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5000 Birch Street, Suite 3000  
Newport Beach, CA 92660

## CUCAMONGA VALLEY WATER DISTRICT



*Service Beyond Expectation*

### PLAN FOR SERVICE

## ANNEXATION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND DESIGNATED ADJACENT PROPERTIES

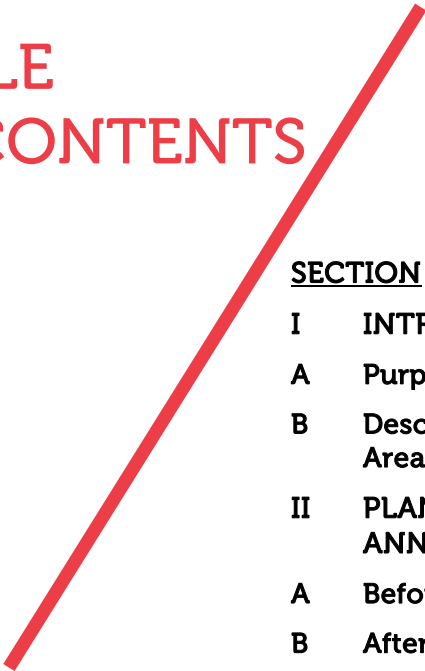
Prepared for:

**Cucamonga Valley Water District**

10440 Ashford St.

Rancho Cucamonga, CA 91730-2799

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**I INTRODUCTION**

DTA has been retained to prepare a Plan for Service (“PFS”) for the Cucamonga Valley Water District (the “District”) to serve the proposed annexation of the Speedway Commerce Center project and designated adjacent properties (collectively referred to hereinafter as the “Annexation Area”). The Annexation Area encompasses a 35.73-acre site for the proposed Speedway Commerce Center project (the “Project”) in the City of Rancho Cucamonga (the “City”), an unmanned parcel owned by Southern Cal Edison (the “SCE Parcel”) on which transmission wires are located, and a portion of the right of way for Napa Street, all of which are currently in the unincorporated portion of the County of San Bernardino (the “County”).

**A Purpose of the Plan for Service**

The County Local Agency Formation Commission (“LAFCO”) requires the preparation and certification of a study when a jurisdiction is affected by a proposed change of organization or reorganization. The construction of the Project will require the annexation of the entire Annexation Area into the District to ensure the provision of wastewater services to the new development. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing wastewater services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District’s General Fund.

**B Description of the Annexation Area**

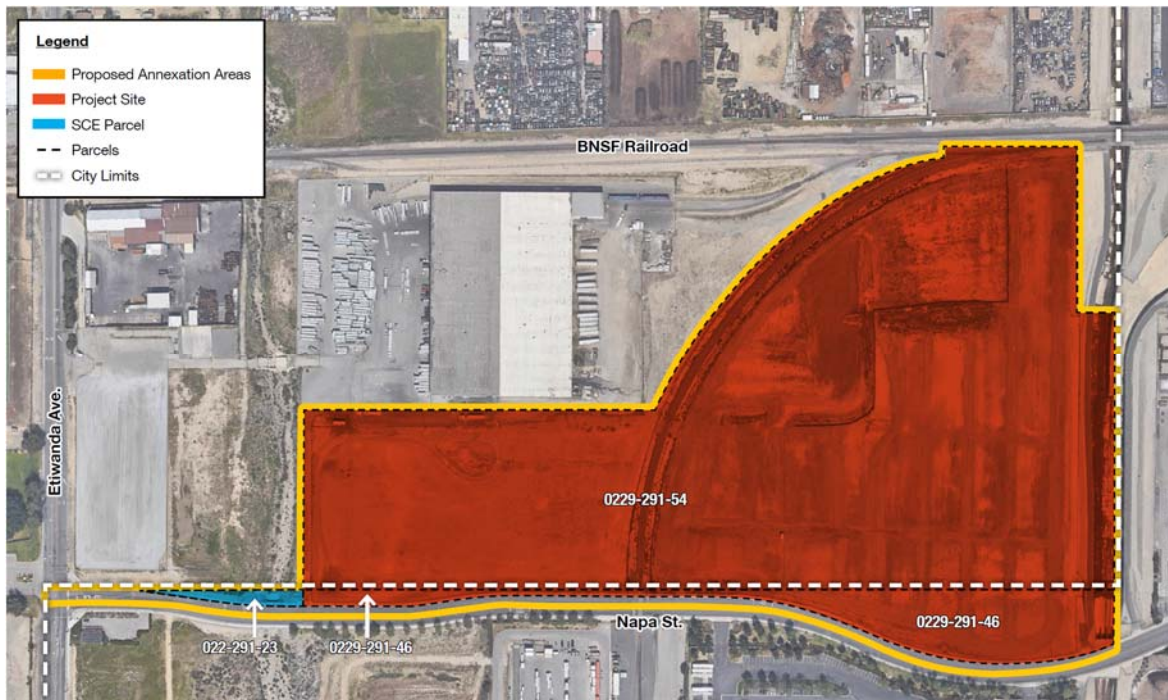
The Project site, as depicted in Figure 1 below, encompasses approximately 35.73 acres of vacant land in the eastern portion of the City and is located directly south of the Burlington Northern Santa Fe Railway, directly west of San Sevaine Channel, north of Napa Street in the City and County, and east of the East Etiwanda Creek channel.

**Figure 1: Aerial Map for Proposed Project Site**

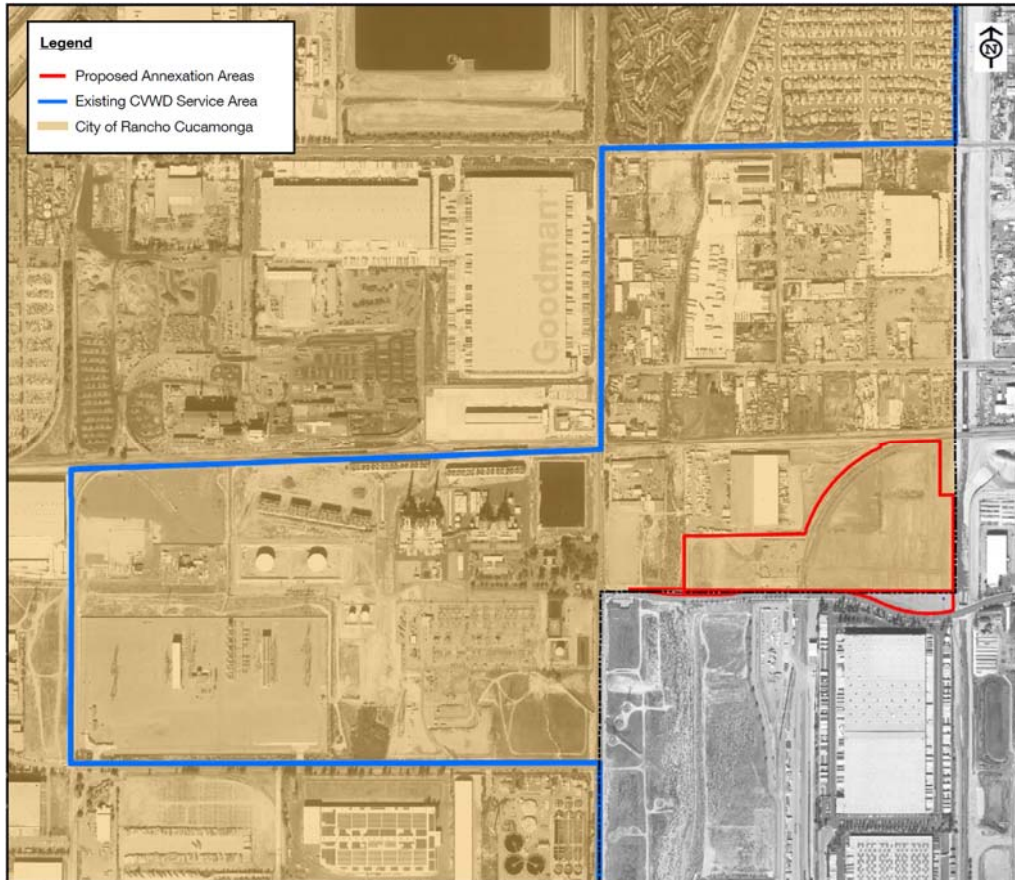


As reflected in Figure 2 below, the Annexation Area includes the entire Project site, the SCE Parcel, and a portion of the right of way for Napa Street. The Project has submitted a pre-zone application and annexation proposal for the Annexation Area to create a logical boundary into the City from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel. Figure 3 below depicts the location of the Annexation Area relative to the District's eastern boundaries.

**Figure 2: Proposed Annexation Area for Speedway Commerce Center Project**

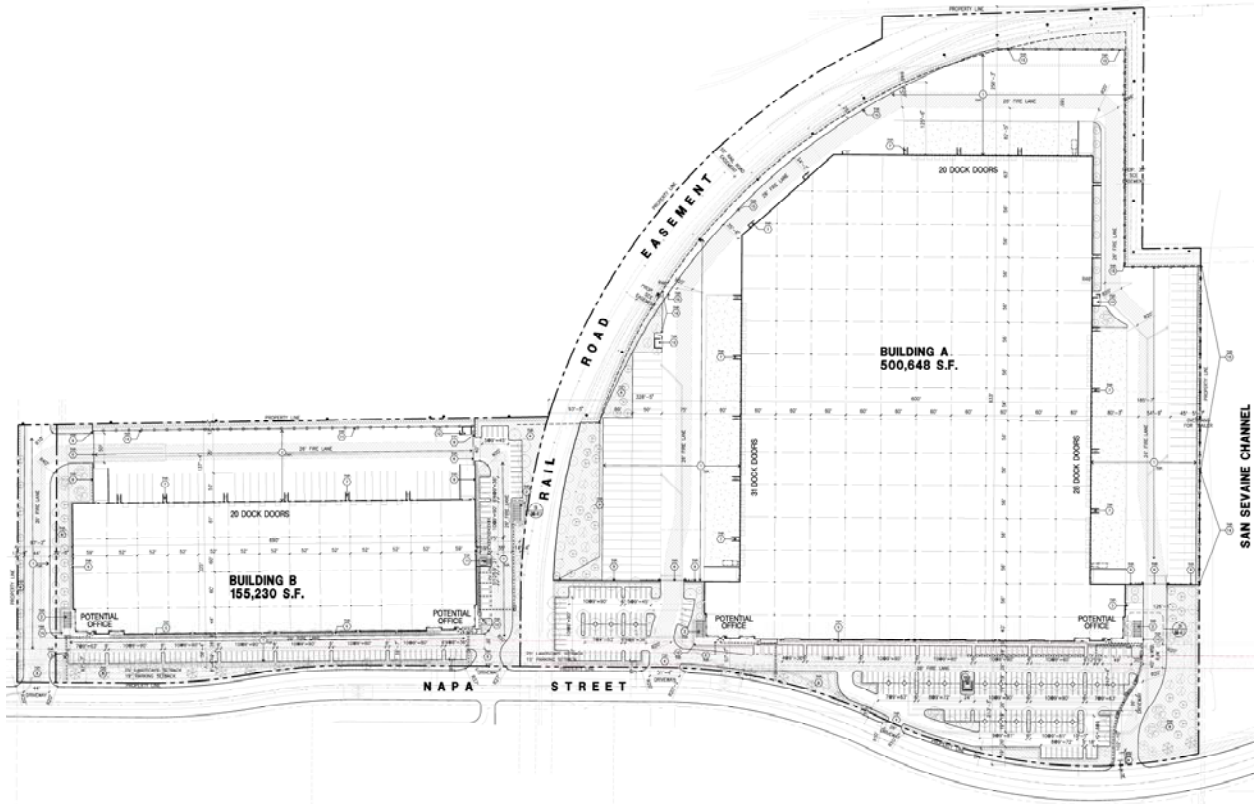


**Figure 3: Location of Annexation Area Relative to District's Eastern Boundaries**



The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements under its primary site plan. The conceptual site plan for the Project is illustrated in Figure 4 below.

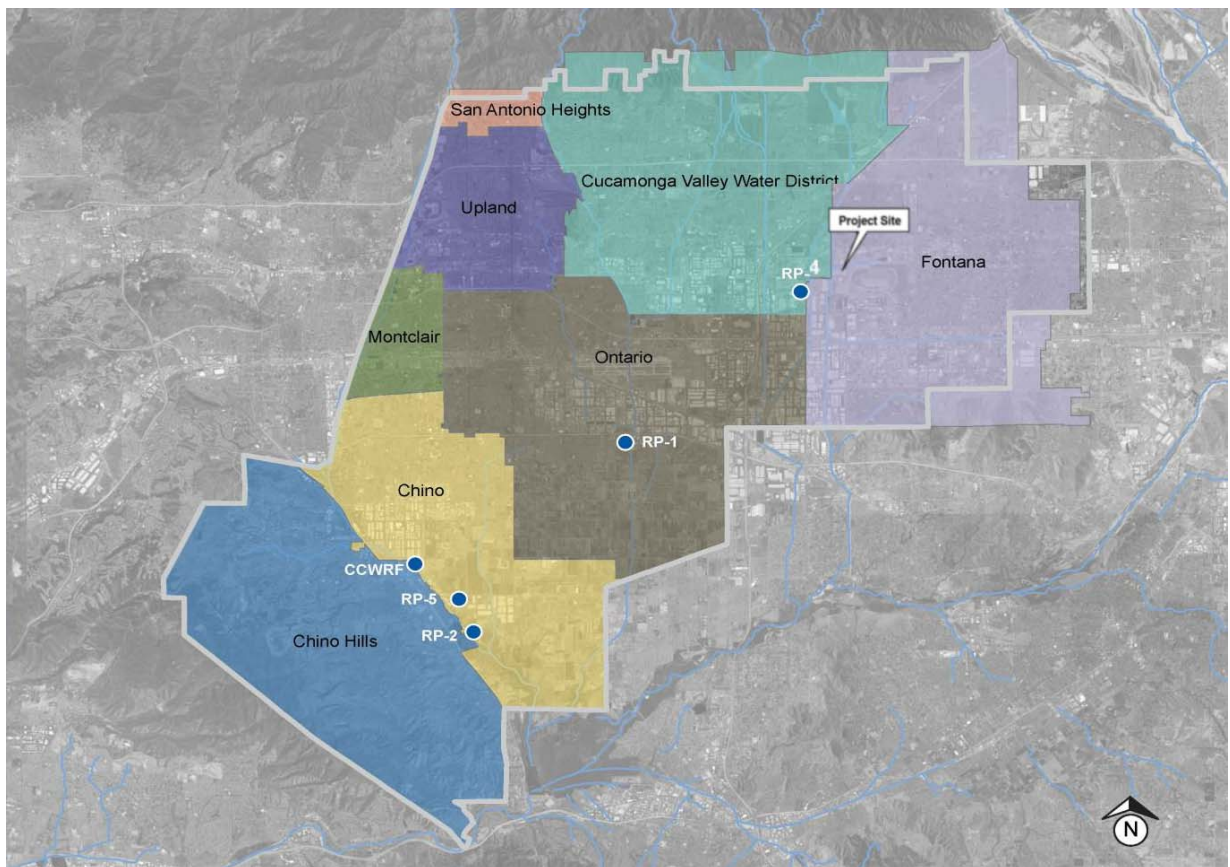
**Figure 4: Proposed Speedway Commerce Center Project**



**II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA**

As depicted in Figure 5 below, the entire Annexation Area is currently within the Inland Empire Utilities Agency (the "IEUA"), which only provides regional water treatment facilities and does not offer local retail wastewater services. While the Project is already located within the Fontana Water Company's ("Water Company") jurisdiction, the Water Company does not provide wastewater services. As a result, the Annexation Area will need to be annexed into the District. Since the SCE site within the Annexation Area will not generate any wastewater given its current use as an unmanned parcel with transmission wires, below is a written narrative describing the pre-annexation and post-annexation provision of wastewater services to the Project.

**Figure 5: IEUA Service Area**



**A Before Annexation**

As noted above, IEUA is a regional wastewater treatment agency that operates wastewater treatment facilities. The Annexation Area does not currently receive any local wastewater services.

**B After Annexation**

IEUA will continue to be the regional wastewater treatment agency for the Annexation Area, while the District will be the local wastewater service program administrator for the Project. It is important to note that even though the District currently operates and maintains approximately 421 miles of wastewater collection system ranging from 8 to 36 inches in diameter, the Project will not utilize the District's collection system to transport wastewater to IEUA's regional treatment facilities. **Instead, the Project will construct tie-ins to IEUA's existing 36-inch Etiwanda sewer line (the "Etiwanda Line"), with such tie-ins owned and maintained by the District as discussed in greater detail below.**

Pursuant to the Draft Environmental Impact Report prepared by Kimley-Horn dated June 2021, the worst-case scenario for the Project's wastewater generation is estimated at 29,300 gallons per day ("gpd"), or 0.029 MGD, based on 25 gpd generated by 1,172 employees at the Project's build-out. IEUA owns and operates a system of regional trunk and interceptor sewers that transport wastewater to the regional wastewater treatment plants. RP-4, located at 12811 6<sup>th</sup> Street in Rancho Cucamonga and the nearest regional water recycling plant to the Annexation Area, was recently expanded to a treatment capacity of 14 MGD and treats an average flow of 10 MGD of wastewater, or 71 percent of its treatment capacity.

In order to serve the Project, the District submitted a request to IEUA on February 8, 2022 for the approval of a new Regional Connection No. CW-22 (the "CW-22") to the Etiwanda Line at Station 50+12.73, a 12-inch VCP sewer main through an existing manhole within Etiwanda Avenue from the east side of Napa Street. The District estimated an average dry weather flow ("ADWF") rate of 0.00743 MGD for the CW-22, with peak dry weather flow ("PDWF") and peak wet weather flow ("PWWF") rates of 0.002605 and 0.003683 MGD, respectively.

The hydraulic model was employed by the District to analyze the impact of connecting the CW-22 to the Etiwanda Line and RP-4. The hydraulic analysis shows that such connections will not create a capacity deficiency within the noted collection system at Project's build-out under PWWF. The Etiwanda Line was designed with the sewer flowing 37% full at peak flow condition and a flowrate of 14.21 MGD, which are just below the projected ADWF rate for CW-22. The full capacity of Etiwanda Line is 49.94 MGD, leaving an available capacity of 35.73 MGD. The capacity to RP-4 is sufficient to meet the sewer flows added by the Project.



**III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION ON THE DISTRICT**

As previously noted, the Project is the only site within the Annexation Area that will generate wastewater flow and receive wastewater service from the District. This section will focus on the recurring and one-time fiscal impacts of the Project on the District General Fund after its annexation into the District.

**A Recurring Fiscal Impacts of the Annexation Area**

Since the Project will pay the prevailing wastewater service rate for its wastewater generation, it is assumed there will be net zero fiscal impact to the District General Fund after annexing the Annexation Area.

**B One-time Fiscal Impacts of the Annexation Area**

Development impact fees ("DIFs") are one-time fees utilized to fund a project's fair share of a municipality's infrastructure and capital needs. The Project is subject to the following DIFs collected by the District:

- Sewer System Capacity Fee ("SSCF"): Assessed for each paid meter in accordance with its size. Currently, the SSCF ranges from \$2,070 to \$99,140 for a 1" - to 10"-meter.
- Capital Capacity Reimbursement Fee ("CCRF"): Currently assessed at \$7,379 per equivalent dwelling unit ("EDU"), where one EDU represents the sewage discharged from a single residential dwelling unit. EDU determinations for industrial projects are calculated based on the type of business operation and the facility's sewer drainage fixture count, or by direct measurement of sewage quality and volume, or a combination of both. Therefore, CCRF for these types of projects must be assessed during the tenant improvement plan check approval process.

The actual amount of SSCF and CCRF payable by the Project will be contingent on its paid meter size(s) and types of on-site business operations.

**Certification**

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required 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.



Eduardo Espinoza, PE  
Assistant General Manager  
Cucamonga Valley Water District

**June 20, 2022**

Date