

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 GATX Property, APN 0254-192-02, into the West Valley Valley Water District

2. NAME OF APPLICANT: West Valley Water District

APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:
855 W. Baseline Rd. Rialto, CA 92377

PHONE: (909) 644-0001

FAX: () _____

E-MAIL ADDRESS: Dguerra@wwd.org

3. GENERAL LOCATION OF PROPOSAL: Northeast corner of Slover Avenue and Pepper Avenue in the City of Colton

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. _____
GATX currently draws water from an on site well to serve the property with irrigation water, potable water, and fire water. Due to the current quality of the well water, GATX would like to disconnect their water services from the on site well. GATX is requesting to annex into the West Valley Water District where they could be provided potable, irrigation, and fire water service lines to serve their site.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): 34 ± 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: ∅

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Heavy Industrial

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Heavy Industrial

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: None

6. Indicate the existing use of the subject territory.
Operations at the GATX site consist of cleaning and maintaining rail cars that are leased to other entities. The lessees use the rail cars to transport commodities that range from food products to chemicals.

What is the proposed land use?
There are no proposed changes to the existing land use.

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.

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

Public Water System No. 3601089 operating under domestic water supply permit No. 15-3601089-001

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 to the West Valley Water District would enable the GATX Company

 to disconnect the potable water service from the existing well and to serve the site

 with clean water.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The project site contains buildings which house office and rail car cleaning areas. There are rail lines throughout the west half of the site and an evaporation basins on the east.

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

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>45</u> %
Industrial	<u>50</u> %	Other	<u>5</u> %

Basins

3. Describe the surrounding land uses:

NORTH	<u>Railroad lines and I-10 Freeway</u>
EAST	<u>Cement Plant</u>
SOUTH	<u>Cement Plant</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.).

Installation of water facilities

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.

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 Daniel Guerra TELEPHONE NO. 909-644-0001

ADDRESS: 855 W. Baseline Rd. Rialto, CA 92377

NAME Rosalia Jordan TELEPHONE NO. 909-777-5142

ADDRESS: 20878 Slover Ave, Colton, CA 92324

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the City/Town of _____, or the West Valley Water District District/Agency, _____ (the applicant) and/or the _____ (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 8.14.23



SIGNATURE

John Thiel

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

General Manager

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