

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: Speedway Commerce Center. The proposed annexation and jurisdictional boundary amendment/ Sphere of Influence (SOI) amendment of two parcels of approximately 4.8 acres for a warehouse project.

2. NAME OF APPLICANT: Speedway Commerce Center Development, LLC
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
MAILING ADDRESS:
901 Via Piemonte Suite 175, Ontario, CA 91764

PHONE: (909) 380-7292
FAX: () _____
E-MAIL ADDRESS: scott.morse@hillwood.com

3. GENERAL LOCATION OF PROPOSAL: The Project site is located partially in the City of Rancho Cucamonga and within San Bernardino County. The Project site is located south of the BNSF railway, west of the San Sevaine Channel, north of Napa St, and east of East Etiwanda Creek. Annexation includes APN 0229-292-46, 0.69-ac of APN 0229-291-23, and from the centerline of Napa St from the San Sevaine Channel to Etiwanda Ave.

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. The annexation would allow for a logical boundary along Napa Street between the City of Rancho Cucamonga, the County of San Bernardino, and the City of Fontana sphere of influence (SOI). The request would include a SOI amendment for the City of RC, CVWD, RCFD, and a reduction for Fontana Fire Protection District (FFPD) and West Valley Mosquito and Vector Control District (WVMVCD) . The request would include a reorganization to annex to the City of RC, CVWD, RCFPD and WVMVCD, and detachment from FFPD and CSA 70.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
The project is 34.61 acres but the annexation area is a total of 4.8 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: Zero

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
City of Rancho Cucamonga - D Industrial Employment - light and medium industrial, logistics centers, low impact manufacturing, research parks, and machining operations. Office and retail permitted as accessory use only.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
General Industrial (GI) - Among other permitted uses, general or heavy industrial, manufacturing, and processing. Wholesale, warehouse, and distribution are all permitted uses in the general industrial GP designation.

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:
No special land use concerns. The Project would construct new roads, infrastructure, and buildings to support uses consistent with the 2020-2045 RTP/SCS. The Project would connect people and employment with this new infrastructure.
6. Indicate the existing use of the subject territory.
Existing uses of the parcels are vacant land. One parcel owned by Southern California Edison (SCE) and occupied by overhead utility lines. This parcel will continue to be owned and operated by SCE.

What is the proposed land use?

The parcels identified for annexation would be developed as part of the project for two new industrial buildings and the land use would remain the same. The SCE utility corridor and easement will continue to be utilized for overhead power lines.

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.
The individual parcels identified for annexation would require public services but are able to be served.

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: GPA, Pre-zone, jurisdictional boundary change
- 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:*

N/A

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Generally flat vacant land, slight NE to SW slope

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

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>90</u> %
Industrial	_____ %	Other	<u>10</u> %

3. Describe the surrounding land uses:

NORTH	<u>Warehousing, Railroad, Vacant</u>
EAST	<u>Warehousing, Channel, Vacant</u>
SOUTH	<u>Warehousing, Channel, Vacant</u>
WEST	<u>Warehousing, Unimproved Channel, Vacant/Utility</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.).

Water utility connections, sewer system connection, site grading, storm water sewer infrastructure, roadway improvements, and other appurtenant improvements

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

The Project proposes the development of warehousing within the City of Rancho Cucamonga and allow for the expansion of employment opportunities within the City. Services are already available on and adjacent to the Project site.

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.

One of the parcels identified for annexation are part of the development project. The Project proposes the development of two warehouse buildings within the City of Rancho Cucamonga, including e-Commerce logistics warehousing.

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 Monica Contreras TELEPHONE NO. 606-607-7563
 ADDRESS: Monica.3.Contreras@SCE.com

NAME Candyce Burnett TELEPHONE NO. 951-824-8697
 ADDRESS: 3880 Lemon Street Suite 420, Riverside Ca. 92501

NAME John Grace TELEPHONE NO. 909-256-5924
 ADDRESS: 901 Piemonte Suite 175, Ontario Ca. 91764

CERTIFICATION

As a part of this application, the City/Town of City of Rancho Cucamonga, or the N/A District/Agency, Speedway Commerce Center Development LLC (the applicant) and/or the N/A (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 March 21, 2022



SIGNATURE

Speedway Commerce Center Development, LLC, a Delaware limited liability company

By: Scott Morse

Printed Name of Applicant or Real Property in Interest

(Landowner/Registered Voter of the Application Subject Property)

Scott Morse, Executive Vice President

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