



# I-15 LOGISTICS CENTER ANNEXATION

Supplement to Plan for Service  
City of Fontana

**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

December 14, 2022


**Supplement to Plan for Service  
I-15 Logistics Center – Debris Basin Annexation  
City of Fontana**

This is a supplement to the Plan for Service (Appendix A) dated November 2019 for the I-15 Logistics Center Reorganization. The Plan for Services was prepared in support of actions LAFCO 3242 and 3243.

An additional annexation to the City of Fontana of approximately 3.42 acres (Exhibit 1), located north of Lytle Creek Road and consisting of Assessor’s Parcel Number 0239-072-02, is required for development of the I-15 Logistics Center property. The land is specifically needed for a debris basin and connection to a 48-inch diameter storm drain. Debris basins capture sediment, gravel, and other debris that are washed downstream during storms, and filter water into the storm drain system. The basin and associated storm drain line will be maintained by the property owner, I-15 Logistics, LLC, under a maintenance agreement with the City. City-provided services for the debris basin parcel will be limited to general government services. No other development would occur within the annexation area..

I hereby certify that this supplement presents the data and information required for the Plan for Service for the I-15 Logistics Center – Debris Basin Annexation 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

  
\_\_\_\_\_  
Phil Burum  
Deputy City Manager

Date 12-15-22

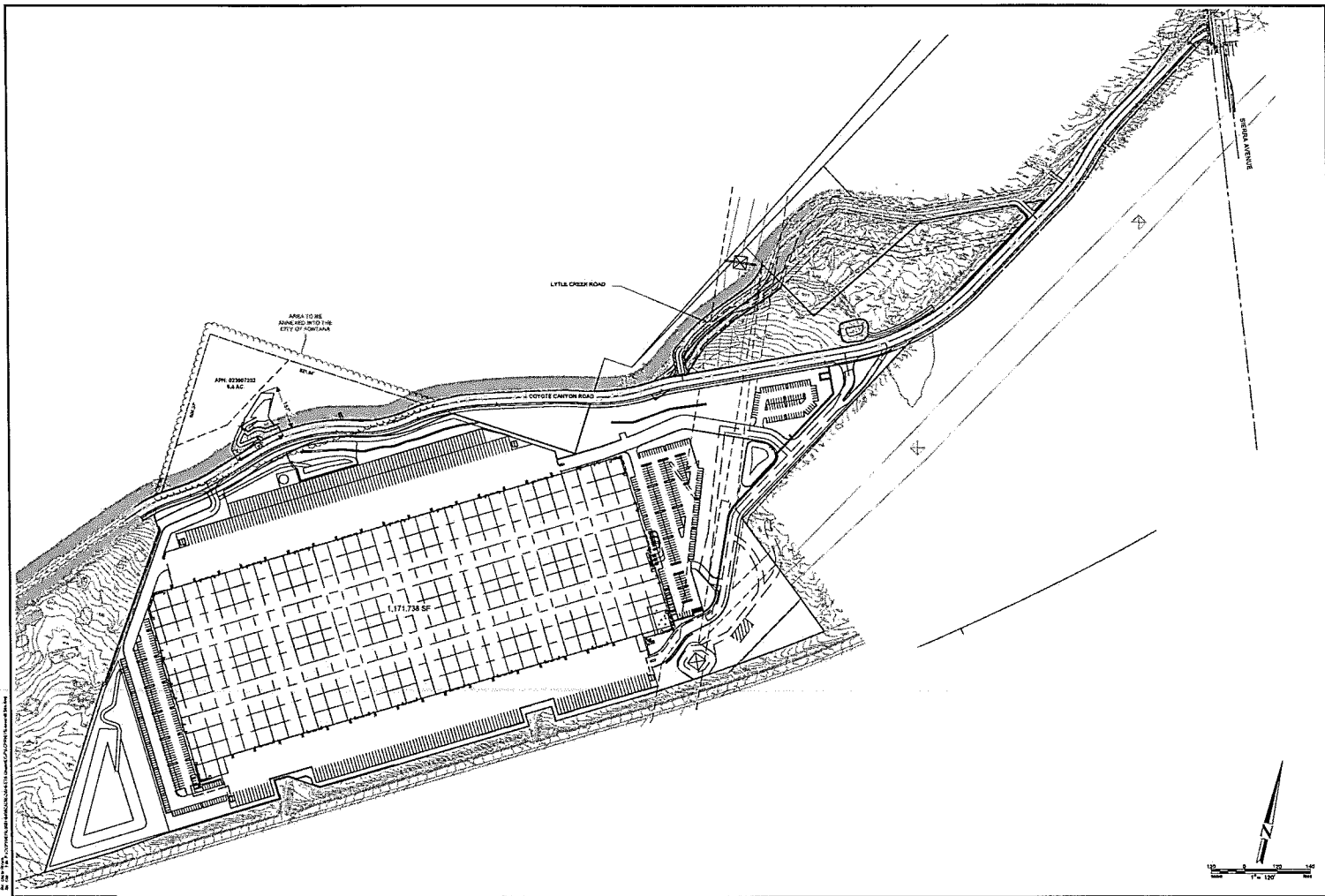
List of Exhibits:

Exhibit 1 Overall Site Plan Exhibit/Additional Annexation Boundary

Appendices:

Appendix A Plan of Service dated November 2019

**EXHIBIT 1 ADDITIONAL ANNEXATION BOUNDARY**



Underground Service Alert  
 CAL TOLL FREE  
 1-800  
 227-2600  
THE NORTH-SOUTH SCALE REFLECTS 100:1

**BASE OF BEARING**  
 THE BEARING LINE IS THE  
 LINE OF BEARING IN THE  
 THE BEARING LINE IS  
 BEARING TO THE BEARING  
 IS BEARING IS

**BENCHMARK, NOT BENCHMARK BEARING**  
 LOCATION:  
 320' BY 100' OF CONCRETE BASE OF  
 THE TOWER IS LOCATED IN THE  
 AREA OF THE BEARING IS  
 ELEVATION:  
 1762.84 (M)



**DAVID EVANS AND ASSOCIATES, INC.**  
 4141 E. Evans Avenue, Suite 204  
 Orange, California 92668  
 Phone: 714.761.1200  
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 Prepared under the supervision of:

CITY OF FORTNA  
 ENGINEERING DEPARTMENT  
 DESIGNED BY: [ ] CHECKED BY: [ ]  
 DRAWN BY: [ ] DATE: [ ]

I-15 LOGISTICS CENTER  
 OVERALL SITE EXHIBIT

**APPENDIX A: PLAN OF SERVICE DATED NOVEMBER 2019**



# 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

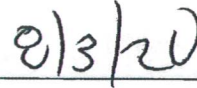
**Certification**

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

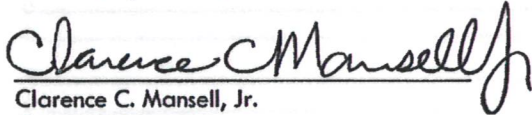
  
\_\_\_\_\_  
8/3/20



**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



## 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

### 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>

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

**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	County of San Bernardino	City of Fontana
Human Resources Division	County of San Bernardino	City of Fontana
Business Registration	County of San Bernardino	City of Fontana
<b>Community Development:</b>		
Planning	County of San Bernardino	City of Fontana
Building & Safety	County of San Bernardino	City of Fontana
Code Compliance	County of San Bernardino	City of Fontana
<b>Economic Development</b>	County of San Bernardino	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	Caltrans	Caltrans
Arterials and Collectors	San Bernardino County	City of Fontana
Local Roads	San Bernardino County	City of Fontana
Transit	Omnitrans	Omnitrans
<b>Flood Control and Drainage:</b>		
Local Facilities	San Bernardino County Flood Control District	City of Fontana
Regional Facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
<b>Utilities:</b>		
Cable/Internet	Frontier Communications	Frontier Communications
Telephone	Frontier Communications	Frontier Communications
Power	Southern California Edison	Southern California Edison
Natural Gas	Southern California Gas Company	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



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> SBCFPD (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>.

## 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

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



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

## 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.

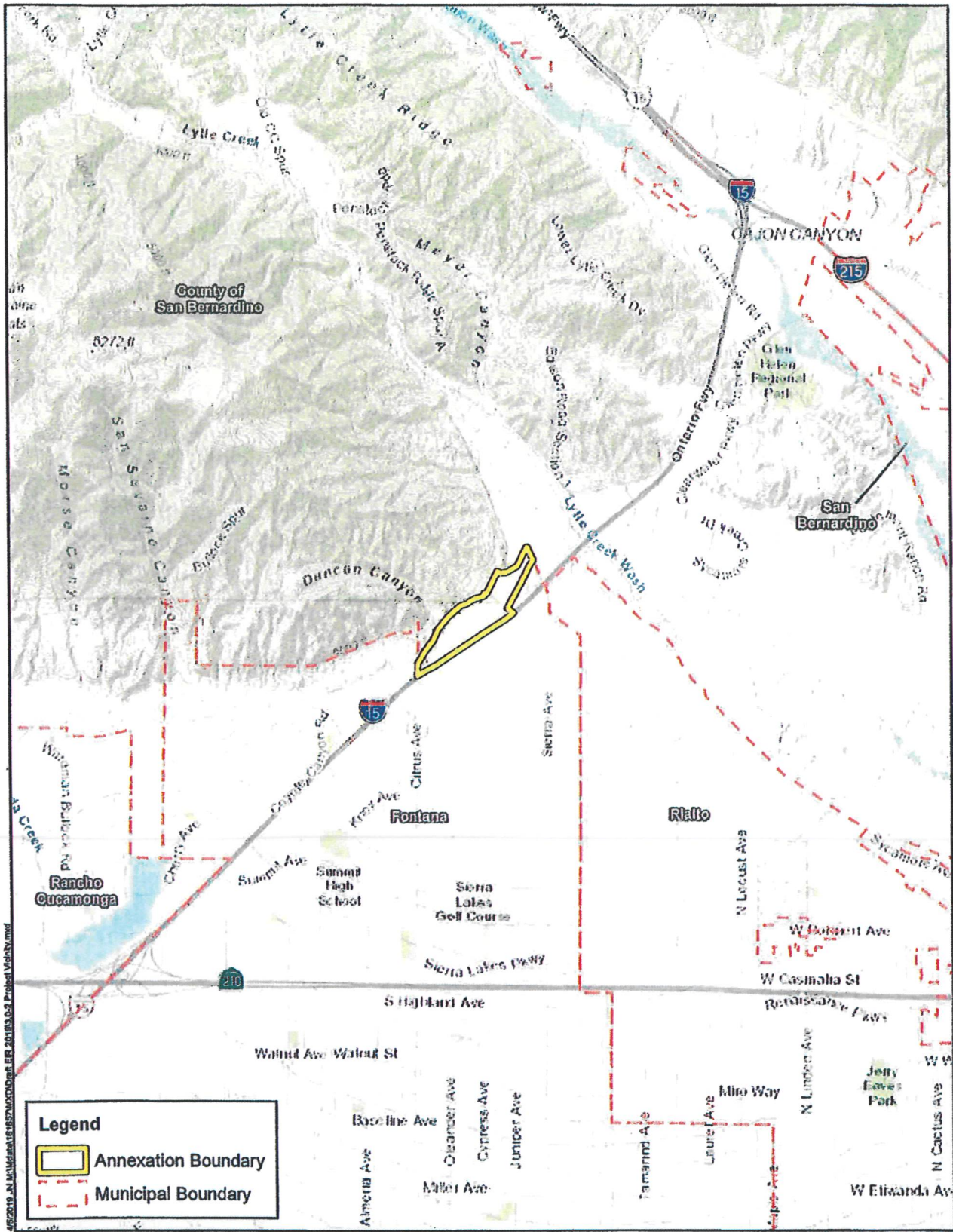
### After Annexation

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>.

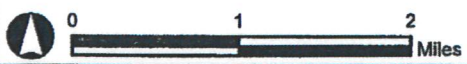
<sup>13</sup> CalRecycle (California Department of Resources Recycling and Recovery). 2019. Agency website. Accessed October 2019. <https://www.calrecycle.ca.gov>.





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**Michael Baker**  
 INTERNATIONAL



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

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

Exhibit 1