

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: 383 Acre Annexation of Land to CVWD's Service Area

2. NAME OF APPLICANT: Cucamonga Valley Water District (CVWD)
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:
10440 Ashford Street, Rancho Cucamonga, 91730

PHONE: (909) 483-7451

FAX: ()

E-MAIL ADDRESS: gulln@cvwdwater.com

3. GENERAL LOCATION OF PROPOSAL: Property adjacent to Etiwanda Avenue
between Arrow Route & 6th Street in Rancho Cucamonga.

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. _____
Industrial business developments are planning to build in the Annexation Area who will need
water and sewer service from CVWD. Annexation of the land to CVWD will allow CVWD
to have a service area that is identical to the City Boundary of Rancho Cucamonga.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
Approximately 383 Acres
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan
3. Approximate current population within area:
There are several industrial businesses in the annexation area.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

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:
There are several industrial businesses in the annexation area who have access to the existing road system.

6. Indicate the existing use of the subject territory.
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

What is the proposed land use?
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

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.
CVWD will provide water and sewer services to the annexation area. CVWD has adequate water and sewer capacity to serve the annexation area.

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:*

CVWD provides water and sewer service to all residents of Rancho Cucamonga without having any restrictions or limitations based on race, culture, or income.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. _____
Area has existing road system. The terrain is relatively flat with the north end being higher than south end of the annexation area.

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

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>40</u> %
Industrial	<u>60</u> %	Other	_____ %

3. Describe the surrounding land uses:

NORTH Industrial

EAST Industrial

SOUTH Industrial

WEST Industrial

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 southwest portion of the annexation area will have to construct new facilities for the Etiwanda Commerce Center warehouse development. The northeast portion of the annexation area is mostly built out with industrial businesses. The northeast portion could have to build one or two sewer mains that connect to the existing sewer trunk main on Arrow Route.

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

Yes, CVWD's ability to provide water and sewer service to the annexation area can prompt more development of industrial businesses.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES NO If YES, please identify.

8545 Pecan Avenue, Rancho Cucamonga, 91739 has a out-service-agency agreement. It was approved by LAFCO on September 20, 2023 per Resolution No. 3383.

7. Is this proposal a part of a larger project or series of projects? YES NO If YES, please explain.

The proposed action of this annexation is to have CVWD's service area become identical to the city boundary of Rancho Cucamonga so that the proposed industrial developments in the annexation area can receive water and sewer service from CVWD.

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 Gull Nawaz TELEPHONE NO. 909-483-7451

ADDRESS: 10440 Ashford Street, Rancho Cucamonga, CA 91730

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the City/Town of _____, or the Cucamonga Valley Water District District/Agency, John Bosler (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 April 22, 2021

John Barler
SIGNATURE

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

GM/CEO CVWD
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