https://www.calrecycle.ca.gov>.

<sup>13</sup> CalRecycle (California Department of Resources Recycling and Recovery). 2019. Agency website. Accessed October 2019. <https://www.calrecycle.ca.gov>.

development impact fees to help offset incremental impacts to other public facilities by helping fund capital improvements and expenditures. The I-15 Logistics project and other future development would be required to adhere to standards and provisions set forth by the City.

4/22/2018 10:14:10 AM I:\Projects\18167\MXD\01\Draft EIR\_20181013\_03 Project Vicinity.mxd



**Legend**

- Annexation Boundary
- Municipal Boundary

Michael Baker INTERNATIONAL



Source: EBRI USA Topographic Basemap, San Bernardino County, United States Geological Survey

I-15 LOGISTICS  
DRAFT EIR  
**Project Vicinity**