

EXHIBIT B

PLAN FOR SERVICE

**dta**

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CITY OF RANCHO CUCAMONGA



PLAN FOR SERVICE

ANNEXATION OF 4.8 ACRES IN CONNECTION WITH  
PROPOSED SPEEDWAY COMMERCE CENTER PROJECT

Prepared for:

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

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## I INTRODUCTION

The Speedway Commerce Center project (the “Project”) is currently under consideration for approval by the City of Rancho Cucamonga (the “City”) City Council. The Project site includes an estimated 35.73 acres of vacant land in the eastern portion of the City located approximately 1.3 miles east of Interstate 15 and approximately 1.5 miles north of Interstate 10. An estimated 92% of the Project site is currently located within the City, with the remainder located in unincorporated San Bernardino County (the “County”) within the City of Fontana Sphere of Influence. The Project has submitted a pre-zone application and annexation proposal for the portion of the Project located in the unincorporated County and certain adjacent property to the west 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.

While all of the Project’s building square footage is to be constructed within 32.83 acres of the Project site that is already located within the City, a remaining 2.9-acre portion of the site consisting solely of a portion of the Project’s parking lot is currently located in the unincorporated County and will need to be annexed into the City. The entire area to be annexed (the “Annexation Area”) will also include 1.9 additional acres that consist of 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. The intent of this Plan for Service (“PFS”) is to provide the County of San Bernardino Local Agency Formation Commission (“LAFCO”) with sufficient information to assess which public agencies will be responsible for providing municipal services to the Annexation Area once it has been absorbed by the City. DTA is also preparing a separate PFS focusing specifically on the Cucamonga Valley Water District (“CVWD”), which will be annexing not just the Annexation Area, but also the remainder of the Project. As the remainder of the Project is already located in the City, it is not discussed in depth within this Annexation Area PFS, which is why the separate PFS is being prepared to cover the provision of wastewater services by CVWD.

While a standard PFS typically also includes information on the fiscal impacts of an annexation action on the City General Fund and the General Funds of other municipal agencies that will be providing the annexed area, this Annexation Area is different because it is expected to include only very minimal development in terms of a 2.9-acre portion of a parking lot and a 1.9-acre SCE parcel containing only electrical transmission lines. Therefore, it is anticipated that no new revenues will be generated within the Annexation Area, and the services to be provided therein will be minimal. However, DTA has previously prepared a fiscal impact analysis (“FIA”) that has been reviewed and approved by the City that analyzes the impacts of the overall Project on the City General Fund. As this FIA (the “Project FIA”) includes the small portion of the Project that is located in the Annexation Area, it will also be submitted separately from this PFS to the City for review and certification in-lieu of a new FIA analyzing just the Annexation Area.



## SECTION I INTRODUCTION

In addition, as the fiscal impacts of the Project on the Rancho Cucamonga Fire Protection District (“RCFPD”) and the CHWD were not included in the Project FIA, DTA will also be preparing separate FIAs specifically focusing on the entire Project’s impacts on both of these agencies. Notably, the CHWD fiscal analysis will be packaged together with the separate PFS for CHWD wastewater services previously discussed because the area to be annexed into CHWD will include the entire 35.73-acre Project site, not just the 4.8-acre Annexation Area.

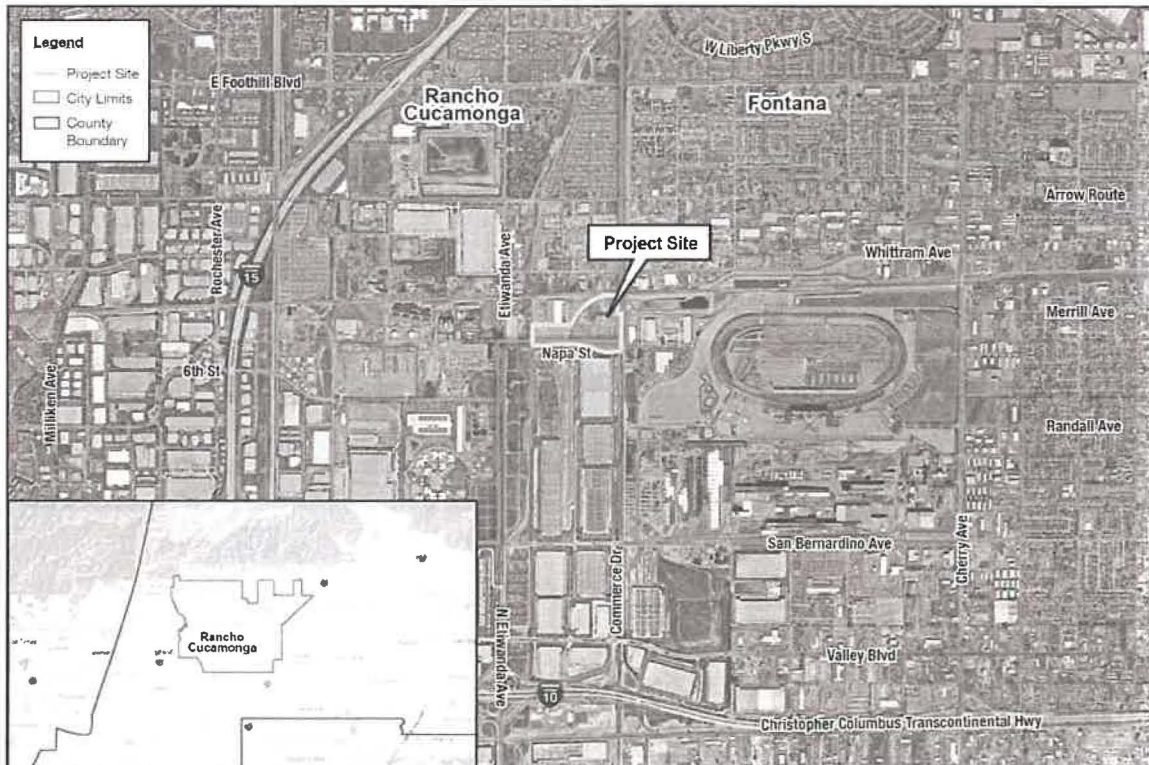
SECTION II DESCRIPTION OF  
PROPOSED SPEEDWAY  
COMMERCE CENTER PROJECT  
AND THE 4.8 ACRE  
ANNEXATION AREA

II DESCRIPTION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT  
AND THE 4.8 ACRE ANNEXATION AREA

A Description of the Project Site

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



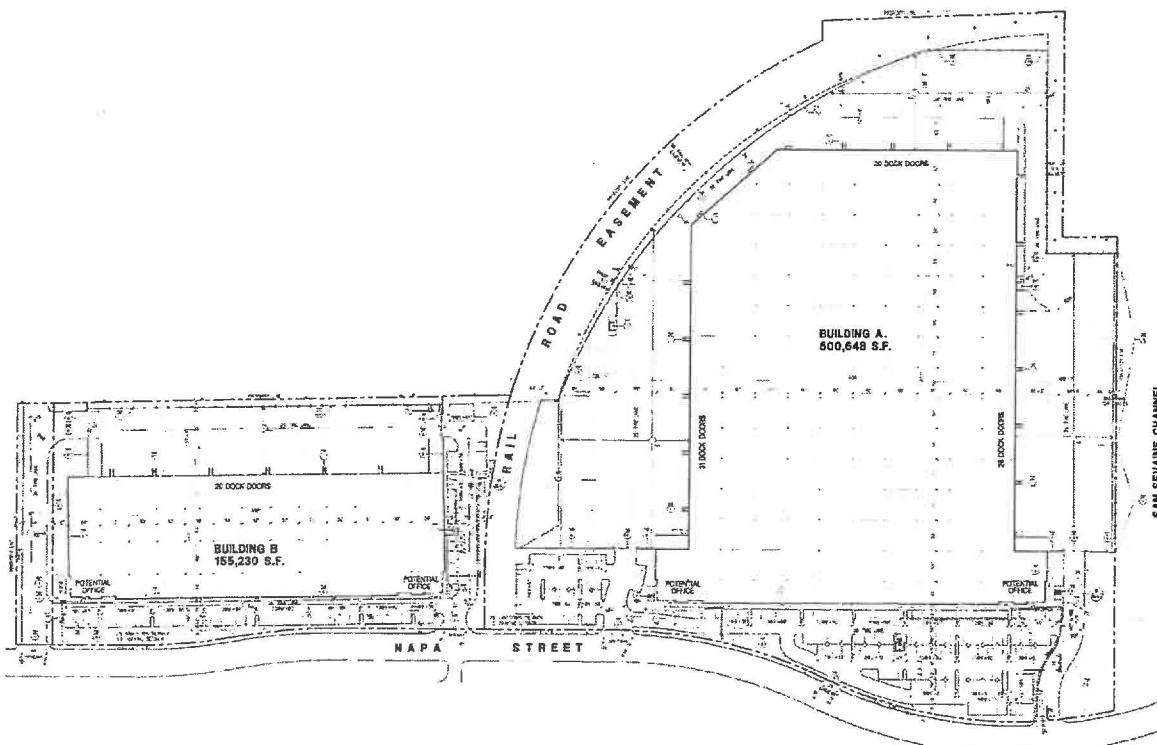
The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements. A summary of the land uses and building square footage (“BSF”) associated with each land use in the Project is listed below in Table 1. The conceptual site plan for Buildings A and B within the Project is illustrated in Figure 2 below.

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PROPOSED SPEEDWAY  
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Table 1: Proposed Land Uses for the Project

Land Use	BSF
Building A - Warehouse	500,648
Building B - Warehouse	155,230

Figure 2: Proposed Speedway Commerce Center Project

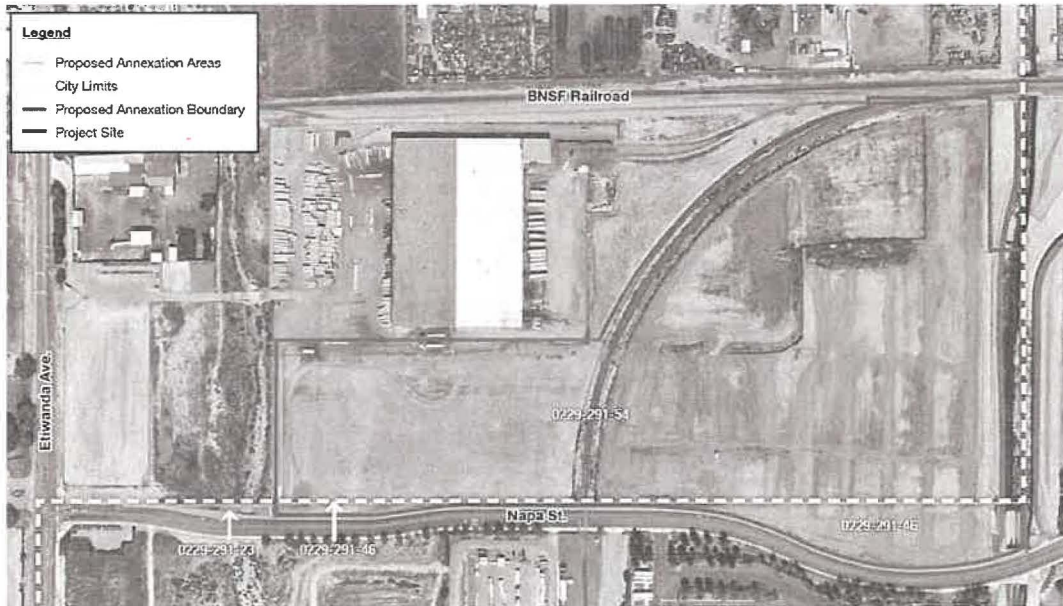


**B Description of the Annexation Area**

The proposed Annexation Area consists of 4.8 acres that include 2.9 acres representing the southeast portion of the proposed Speedway Commerce Center project (the "Project"), as well as 1.9 acres made up of an undeveloped parcel containing transmission wires owned by Southern Cal Edison ("SCE") and a portion of Napa Street right of way. A map delineating the Annexation Area is shown below in Figure 3.

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Figure 3: Proposed Annexation Area for Speedway Commerce Center Project



As reflected in Figures 2 and 3 above, the 2.9-acre portion of the Annexation Area is anticipated to be used solely as a portion of the Project’s parking lot, with the SCE parcel continuing its current use as a transmission tower site.



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SECTION III PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF 4.8

III PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF 4.8 ACRES

As noted previously, the Annexation Area consists of a 4.8-acre portion of the Project and adjacent SCE Site that is currently being serviced by the County that will need to be annexed into the City. However, as neither the City nor the County provide certain required municipal services, the Annexation Area will also be subject to annexations to additional districts, as detailed below. However, as noted previously, the entire Project, as opposed to just the Annexation Area, will be annexed into CVWD to obtain sewer services. As the entire Project encompasses 35.7 acres, which is significantly larger than the 4.8-acre Annexation Area, DTA has prepared an entirely separate PFS covering wastewater services that will be submitted directly to CHWD for review and confirmation, and is not included in this PFS.

The list of municipal services necessary to serve the Annexation Area are the following:

- General Government and Administrative Services;
Fire Protection and Emergency Response Services;
Sheriff/Police and Public Safety Services;
Library;
Parks and Recreation; Animal Control; Street Lighting;
Landscape Maintenance;
Water;
Wastewater;
Transportation;
Flood Control and Drainage;
Utilities;
Schools; and
Solid Water Management.

Table 2, below, provides a summary of which public agencies are currently responsible for providing each type of municipal service now, prior to the annexation, as well as which public agency is anticipated to be providing that same service after the annexation. In addition, one-time development impact fees ("DIFs") are collected by a number of public agencies to fund the capital costs of public facilities, as summarized in Section IV of this Study.



Table 2: Municipal Services Providers for Proposed Annexation Area <sup>1</sup>

Municipal Services	Current Municipal Provider	Future Municipal Provider After Annexation
General Government and Administrative Services <sup>2</sup>	County of San Bernardino	City of Rancho Cucamonga
Fire Protection and Emergency Response Services	<ul style="list-style-type: none"> <li>▪ Fontana Fire Protection District (“FFPD”) contract with County of San Bernardino Fire Department; and</li> <li>▪ American Medical Response.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rancho Cucamonga Fire Protection District (“RCFPD”); and</li> <li>▪ American Medical Response</li> </ul>
Sheriff/Police and Public Safety	County of San Bernardino Sheriff’s Department	City contract with County of San Bernardino Sheriff’s Department
Library	San Bernardino County Public Library	Rancho Cucamonga Public Library
Parks and Recreation Regional Facilities	County of San Bernardino	County of San Bernardino
Local Facilities	None	Rancho Cucamonga Community Services Department
Animal Control	San Bernardino County Animal Care and Control	Rancho Cucamonga Animal Care and Services Department
Street Lighting	None	<ul style="list-style-type: none"> <li>▪ Rancho Cucamonga Municipal Utility (“RCMU”); and</li> <li>▪ Citywide street lighting district.</li> </ul>
Landscape Maintenance	San Bernardino County	Rancho Cucamonga Public Works Services Department
Water	<ul style="list-style-type: none"> <li>▪ Inland Empire Utilities Agency (“IEUA”) - wholesale; and</li> <li>▪ Fontana Water Company (“FWC”).</li> </ul>	<ul style="list-style-type: none"> <li>▪ IEUA - wholesale; and</li> <li>▪ FWC.</li> </ul>
Sewer	<ul style="list-style-type: none"> <li>▪ IEUA - regional.</li> </ul>	<ul style="list-style-type: none"> <li>▪ IEUA - regional; and</li> <li>▪ Cucamonga Valley Water District.</li> </ul>
Transportation <ul style="list-style-type: none"> <li>▪ Freeways and Interchanges</li> <li>▪ Transit</li> </ul>	Cal Trans Omnitrans	Cal Trans Omnitrans

<sup>1</sup> Some of the municipal services listed may not apply to the Proposed Annexation Area because it is anticipated that only a parking lot and unmanned utility easement will be located within that area. However, should future development plans change, the municipal services providers responsible for managing the public facilities associated with that future development are listed in this table.

<sup>2</sup> Including General municipal administration, planning and community development services, economic development, local road operation and maintenance (“O&M”), street lighting O&M, local parks O&M, and human resources, among other services.

Municipal Services	Current Municipal Provider	Future Municipal Provider After Annexation
Flood Control and Drainage <ul style="list-style-type: none"> <li>▪ Regional Facilities</li> <li>▪ Local Facilities</li> </ul>	San Bernardino County Flood Control District  San Bernardino County - Public Works	San Bernardino County Flood Control District  Rancho Cucamonga Public Works Services Department
Utilities <ul style="list-style-type: none"> <li>▪ Cable/Internet Provider/Phone</li> <li>▪ Power</li> <li>▪ Natural Gas</li> </ul>	Charter Communications, Spectrum, and Frontier  Southern California Edison Southern California Gas Company	Charter Communications, Frontier, and RCMU  RCMU  Southern California Gas Company
Schools	<ul style="list-style-type: none"> <li>▪ Etiwanda School District (K-8); and</li> <li>▪ Chaffey Joint Union High School District (9-12)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Etiwanda School District (K-8); and</li> <li>▪ Chaffey Joint Union High School District (9-12)</li> </ul>
Solid Waste Management	Burrtec Waste Management Industries through franchise agreement with San Bernardino County Solid Waste Management Division.	Burrtec Waste Management Industries through franchise agreement with City of Rancho Cucamonga.

A written narrative describing the pre-annexation and post-annexation provision of each service listed above follows:

**A General Government and Administrative Services**

*A.1 Before Annexation*

The County currently provides general government and administrative services to the Annexation Area. These include certain services that the County only provides in the unincorporated County, such as planning and community development services, economic development, arterial, collector and other local road operation and maintenance (“O&M”), street lighting and local parks O&M and human resources, among other services. In addition, the County provides certain services on a Countywide basis to both cities and the unincorporated County, such as criminal justice services related to jails and courts, which include district attorney, public defender and probation services, as well as health and welfare services and other Countywide functions.

*A.2 After Annexation*

The City will assume responsibility for all of the administrative and general government services that had been previously provided by the County exclusively for unincorporated County areas. As discussed above, these would include planning

and community development services, economic development, local road and street light O&M, etc. within the Annexation Area. The City's road maintenance responsibilities would include the operations and maintenance of the ½ width of Napa Street that is being annexed into the City. However, the other services currently provided by the County on a Countywide basis, as also discussed above, will continue to be the County's responsibility within the Annexation Area. These would include criminal justice services, health and welfare services, etc.

**B Fire Protection and Emergency Response Services**

*B.1 Before Annexation*

FFPD currently provides the fire protection and emergency response services to the Annexation Area. FFPD, through contract with the San Bernardino County Fire Department, serves approximately 52.4 square miles ("SM"), encompassing 42.4 SM within the limits of the City of Fontana and 10 SM within Fontana's Sphere of Influence area ("SOI"). The Annexation Area is primarily served by Fire Station 73, located at 14360 Arrow Boulevard in Fontana. American Medical Response provides private ambulance services.

*B.2 After Annexation*

The RCFPD will provide the fire protection and emergency response services to the Annexation Area after its annexation. RCFPD encompasses approximately 50 SM of service area within the City limits and the City's SOI. The Annexation Area will be served by (i) the Jersey Fire Station, located at 11297 Jersey Boulevard, which is approximately 3 roadway miles west of the Annexation Area, and (ii) Day Creek Fire Station, located at 12270 Firehouse Court, which is approximately 3.3 roadway mile to the northwest of the Annexation Area. Based on its proximity to two existing fire stations, the Annexation Area will be adequately served by fire protection services, and no new or expanded unplanned facilities would be required.

In addition, the entire Project site, including the portion within the Annexation Area, is required to be annexed into Community Facilities District ("CFD") No. 85-1 as one of the City's conditions of development approval. CFD No. 85-1 was initially approved by the qualified voters within the CFD in a special election to authorize the levy of a special tax to fund fire suppression services and facilities within the boundaries of Archibald Avenue, Etiwanda Avenue, Highland Avenue and Fourth Street.

The American Medical Response, a private ambulance service, provides ambulance services to the Annexation Area. AMR is located at 7925 Center Avenue in Rancho Cucamonga.

C Wildland Fire Prevention and Protection

C.1 *Before Annexation*

FFPD, through a contract with the San Bernardino County Fire Department, currently provides the wildfire prevention and protection services to the Annexation Area.

C.2 *After Annexation*

RCFPD will provide the wildfire prevention and protection services to the Annexation Area after its annexation.

D Law Enforcement

D.1 *Before Annexation*

The San Bernardino County Sheriff's Department ("SBCSD") provides public safety services to the unincorporated areas.

D.2 *After Annexation*

Since incorporation in 1977, law enforcement services in the City have been provided through a contract with SBCSD. The closest police station to the Annexation Area is the Victoria Gardens Substation, located at 7743 Kew Avenue, which is approximately 2.5 roadway miles northwest of the Annexation Area. In addition, the Police Department Headquarters (SBCSD Rancho Cucamonga Patrol Station) is located at 10510 Civic Center Drive, which is approximately 3.9 roadway miles northwest of the Annexation Area. Furthermore, a joint facility including a police substation and several other municipal offices, is proposed at the Empire Lakes development located approximately 3.8 roadway miles west of the Annexation Area.

Based on its proximity to these existing and proposed police stations and their projected staffing levels, the Annexation Area will be adequately served by existing police protection services, and no new or expanded unplanned facilities would be required.

E Library

E.1 *Before Annexation*

Currently, the Annexation Area is served by the San Bernardino County Library system. The nearest County library is the Fontana Lewis Library & Technology Center, located at 8437 Sierra Avenue in Fontana.

E.2 *After Annexation*

The Rancho Cucamonga Public Library will serve the Annexation Area after its annexation. The closest City library to the Annexation Area is the Paul A. Biane Library, located at 12505 Cultural Center Drive, which is approximately 2.4 roadway miles northwest of the Annexation Area.

**F Parks and Recreation**

*F.1 Before Annexation*

The County Regional Parks Department (“CRPD”) provides regional park services to all residents and employed persons within the County, including located in both incorporated and unincorporated areas. The closest regional park is Cucamonga Guasti Regional Park in Ontario, which includes recreational areas for water sports, hiking and picnicking. But CRPD’s mandate is only to provide regional park facilities, so it does not support the construction, operations or maintenance of local parks anywhere within its jurisdiction, including within the Annexation Area.

*F.2 After Annexation*

The City’s Community Services Department will operate and maintain the City’s local parks and recreation facilities after annexation. This City Department currently supports the operations and maintenance of over 30 local park sites within the City which are available for use by residents and employed persons located within the Annexation Area., The largest park and recreational facilities operated by this City Department includes the Community Center at Lions East and Lions West, Family Resource Center, Central Park Senior/Community Center, Rancho Cucamonga Sports Center, Epicenter/Sports Complex, and Victoria Gardens Cultural Center.

**G Animal Control**

*G.1 Before Annexation*

The San Bernardino County Animal Care and Control Program currently operates two animal shelters within the County, located in Big Bear and Devore, both of which are relatively distant from the Annexation Area.

*G.2 After Annexation*

The Rancho Cucamonga Animal Care and Services Department will provide animal control services to the Annexation Area after its annexation. The Department’s animal shelter facilities are located at 11780 Arrow Route in the City.

**H Street Lighting**

*H.1 Before Annexation*

The Annexation Area presently does not contain any streetlights.

*H.2 After Annexation*

Upon annexation, RCMU will be responsible for operating and maintaining streetlights in the Annexation Area. The Annexation Area is conditioned by the City to be annexed into SLD No. 1, which is the City’s street lighting finance district,

I Landscape Maintenance

I.1 *Before Annexation*

Currently, the County is responsible for the limited amount of landscape maintenance required within the Annexation Area.

I.2 *After Annexation*

Upon annexation, the City's Public Works Department will be responsible for providing operations and maintenance services for the landscaping of any publicly owned parkways and medians within the Annexation Area, including operations and maintenance work on the ½ width of Napa Street that is being annexed into the City.

J Water

J.1 *Before Annexation*

FWC is a local water company currently providing water treatment, storage, and distribution of domestic water to the Annexation Area. FWC owns and operates three water treatment facilities, treating a combination of well and surface water. In 2020, water utilized within the City originated from three main sources; (i) approximately 60% groundwater, (ii) 15% local surface water, and (iii) 25% water from the State Water Project. Groundwater is produced from Chino Basin, Rialto Basin and Lytle Basin, and an unnamed basin. Local surface water from Lytle Creek and imported surface water from the State Water Project originating in Northern California are treated at the Sandhill Water Treatment Plant, a 29 million-gallon-per-day (MGD) treatment plant that is comprised of a 12 MGD Conventional filtration treatment facility and a 17 MGD Diatomaceous Earth filtration treatment facility.

IEUA is a state water contractor for the Metropolitan Water District of Southern California ("MWD"), and is a regional wholesaler that delivers water at an average of 1.5 billion gallons of water per day to a 5,200 square mile service area.

J.2 *After Annexation*

FWC will continue to be the retail water service provider for the Annexation Area after its annexation, and IEUA will continue to be its wholesale water supplier.

K Wastewater

K.1 *Before Annexation*

IEUA is a regional wastewater treatment agency and wholesale distributor of imported water that operates wastewater treatment facilities. The entire Project site, including the portion within the Annexation Area, currently does not receive any local wastewater services.

*K.2 After Annexation*

IEUA will continue to be the regional wastewater treatment agency for the Annexation Area, while the CVWD will be the local wastewater service provider for the Annexation Area. CVWD currently operates and maintains approximately 421 miles of wastewater collection system ranging from 8 to 36 inches in diameter. Wastewater generated by the Project site would be transported through this collection system and conveyed to IEUA's RP-1 and RP-4 regional water recycling plants where it is processed into recycled water. IEUA owns and operates a system of regional trunk and interceptor sewers that transport wastewater to the regional wastewater treatment plants. In order to avoid overloading issues at any one facility, wastewater can be diverted from one regional plant to another.

As the entire Project, not just the Annexation Area, will be annexed into CVWD, a PFS and FIA are required to analyze the annexation of the entire Project into CVWD. These two analyses are being prepared separately from this Annexation Area PFS, and will be submitted to CVWD upon their completion.

**L Transportation**

*L.1 Before Annexation*

Caltrans currently operates and maintains freeways located in unincorporated County, while, as noted in Section A.1 of this study, arterials, collectors and other local roads are operated and maintained by the County Public Works Department. Omnitrans provide public transit in the unincorporated County.

*L.2 After Annexation*

Caltrans and Omnitrans will continue to provide freeway and public transit services to the Annexation Area once the annexation has been completed. As noted previously in Section A.2, the City will be responsible for the operations and maintenance of local roads within the Annexation Area.

**M Flood Control and Drainage**

*M.1 Before Annexation*

The County Flood Control District provides operations and maintenance services for regional flood control facilities, while any local drainage facilities, such as neighborhood detention basins, channels and bioswales are managed by the County's Public Works Department.

*M.2 After Annexation*

The County Flood Control District will continue to manage regional flood control facilities on behalf of the Annexation Area, whereas the City's Department of Public Works will take over responsibilities for the local drainage facilities cited above.



SECTION III PLAN FOR SERVICE  
BEFORE AND  
AFTER ANNEXATION OF 4.8

N Utilities

N.1 *Before Annexation*

The current providers of cable television and internet service within the area are Charter Communications, Spectrum and Frontier Communications. Telephone services are also provided by Frontier Communications, whereas electricity is supplied by Southern California Edison and natural gas by Southern California Gas Company.

N.2 *After Annexation*

Most of the utility services in the Annexation Area will continue to be maintained by the same private parties, with the exception of cable service and electricity, which will be furnished by RCMU.

O Schools

O.1 *Before Annexation*

The local primary elementary school is being operated by the Etiwanda School District (“ESD”). High School facilities are the responsibility of Chaffey Joint Union High School District (“CJUHS”).

O.2 *After Annexation*

Both primary and secondary school services will continue to be the responsibility of ESD and CJUHS, respectively.

P Solid Waste Management

P.1 *Before Annexation*

Burrtec Waste Management Industries currently provides waste and recycling services to the Annexation Area through a franchise agreement with the County Solid Waste Management Division.

P.2 *After Annexation*

Burrtec Waste Management Industries will continue to provide waste and recycling services to the Annexation Area after its annexation, although its franchise agreement will be executed with the City rather than with the County,



#### IV ONE-TIME DEVELOPMENT IMPACT FEES

Development impact fees (“DIFs”) are one-time fees utilized to fund a project’s fair share of a municipality’s infrastructure and capital needs, and are generally paid upon issuance of building permits and/or Certificates of Occupancy. As noted previously, the Annexation Area consists of 4.8 acres that will include the following anticipated land uses:

- 2.9 acres representing the southeast portion of the Project that is anticipated to be used solely as a portion of the Project’s parking lot;
- 1.9 acres of SCE-owned parcel containing transmission wires; and
- A portion of the Napa Street right of way.

Based on these currently proposed land uses within the Annexation Area, no structures are to be built within the area, so no DIFs are anticipated to be collected within the Annexation Area itself. Only portions of the Project outside of the Annexation Area on which structures are to be built would require the payment of DIFs, and they would be paying DIFs equal to the Project’s fair share of the capital costs of public facilities necessitated by the structures built on the Project site. Notably, if the development plan for the Project changes such that the Annexation Area would include actual development other than the currently anticipated parking lot, DIFs could be collected. However, as DIF levels generally vary dependent upon the land use types being constructed, specific fee levels cannot be assigned to the Annexation Area at this time.