

# 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: \_\_\_\_\_  
Annexation of approximately 3.42 acres (Assessor's Parcel Number 0239-072-02) to the City of Fontana.

2. NAME OF APPLICANT: I-15 Logistics, LLC  
APPLICANT TYPE:  Landowner  Local Agency  
 Registered Voter  Other \_\_\_\_\_

MAILING ADDRESS:  
1300 Dove St., Ste. 200, Newport Beach, CA 92660

PHONE: (817) 813-8826

FAX: ( ) n/a

E-MAIL ADDRESS: jroberts@caprock-partners.com

3. GENERAL LOCATION OF PROPOSAL: \_\_\_\_\_  
APN 0239-072-02, north of Lytle Creek Road between Sierra Avenue and Duncan Canyon Road.

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. \_\_\_\_\_  
Annexation is required to accommodate construction of a debris basin and storm drain connection in support of the I-15 Logistics Center project.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
3.42 acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
None

3. Approximate current population within area:  
None

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
Fontana General Plan R-E (Residential Estates) district, permitting various residential, open space, and utility uses

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
SD-RES (Special Development - Residential) district, permitting various residential, open space, and utility uses

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 development apart from a debris basin is planned. There are no special land use concerns associated with this use.

6. Indicate the existing use of the subject territory.  
Vacant

What is the proposed land use?  
Debris basin

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.  
No public services are required.

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: \_\_\_\_\_
- 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:*

The annexation area is vacant and surrounded by vacant land. The annexation would not result in environmental justice impacts, and will support economic development by providing jobs.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The site slopes downward to Lytle Creek Road.

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

Residential	<u>0</u>	%	Agricultural	<u>0</u>	%
Commercial	<u>0</u>	%	Vacant	<u>100</u>	%
Industrial	<u>0</u>	%	Other	<u>0</u>	%

3. Describe the surrounding land uses:

NORTH	<u>Vacant</u>
EAST	<u>Vacant</u>
SOUTH	<u>Vacant (approved industrial development)</u>
WEST	<u>Vacant</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.).

The project will include grading and installation of a debris basin with a storm drain connection.

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

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.

This is a supporting element to the approved I-15 Logistics Center project.

**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 James Roberts, Caprock Partners TELEPHONE NO. (817) 713-8826

ADDRESS: 1300 Dove St., Ste. 200, Newport Beach, CA 92660

NAME Andrea Arcilla, EPD Solutions, Inc. TELEPHONE NO. (949) 278-5413

ADDRESS: 2355 Main St., Ste. 100, Irvine, CA 92614

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CERTIFICATION**

As a part of this application, the City/Town of \_\_\_\_\_, or the \_\_\_\_\_ District/Agency, \_\_\_\_\_ (the applicant) and/or the I-15 Logistics, LLC (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,

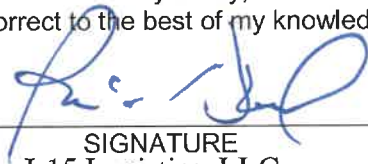
and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

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 \_\_\_\_\_



SIGNATURE  
I-15 Logistics, LLC

Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

Patrick Daniels, CEO

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