

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
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www.sbclafco.org

DATE: NOVEMBER 9, 2022 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Senior Analyst
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: AGENDA ITEM #7B: LAFCO 3255 – Sphere of Influence Amendment for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion), City of Fontana (reduction), and Fontana Fire Protection District (reduction)

INITIATED BY:

Landowner Petition

RECOMMENDATION:

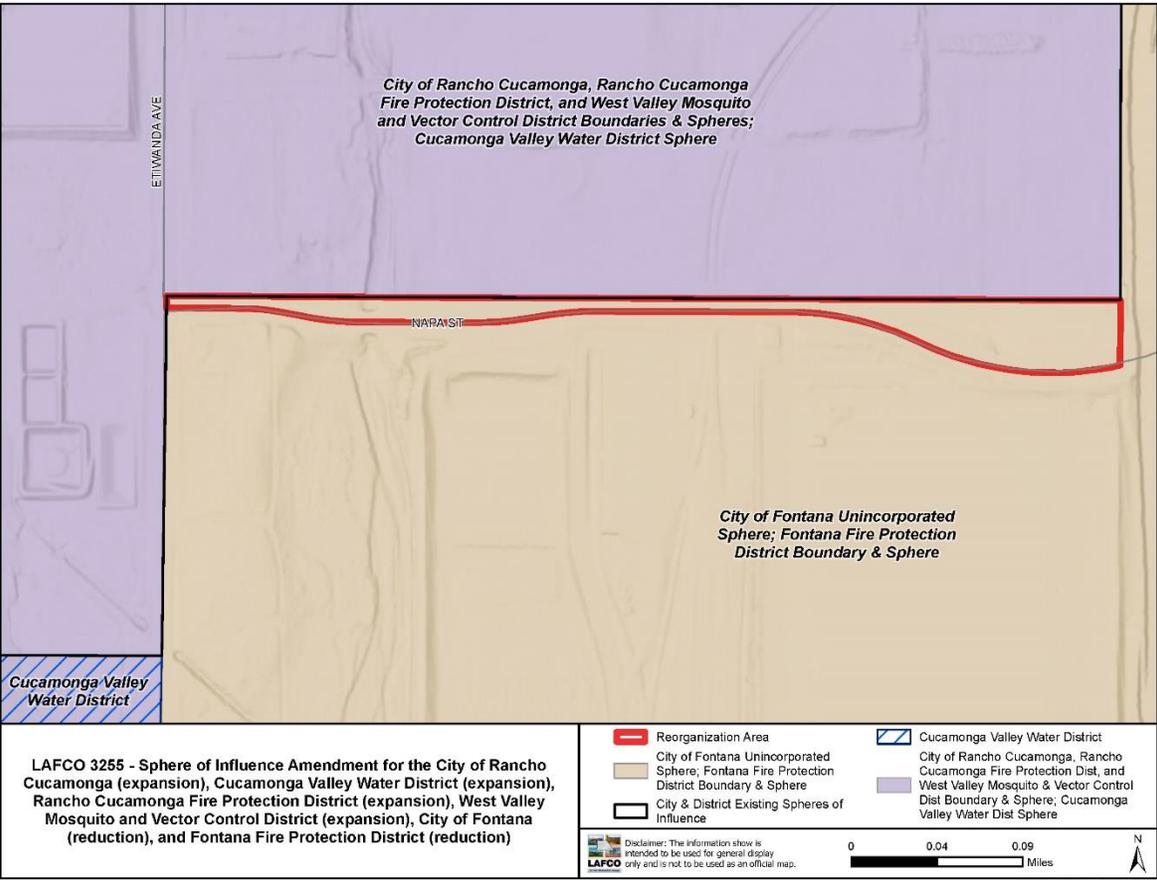
LAFCO staff recommends that the Commission approve LAFCO 3255 by taking the following actions:

1. Determine that the proposed sphere of influence amendments, submitted under the provisions of Government Code Section 56428, does not require a service review;
2. Approve the sphere of influence expansion for the City of Rancho Cucamonga and the concurrent sphere of influence reduction for the City of Fontana;
3. Approve the sphere of influence expansion for the Cucamonga Valley Water District;
4. Approve the sphere of influence expansion for the Rancho Cucamonga Fire Protection District and the concurrent sphere of influence reduction for the Fontana Fire Protection District;
5. Approve the sphere of influence expansion for the West Valley Mosquito and Vector Control District;

6. Affirm the descriptions of the functions and services for the Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, West Valley Mosquito and Vector Control District, and Fontana Fire Protection District, as identified in the *LAFCO Policy and Procedure Manual*; and,
7. Adopt LAFCO Resolution No. 3357 reflecting the Commission’s determinations for LAFCO 3255.

BACKGROUND:

The property owner/developer, Speedway Commerce Center Development, LLC, initiated the sphere amendment proposal (and the concurrent reorganization proposal – see Item 7C) to annex territory into the City of Rancho Cucamonga (City) in order to place the entirety of the Speedway Commerce Development Project (Project), a proposal to develop two (2) warehouse facilities, into a single jurisdiction. The proposed sphere amendment area is generally located north of Napa Street and generally east of Etiwanda Avenue.



The proposed sphere of influence amendment area includes two parcels, Assessor Parcel Number (APN) 0229-291-46, a portion of APN 0229-291-23, and the northerly right-of-way portion of Napa Street encompassing approximately 4.8 acres.

When the City incorporated in 1977, its boundary along the Project area was drawn along an existing section line, which—at that time—no road existed east of Etiwanda Avenue. Then, in 1995, the Napa Road right-of-way was created and the road itself was built soon after. Unfortunately, Napa Road was not built along the existing city boundary -- which created an unincorporated strip of land between the City’s boundary and the new road.



Majority of the Project is already within the City of Rancho Cucamonga and the property owner/developer is requesting that the boundary of the City be adjusted to match the Napa Road right-of-way in order to place the entirety of its Project within a single jurisdiction – within the City of Rancho Cucamonga.

The concurrent reorganization to the City of Rancho Cucamonga will also include annexations to local agencies serving the community such as the Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District (a subsidiary district of the City), as well as the regional West Valley Mosquito and Vector Control District pursuant to Commission policy on Concurrent City-District Annexation. In addition, the reorganization will also include the detachment of the area from the Fontana Fire Protection District.

SPHERE OF INFLUENCE AMENDMENTS:

A “sphere of influence” is defined as a planning boundary that designates an agency’s probable future boundary and service area.

The sphere of influence amendments between the City of Rancho Cucamonga (expansion) and the City of Fontana (reduction) is required in order to move forward with the annexation of the area into the City of Rancho Cucamonga. LAFCO staff believes the proposed sphere of influence amendment between the City of Rancho Cucamonga and the City of Fontana is a reasonable exchange in order to move forward with the concurrent reorganization (LAFCO 3256) and place the entirety of the Project being developed within a single jurisdiction – within the City of Rancho Cucamonga.

The rationale for amending the spheres of influence for Cucamonga Valley Water District (expansion), West Valley Mosquito and Vector Control District (expansion), and the sphere of influence exchange between the Rancho Cucamonga Fire Protection District (expansion) and Fontana Fire Protection District (reduction) is to have consistent spheres among all community-based service providers. Therefore, LAFCO staff also believes the proposed sphere of influence expansions for Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District and the sphere of influence reduction for Fontana Fire Protection District are reasonable amendments in order to move forward with the concurrent reorganization (LAFCO 3256) that will align all service providers that will serve the Project within the City of Rancho Cucamonga.

SERVICE REVIEW DETERMINATION:

It is the staff’s position that a sphere of influence “amendment” does not require that a service review be conducted pursuant to Government Code Section 56430 as this section reads in part, “In order to prepare and to update spheres of influence in accordance with 56425, the commission shall conduct a service review...” In this particular case, LAFCO 3255 include sphere of influence amendments pursuant to Section 56428, not updates pursuant to Section 56430. Therefore, a service review is not required.

SPHERE OF INFLUENCE FACTORS OF CONSIDERATION:

Staff’s responses to the “factors of consideration” required by State law for sphere of influence amendment proposals, as outlined in Government Code Section 56425, are as follows:

1. The present and planned land uses in the area, including agricultural and open space lands

The existing uses within the sphere of influence amendment areas include a mix of vacant land and road right-of-way.

The County's General Plan designates the area as Regional Industrial (IR). The City of Fontana's General Plan designates APN 0229-291-46 as General Industrial (GI) and APN 0229-291-23 as Public Utility Corridor (P-UC). The City of Rancho Cucamonga has assigned the area a General Plan and zoning designation of Heavy Industrial (HI).

Currently, the service need within the area is minimal due to its vacant nature. Upon development of the Project, the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

2. The present and probable need for public facilities and services in the area

There will be no change to the public facilities and/or utility services within the area. The sphere of influence amendments and the concurrent reorganization will place the area within the agencies that will serve the Project; however, the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

3. The present capacity of public facilities and adequacy of public services that the agency to be expanded provides or is authorized to provide

The City of Rancho Cucamonga provides a full range of municipal services such as law enforcement, solid waste services, and street sweeping. Cucamonga Valley Water District will be providing wastewater collection service only (water service to the area is currently provided by Fontana Water Company). Rancho Cucamonga Fire Protection District, a subsidiary district of the City, will be the responsible agency for fire protection and emergency medical services. Finally, the West Valley Mosquito and Vector Control District provides prevention and control of vector and vector-borne diseases within the west valley region of the County.

The proposed sphere of influence amendment and the concurrent reorganization will place the area within the agencies that will serve the Project; however, the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

4. The existence of any social or economic communities of interest

The City of Rancho Cucamonga and its sphere of influence, which is considered the Rancho Cucamonga community, is served by a number of agencies including Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, as well as the regional West Valley Mosquito and Vector Control District. The sphere of influence amendments (and ultimately the boundaries) will align all service providers that will serve the Project within the City of Rancho Cucamonga.

5. The Present and Probable Need for Public Facilities and Services of any Disadvantaged Unincorporated Communities Within the Existing Sphere of Influence for a City/Special District that Provides Public Facilities or Services Related to Sewers, Water, or Fire Protection

There are no disadvantaged unincorporated communities within the City of Rancho Cucamonga’s unincorporated sphere of influence or within the spheres of influence for Cucamonga Valley Water District or Rancho Cucamonga Fire Protection District.

FUNCTIONS AND SERVICES FOR SPECIAL DISTRICTS:

Government Code Section 56425(i) requires that during a sphere of influence amendment or update for a Special District, the Commission is required to review and identify the range of services to be provided, as well as the nature and location of these services. At present the Commission’s Policy and Procedure Manual identifies the authorized functions and services to be provided by the special districts under its purview. That listing identifies the following functions and services for:

1. Cucamonga Valley Water District:

<u>FUNCTION</u>	<u>SERVICES</u>
Water	Wholesale and retail water
Sewer	Sewer collection

2. Rancho Cucamonga Fire Protection District:

<u>FUNCTION</u>	<u>SERVICES</u>
Fire Protection	Fire protection and emergency medical

3. West Valley Mosquito and Vector Control District:

<u>FUNCTION</u>	<u>SERVICES</u>
Vector Extermination	Conduct surveillance and other appropriate studies of vectors and vector-borne diseases; prevention of the occurrence of vectors and vector-borne diseases; abate or control vector and vector-borne diseases

4. Fontana Fire Protection District:

<u>FUNCTION</u>	<u>SERVICES</u>
Fire Protection	Structural, watershed, prevention, inspection, suppression, weed abatement, hazardous materials services, rescue, first aid, paramedic, emergency response, and disaster preparedness planning

LAFCO staff recommends that the Commission affirm the service descriptions for the Cucamonga Valley Water District, the Rancho Cucamonga Fire Protection District, the West Valley Mosquito and Vector Control District, and the Fontana Fire Protection District as identified in the *LAFCO Policy and Procedure Manual, Section VI, Chapter 3: Listing of Special Districts within San Bernardino LAFCO Purview - Authorized Functions and Services*.

ADDITIONAL DETERMINATIONS:

1. As required by State Law, notice of the Commission’s consideration of this issue has been advertised as required by State law through publication in *Inland Valley Daily Bulletin*, a newspaper of general circulation in the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies wishing mailed notice.
2. LAFCO staff has also provided individual notices in conjunction with noticing the proposed reorganization proposal, LAFCO 3255, to landowners and registered voters surrounding the sphere amendment area including the entire reorganization area including (totaling 105) in accordance with state law and adopted Commission policies. To date, no written comments in support or opposition have been received regarding the consideration of this proposal.
3. As a CEQA responsible agency, the Commission’s Environmental Consultant, Tom Dodson of Tom Dodson and Associates, has reviewed the City’s environmental documents for the sphere amendment proposal (LAFCO 3255) and has indicated that the City’s environmental assessment for the Speedway Commerce Development Project (SCH No. 2020090076) is adequate for the Commission’s use as CEQA responsible agency. Copies of the City’s Complete Final EIR and all associated documents were previously provided to Commission members and are also included (as Web links) in Attachment #2 of Item 7A. Discussion and recommendations related to environmental assessment for LAFCO 3255 are outlined in the Item 7A staff report for the November 16, 2022 LAFCO meeting.
4. The maps and legal descriptions for these sphere of influence amendments, were certified by the County Surveyor’s office.

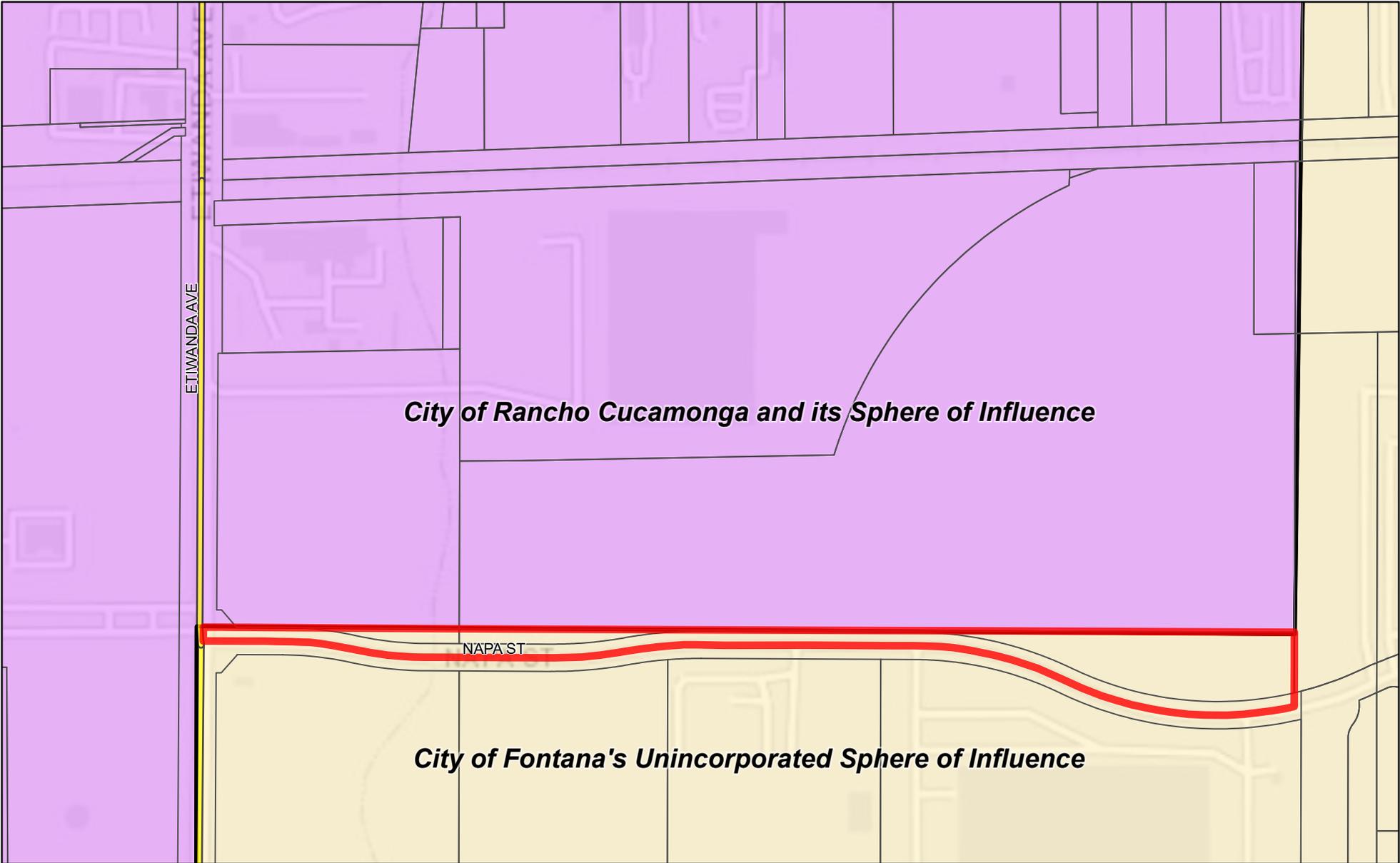
CONCLUSION:

LAFCO 3255 represents reasonable sphere of influence amendments for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion) and the City of Fontana (reduction) and Fontana Fire Protection District (reduction).

This proposal has been submitted in order to move forward with the reorganization proposal (LAFCO 3256). For all these reasons, and those identified within this report, staff recommends approval of LAFCO 3255. The actions recommended for the Commission are outlined on pages one and two of this report.

Attachments:

1. [Vicinity Maps and Maps of Proposed Sphere of Influence Amendments](#)
2. [Application for Sphere of Influence Amendment](#)
3. [Draft LAFCO Resolution No. 3357](#)



LAFCO 3255 – Sphere of Influence Amendment for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion), City of Fontana (reduction), and Fontana Fire Protection District (reduction)

Sphere Expansion for City of Rancho Cucamonga and Sphere Reduction for City of Fontana

 Sphere Amendment Area
 Major Roads

 CITY OF RANCHO CUCAMONGA
 FONTANA UNINCORPORATED SPHERE

 Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

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 Miles



Cucamonga Valley Water District

ETIWANDA AVE

Cucamonga Valley Water District and its Sphere of Influence

NAPA ST

LAFCO 3255 – Sphere of Influence Amendment for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion), City of Fontana (reduction), and Fontana Fire Protection District (reduction)

Sphere Expansion for Cucamonga Valley Water District

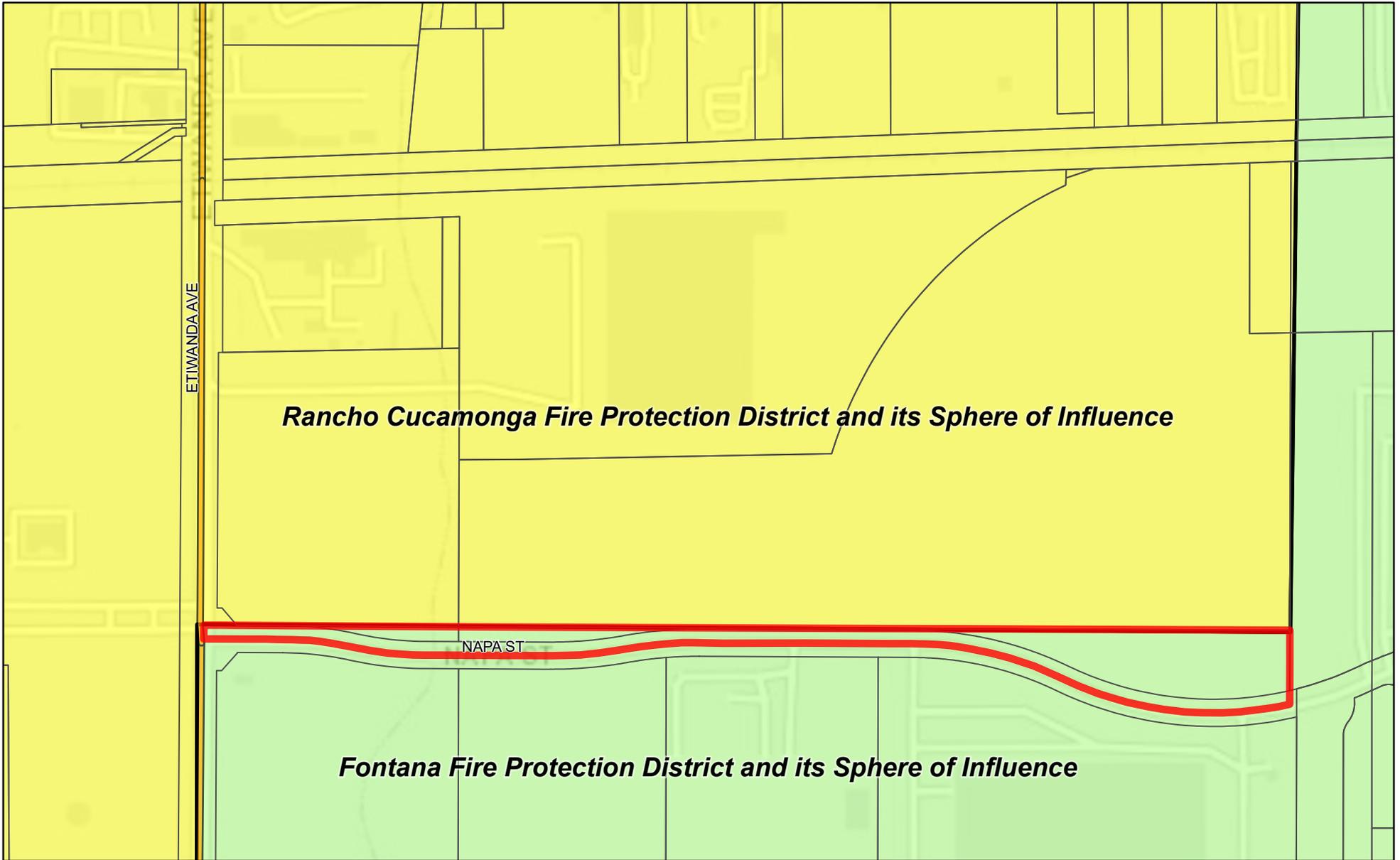
 Sphere Amendment Area
 Major Roads

 Cucamonga Valley Water District
 Cucamonga Valley Water District Sphere of Influence

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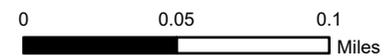
LAFCO 3255 – Sphere of Influence Amendment for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion), City of Fontana (reduction), and Fontana Fire Protection District (reduction)

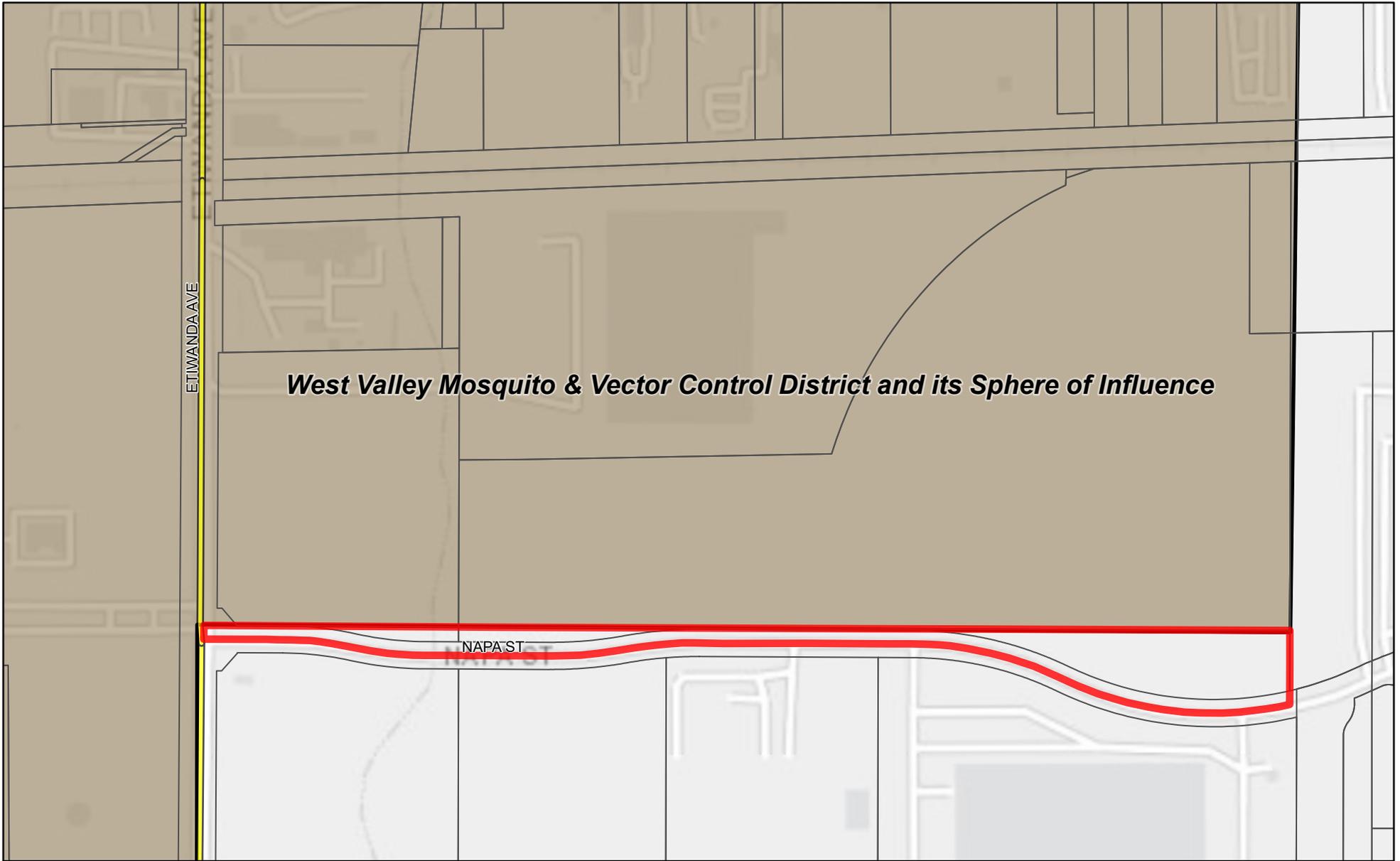
Sphere Expansion for Rancho Cucamonga FPD and Sphere Reduction for Fontana FPD

-  Sphere Amendment Area
-  Major Roads

-  RANCHO CUCAMONGA FPD
-  FONTANA FPD

 Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





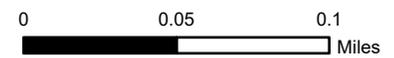
LAFCO 3255 – Sphere of Influence Amendment for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion), City of Fontana (reduction), and Fontana Fire Protection District (reduction)

Sphere of Influence Expansion for West Valley MVCD

 Sphere Amendment Area
 Major Roads

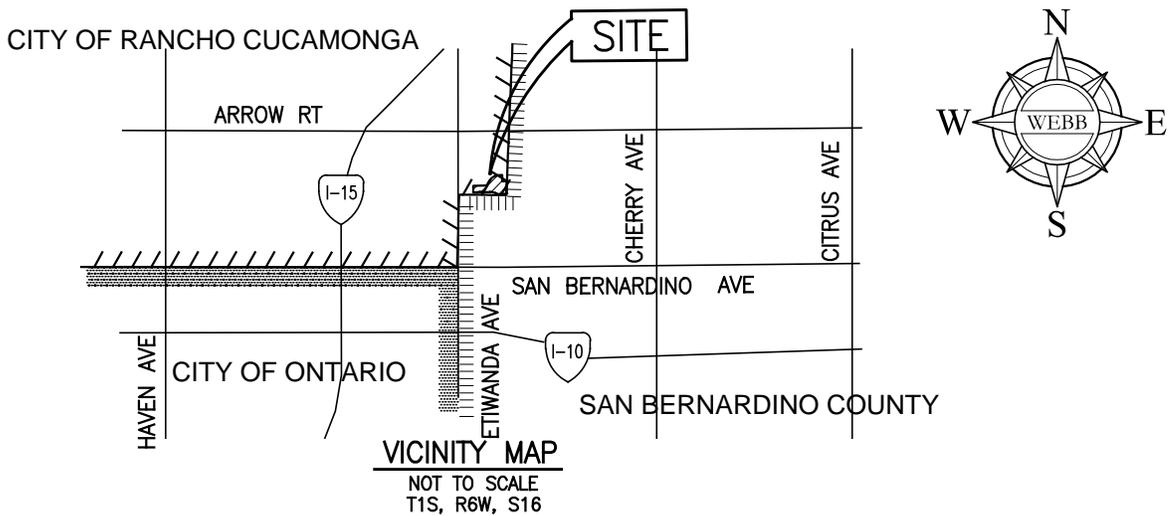
 WEST VALLEY MOSQUITO & VECTOR CONTROL DISTRICT

 Disclaimer: The information show is intended to be used for general display only and is not to be used as an official map.

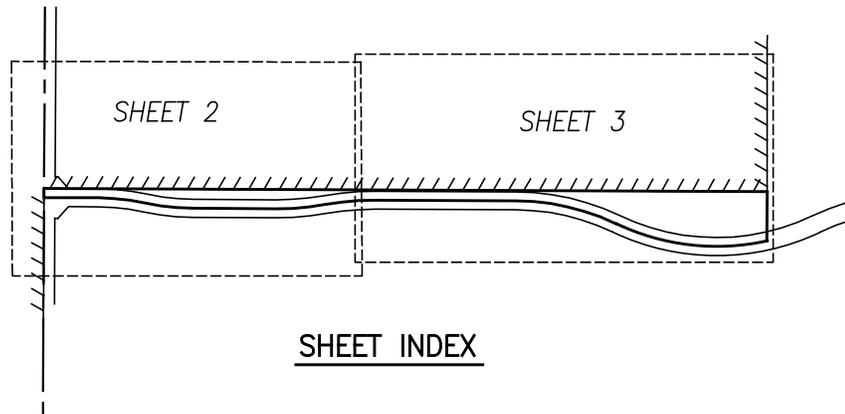


LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



09/29/22



SHEET INDEX

SEC. 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 3

W.O.
20-0066

SCALE: N.T.S.

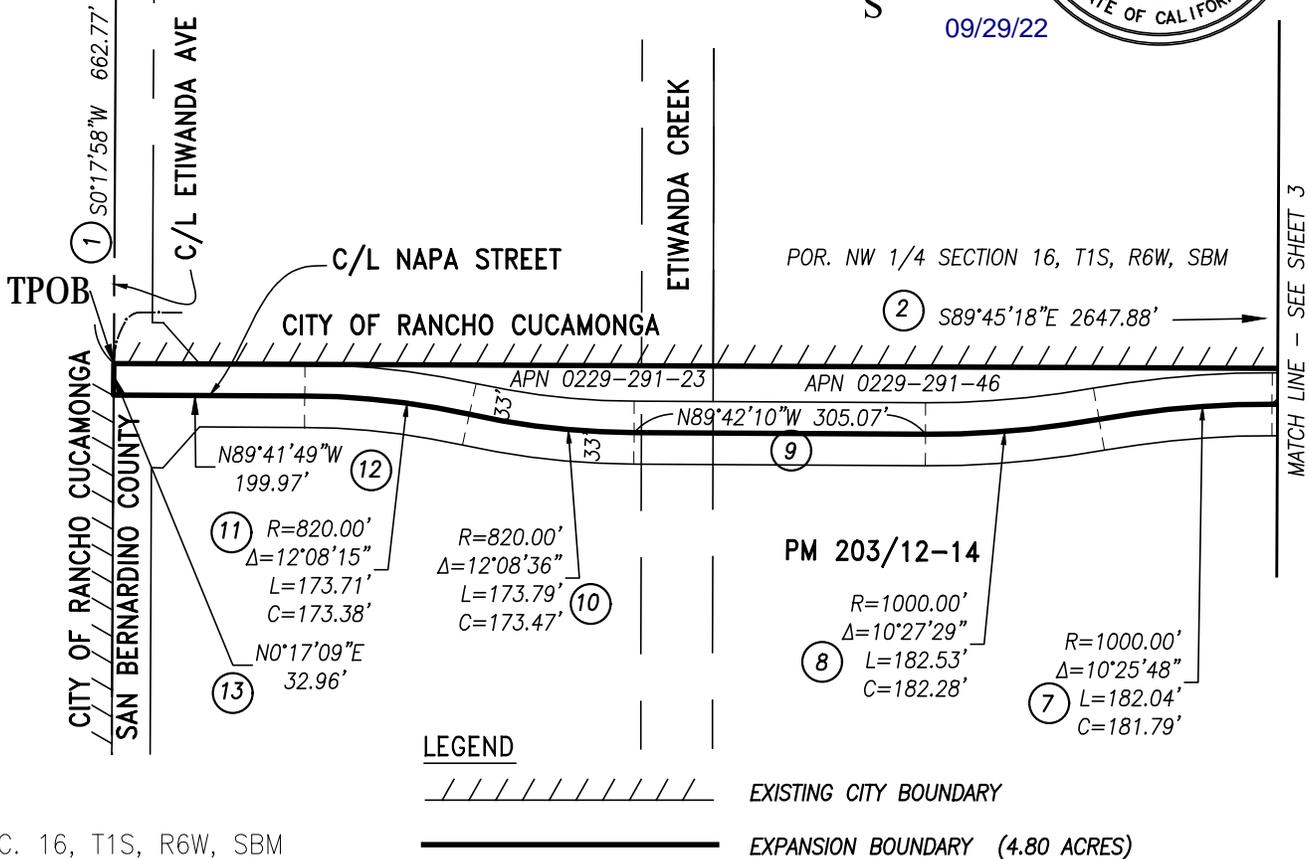
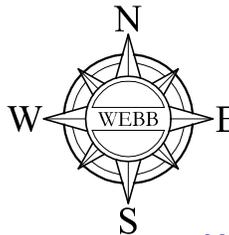
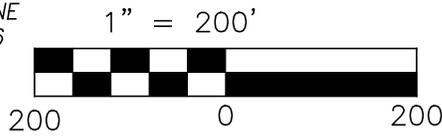
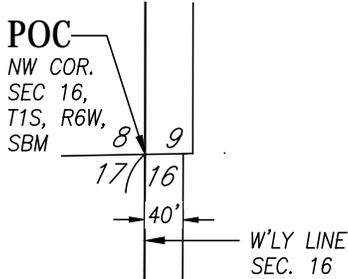
DRWN BY LB
CHKD BY MJ

DATE 2/26/22
DATE 09/29/22

SUBJECT: LAFCO 3255

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



ALBERT A.
WEBB
ASSOCIATES

LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 3

W.O.
20-0066

SCALE: 1"=200'

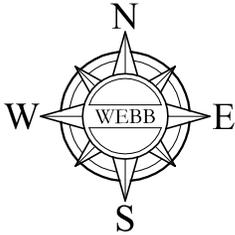
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DATE 2/26/22
DATE 09/29/22

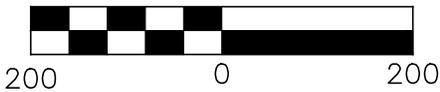
SUBJECT: LAFCO 3255

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



1" = 200'



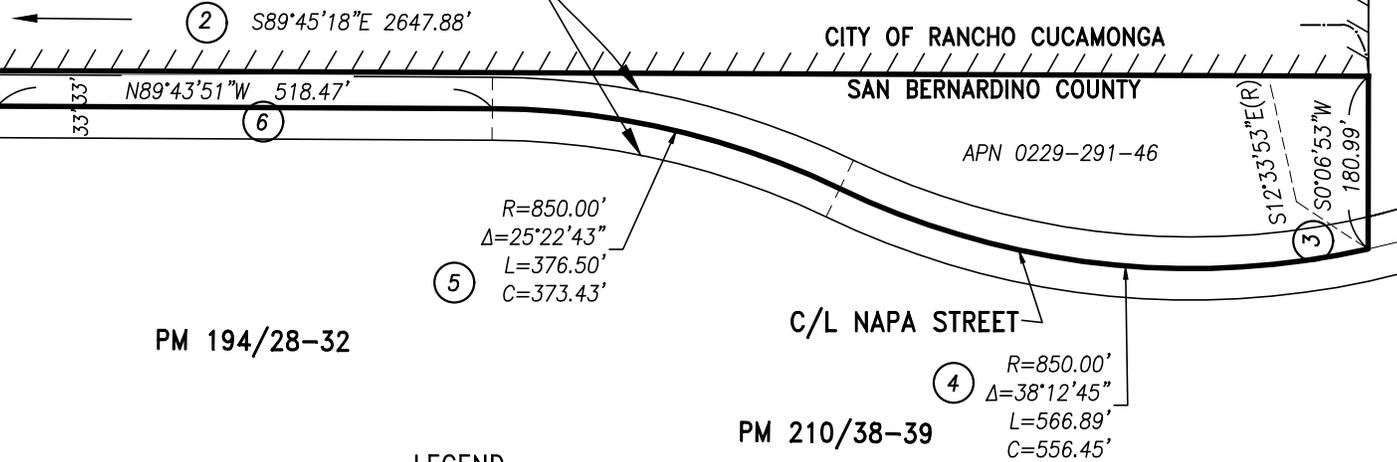
09/29/22

MATCH LINE - SEE SHEET 2

POR. NW 1/4 SECTION 16, T1S, R6W, SBM

E'LY LINE NW 1/4 SEC. 16

CITY OF RANCHO CUCAMONGA
SAN BERNARDINO COUNTY



LEGEND

- EXISTING CITY BOUNDARY
- EXPANSION BOUNDARY (4.80 ACRES)

SEC. 16, T1S, R6W, SBM



LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 3

W.O.
20-0066

SCALE: 1"=200'

DRWN BY LB
CHKD BY MJ

DATE 2/26/22
DATE 09/29/22

SUBJECT: LAFCO 3255

RECEIVED

MAR 28 2022

LAFCO
San Bernardino County

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given of the intention to circulate a petition proposing

The Project includes the proposed reorganization and Sphere of Influence (SOI) amendment of two parcels including APN 0229-291-46, of approximately 2.9 acres in size, and a portion of parcel of approximately 0.69 acres (APN 0229 291-23), and half width of Napa Street that extends along the centerline of Napa Street from San Sevaine Channel to Etiwanda Avenue.

A written statement of the reasons for the proposal, not to exceed 500 words in length is as follows:

~~The Project would require SOI Amendments for the Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), Fontana Fire Protection District (reduction), and West Valley Mosquito and Vector Control District (expansion). As well as reorganization to include Annexations to the Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District, and Detachments from Fontana Fire Protection District and County Service Area 70. The proposed reorganization and SOI amendment is to create a logical boundary and annex a small parcel for the project for parking and access for the two building warehouse project.~~

Name and address of proponent:

Speedway Commerce Center Development, LLC

Scott Morse, Executive Vice President

901 Via Piemonte Suite 175, Ontario, Ca 91764

SIGNED BY:



DATED:

March 21, 2022

Required Attachments:

Sample Petition

Legal Description(s) and Map(s) of Changes within the Proposal

(The "Notice of Intent to Circulate Petition" must be filed with the Executive Officer of the Local Agency Formation Commission for San Bernardino County prior to circulating the petition. Upon receipt of this Notice, the Executive Officer is required to notify all affected agencies.)

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 W. Third Street, Unit 150,
San Bernardino, CA 92415-0490 • (909) 388-0480 • FAX (909) 388-0481
E-MAIL: lafco@lafco.sbcounty.gov

RECEIVED

APR 13 2022

LAFCO
San Bernardino County

LANDOWNER PETITION INITIATING PROCEEDINGS

We, the undersigned Landowners, do hereby petition the Local Agency Formation Commission, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), as follows:

A proposed annexation of approximately 4.8 acres into the City of Rancho Cucamonga, CVWD, RCFPD, and WWMVCD, and the SOI amendments for the City of Fontana (reduction) and the City of Rancho Cucamonga (expansion), RCFPD, Fontana Fire Protection District and WWMVCD.

(List all proposed changes of organization)

To the best of our knowledge, the proposal is consistent with the adopted sphere(s) of influence for an affected agency or agencies, and we understand that this proposal cannot be considered unless and until such spheres are consistent.

We certify that we are true and legal landowners of the named property and understand that these petitions may not be circulated separately from a current legal description and a current map showing the area of review.

The names and addresses of the Chief Petitioners for this proposal are as follows (not to exceed three persons):

Speedway Commerce Center Development, LLC

Scott Morse, Executive Vice President

901 Via Piemonte, Suite 175, Ontario Ca
91764

The reason(s) for this proposal is (are):

To create a logical boundary and to annex a parcel for the project for access and parking.

The requested terms and conditions for this proposal, if any, are as follows: Standard LAFCO Terms and Conditions

We hereby request that the Local Agency Formation Commission for San Bernardino County conduct proceedings on this proposal pursuant to the provisions of Government Code Sections 56000 et seq.

The landowner must sign his/her name, residence address, and the date of signing in his/her own handwriting. His/her parcel number must be included. If signing on behalf of a business or corporation, documentation must be attached showing ability to sign as legal representative for that enterprise.

SIGN NAME PRINT NAME <u>Scott Morse</u>	RESIDENCE ADDRESS	DATE 04/05/2022	PARCEL NUMBER 0229-291-46
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER
SIGN NAME PRINT NAME	RESIDENCE ADDRESS	DATE	PARCEL NUMBER

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: Speedway Commerce Center. The proposed annexation and jurisdictional boundary amendment/ Sphere of Influence (SOI) amendment of two parcels of approximately 4.8 acres for a warehouse project.

2. NAME OF APPLICANT: Speedway Commerce Center Development, LLC
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
MAILING ADDRESS:
901 Via Piemonte Suite 175, Ontario, CA 91764

PHONE: (909) 380-7292
FAX: () _____
E-MAIL ADDRESS: scott.morse@hillwood.com

3. GENERAL LOCATION OF PROPOSAL: The Project site is located partially in the City of Rancho Cucamonga and within San Bernardino County. The Project site is located south of the BNSF railway, west of the San Sevaine Channel, north of Napa St, and east of East Etiwanda Creek. Annexation includes APN 0229-292-46, 0.69-ac of APN 0229-291-23, and from the centerline of Napa St from the San Sevaine Channel to Etiwanda Ave.

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. The annexation would allow for a logical boundary along Napa Street between the City of Rancho Cucamonga, the County of San Bernardino, and the City of Fontana sphere of influence (SOI). The request would include a SOI amendment for the City of RC, CVWD, RCFD, and a reduction for Fontana Fire Protection District (FFPD) and West Valley Mosquito and Vector Control District (WVMVCD) . The request would include a reorganization to annex to the City of RC, CVWD, RCFPD and WVMVCD, and detachment from FFPD and CSA 70.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
The project is 34.61 acres but the annexation area is a total of 4.8 acres.
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments) Zero

3. Approximate current population within area: Zero

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
City of Rancho Cucamonga - D Industrial Employment - light and medium industrial, logistics centers, low impact manufacturing, research parks, and machining operations. Office and retail permitted as accessory use only.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
General Industrial (GI) - Among other permitted uses, general or heavy industrial, manufacturing, and processing. Wholesale, warehouse, and distribution are all permitted uses in the general industrial GP designation.

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 special land use concerns. The Project would construct new roads, infrastructure, and buildings to support uses consistent with the 2020-2045 RTP/SCS. The Project would connect people and employment with this new infrastructure.
6. Indicate the existing use of the subject territory.
Existing uses of the parcels are vacant land. One parcel owned by Southern California Edison (SCE) and occupied by overhead utility lines. This parcel will continue to be owned and operated by SCE.

What is the proposed land use?

The parcels identified for annexation would be developed as part of the project for two new industrial buildings and the land use would remain the same. The SCE utility corridor and easement will continue to be utilized for overhead power lines.

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.
The individual parcels identified for annexation would require public services but are able to be served.

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: GPA, Pre-zone, jurisdictional boundary change
- 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:*

N/A

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Generally flat vacant land, slight NE to SW slope

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

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>90</u> %
Industrial	_____ %	Other	<u>10</u> %

3. Describe the surrounding land uses:

NORTH	<u>Warehousing, Railroad, Vacant</u>
EAST	<u>Warehousing, Channel, Vacant</u>
SOUTH	<u>Warehousing, Channel, Vacant</u>
WEST	<u>Warehousing, Unimproved Channel, Vacant/Utility</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.).

Water utility connections, sewer system connection, site grading, storm water sewer infrastructure, roadway improvements, and other appurtenant improvements

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

The Project proposes the development of warehousing within the City of Rancho Cucamonga and allow for the expansion of employment opportunities within the City. Services are already available on and adjacent to the Project site.

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.

One of the parcels identified for annexation are part of the development project. The Project proposes the development of two warehouse buildings within the City of Rancho Cucamonga, including e-Commerce logistics warehousing.

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 Monica Contreras TELEPHONE NO. 606-607-7563
 ADDRESS: Monica.3.Contreras@SCE.com

NAME Candyce Burnett TELEPHONE NO. 951-824-8697
 ADDRESS: 3880 Lemon Street Suite 420, Riverside Ca. 92501

NAME John Grace TELEPHONE NO. 909-256-5924
 ADDRESS: 901 Piemonte Suite 175, Ontario Ca. 91764

CERTIFICATION

As a part of this application, the City/Town of City of Rancho Cucamonga, or the N/A District/Agency, Speedway Commerce Center Development LLC (the applicant) and/or the N/A (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 March 21, 2022



SIGNATURE

Speedway Commerce Center Development, LLC, a Delaware limited liability company

By: Scott Morse

Printed Name of Applicant or Real Property in Interest

(Landowner/Registered Voter of the Application Subject Property)

Scott Morse, Executive Vice President

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

The existence of any social or economic communities of interest in the area.

Although the site is not within an EJ area an HRA was prepared for the project. No impacts were determined.

The present and probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection for any disadvantaged unincorporated community, as defined by Govt. Code Section 56033.5, within the existing sphere of influence.

The site is served by water and sewer and the site will construct additional facilities to connect the site and two new warehouse buildings. No additional facilities are required as part of the annexation.

3. If the sphere of influence amendment includes a city sphere of influence change, provide a written statement of whether or not agreement on the sphere change between the city and county was achieved as required by Government Code Section 56425. In addition, provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.) (See Government Code Section 56425)

The SOI amendment is only necessary to include the parcels to be annexed. The County and the City of Fontana had no concern with the proposed annexation of the 4.8 acres for the project.

4. If the sphere of influence amendment includes a special district sphere of influence change, provide a written statement: (a) specifying the function or classes of service provided by the district(s) and (b) specifying the nature, location and extent of the functions or classes of service provided by the district(s). (See Government Code Section 56425(i))

N/A the project will be reducing the CSA 70 SOI.

5. For any sphere of influence amendment either initiated by an agency or individual, or updated as mandated by Government Code Section 56425, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form (See Government Code Section 56430):

a. Growth and population projections for the affected area.

- b. Location and characteristics of disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- c. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies, including those associated with a disadvantaged unincorporated community.
- d. Financial ability of agencies to provide services.
- e. Status of, and opportunities for, shared facilities.
- f. Accountability for community service needs, including governmental structure and operational efficiencies.

If additional sheet are submitted or a separate document provided to fulfill Item #5, the narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided. If necessary, attach copies of documents supporting statements.

CERTIFICATION

As a part of this application, the City/Town of Rancho Cucamonga, or the NA District/Agency, Speedway Commerce Center Development, LLC (the applicant) and/or the NA (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 present the data and information required 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 03/21/2022



SIGNATURE

Speedway Commerce Center Development, LLC
By: Scott Morse

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

Scott Morse, Executive Vice President

Title and Affiliation (if applicable)

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3255

HEARING DATE: January 20, 2021

RESOLUTION NO. 3357

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3255 AND APPROVING THE SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)

On motion of Commissioner _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed sphere of influence amendments (expansions/reduction) in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for November 16, 2022 at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written support and opposition; the Commission considered all objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be

RESOLUTION NO. 3357

heard in respect to any matter relating to the application, in evidence presented at the hearing; and,

WHEREAS, a Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of Rancho Cucamonga for the Speedway Commerce Development Project (SCH No. 2020090076). This Complete Final EIR addresses environmental impacts of the Project itself including the proposed spheres of influence amendments and the jurisdictional changes associated with said Project. (Copies of the City's Complete Final EIR and all associated documents were previously provided to Commission members). The Commission's staff and its Environmental Consultant have independently reviewed the Complete Final EIR and found them to be adequate for the sphere amendments (LAFCO 3255) decision; and,

The Commission certified that it had reviewed and considered the City's Complete Final EIR and the environmental effects as outlined therein, and as referenced in the environmental Findings of Fact prior to reaching a decision as a CEQA responsible agency. The Commission acknowledged the mitigation measures and Mitigation Monitoring and Reporting Program contained in the City's Complete Final EIR and found that no additional alternatives or mitigation measures would be adopted by the Commission. The Commission found that all changes alterations, and mitigation measures are within the responsibility and jurisdiction of the City and other agencies, not the Commission. The Commission found that it is the responsibility of the City to oversee and implement these measures and the Mitigation Monitoring and Reporting Program; and,

The Commission adopted the Findings of Fact regarding the environmental effects of the sphere of influence amendments, a copy of which is available for review in the LAFCO office. The Commission found that all feasible changes or alterations have been incorporated into the project; that these changes are the responsibility of the City and other agencies identified in the Findings of Fact and the Complete Final EIR; and,

WHEREAS, the Commission determined that the proposed sphere of influence amendments, submitted under the provisions of Government Code Section 56428, does not require a service review; and,

WHEREAS, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

1. *The present and planned land uses in the area, including agricultural and open space lands*

The existing uses within the sphere of influence amendment areas include a mix of vacant land and road right-of-way. The County's General Plan designates the area as Regional Industrial (IR). The City of Fontana's General Plan designates APN 0229-291-46 as General Industrial (GI) and APN 0229-291-23 as Public Utility Corridor (P-UC). The City of Rancho Cucamonga has assigned the area a General Plan and zoning designation of Heavy Industrial (HI).

RESOLUTION NO. 3357

Currently, the service need within the area is minimal due to its vacant nature. Upon development of the Speedway Commerce Development Project (Project), the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

2. *The present and probable need for public facilities and services in the area*

There will be no change to the public facilities and/or utility services within the area. The sphere of influence amendments and the concurrent reorganization will place the area within the agencies that will serve the Speedway Commerce Development Project; however, the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide*

The City of Rancho Cucamonga provides a full range of municipal services such as law enforcement, solid waste services, and street sweeping. Cucamonga Valley Water District will be providing wastewater collection service only (water service to the area is currently provided by Fontana Water Company). Rancho Cucamonga Fire Protection District, a subsidiary district of the City, will be the responsible agency for fire protection and emergency medical services. Finally, the West Valley Mosquito and Vector Control District provides prevention and control of vector and vector-borne diseases within the west valley region of the County.

The proposed sphere of influence amendment and the concurrent reorganization will place the area within the agencies that will serve the Speedway Commerce Development Project; however, the area will remain generally vacant as ancillary to the Project's parking area and access point to the warehouse facilities from Napa Road.

4. *The existence of any social or economic communities of interest*

The City of Rancho Cucamonga and its sphere of influence, which is considered the Rancho Cucamonga community, is served by a number of agencies including Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, as well as the regional West Valley Mosquito and Vector Control District. The sphere of influence amendments (and ultimately the boundaries) will align all service providers that will serve the Project within the City of Rancho Cucamonga.

RESOLUTION NO. 3357

5. The Present and Probable Need for Public Facilities and Services of any Disadvantaged Unincorporated Communities Within the Existing Sphere of Influence for a City/Special District that Provides Public Facilities or Services Related to Sewers, Water, or Fire Protection

There are no disadvantaged unincorporated communities within the City of Rancho Cucamonga’s unincorporated sphere of influence or within the spheres of influence for Cucamonga Valley Water District or Rancho Cucamonga Fire Protection District.

Additional Determinations

- As required by State Law, notice of the Commission’s consideration of this issue has been advertised as required by State law through publication in *Inland Valley Daily Bulletin*, a newspaper of general circulation in the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies wishing mailed notice.
- LAFCO staff has also provided individual notices in conjunction with noticing the proposed reorganization proposal, LAFCO 3255, to landowners and registered voters surrounding the sphere amendment area including the entire reorganization area including (totaling 105) in accordance with state law and adopted Commission policies.
- The map and legal description for these sphere of influence amendments, was certified by the County Surveyor’s office.

WHEREAS, pursuant to the provisions of Government Code Section 56425(i), the range of services provided by the Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, West Valley Mosquito and Vector Control District, and Fontana Fire Protection District shall be limited to the following:

- **Cucamonga Valley Water District:**

FUNCTION

SERVICES

Water

Wholesale and retail water

Sewer

Sewer collection

- **Rancho Cucamonga Fire Protection District:**

FUNCTION

SERVICES

Fire Protection

Fire protection and emergency medical

RESOLUTION NO. 3357

- **West Valley Mosquito and Vector Control District:**

<u>FUNCTION</u>	<u>SERVICES</u>
Vector Extermination	Conduct surveillance and other appropriate studies of vectors and vector-borne diseases; prevention of the occurrence of vectors and vector-borne diseases; abate or control vector and vector-borne diseases

- **Fontana Fire Protection District:**

<u>FUNCTION</u>	<u>SERVICES</u>
Fire Protection	Structural, watershed, prevention, inspection, suppression, weed abatement, hazardous materials services, rescue, first aid, paramedic, emergency response, and disaster preparedness planning

WHEREAS, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it determines to amend the spheres of influence for the City of Rancho Cucamonga (expansion), Cucamonga Valley Water District (expansion), Rancho Cucamonga Fire Protection District (expansion), West Valley Mosquito and Vector Control District (expansion) and the City of Fontana (reduction) and Fontana Fire Protection District (reduction).

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission for San Bernardino County, State of California, that this Commission shall consider the territory described in Exhibits “A” and “A-1” as being within the sphere of influence for the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, West Valley Mosquito and Vector Control District and removed from the sphere of influence for the City of Fontana and Fontana Fire Protection District, it being fully understood that the amendments of such spheres of influence is a policy declaration of this Commission based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission for San Bernardino County, State of California, does hereby determine that the Speedway Commerce Center Development, LLC, as the applicant, shall indemnify, defend, and hold harmless the Commission from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

RESOLUTION NO. 3357

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, Samuel Martinez, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of November 16, 2022.

DATED:

SAMUEL MARTINEZ
Executive Officer

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)

A PORTION THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, SAID CORNER ALSO BEING ON THE CENTERLINE OF ETIWANDA AVENUE;

COURSE 1. THENCE SOUTH $00^{\circ}17'58''$ WEST ALONG THE WESTERLY LINE OF SAID SECTION 16 AND SAID CENTERLINE OF ETIWANDA AVENUE, A DISTANCE OF 662.77 FEET TO AN ANGLE POINT IN THE EXISTING CITY OF RANCHO CUCAMONGA BOUNDARY PER LAFCO 1608 AND THE **TRUE POINT OF BEGINNING**;

COURSE 2. THENCE SOUTH $89^{\circ}45'18''$ EAST ALONG SAID BOUNDARY, A DISTANCE OF 2647.88 FEET TO AN ANGLE POINT THEREON, SAID POINT BEING ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 16;

COURSE 3. THENCE SOUTH $00^{\circ}06'53''$ WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 180.99 FEET TO A POINT ON THE CENTERLINE OF NAPA STREET (66.00 FEET IN FULL WIDTH) AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT TO THE COUNTY OF SAN BERNARDINO, RECORDED NOVEMBER 22, 1995 AS DOCUMENT NO. 19950404553, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $12^{\circ}33'53''$ EAST;

COURSE 4. THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE AND SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $38^{\circ}12'45''$, AN ARC DISTANCE OF 566.89 FEET AND A CHORD DISTANCE OF 556.45 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET;

COURSE 5. THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE AND SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $25^{\circ}22'43''$, AN ARC DISTANCE OF 376.50 FEET AND A CHORD DISTANCE OF 373.43 FEET;

COURSE 6. THENCE ALONG SAID CENTERLINE NORTH $89^{\circ}43'51''$ WEST, A DISTANCE OF 518.47 FEET AND TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;

COURSE 7. THENCE WESTERLY ALONG SAID CENTERLINE AND SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°25'48", AN ARC DISTANCE OF 182.04 FEET AND A CHORD DISTANCE OF 181.79 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET;

COURSE 8. THENCE WESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°27'29", AN ARC DISTANCE OF 182.53 FEET AND A CHORD DISTANCE OF 182.28 FEET;

COURSE 9. THENCE NORTH 89°42'10" WEST, A DISTANCE OF 305.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 820.00 FEET;

COURSE 10. THENCE WESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°08'36", AN ARC DISTANCE OF 173.79 FEET AND A CHORD DISTANCE OF 173.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 820.00 FEET;

COURSE 11. THENCE WESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°08'15", AN ARC DISTANCE OF 173.71 FEET AND A CHORD DISTANCE OF 173.38 FEET;

COURSE 12. THENCE NORTH 89°41'49" WEST, A DISTANCE OF 199.97 FEET TO A POINT ON SAID CENTERLINE OF ETIWANDA AVENUE AND THE BOUNDARY LINE OF CITY OF RANCHO CUCAMONGA;

COURSE 13. THENCE NORTH 00°17'09" EAST ALONG SAID WESTERLY LINE AND SAID CENTERLINE, A DISTANCE OF 32.96 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 4.80 ACRES, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION


MICHAEL E. JOHNSON, L.S. 7673

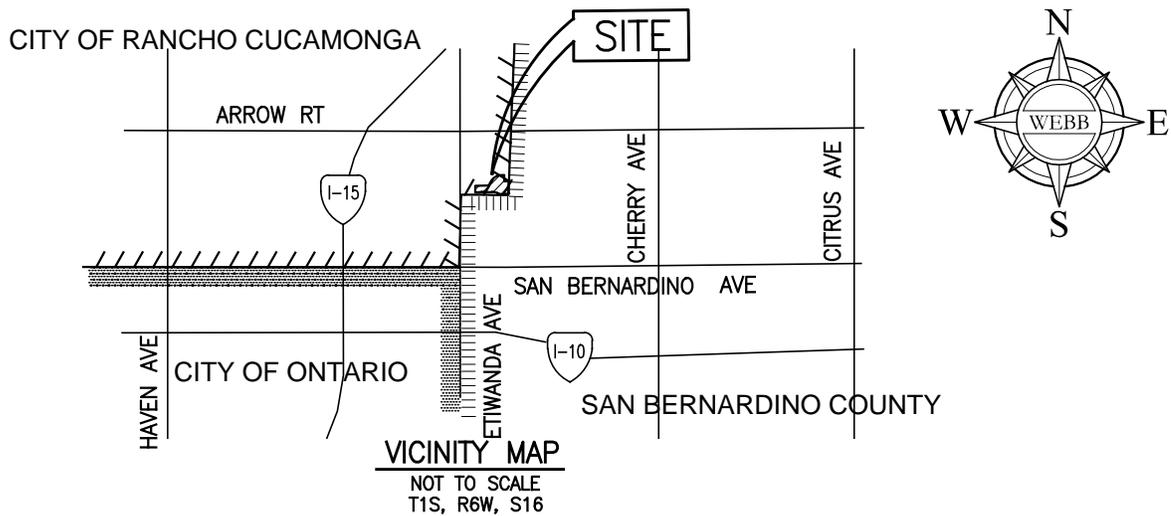
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DATE



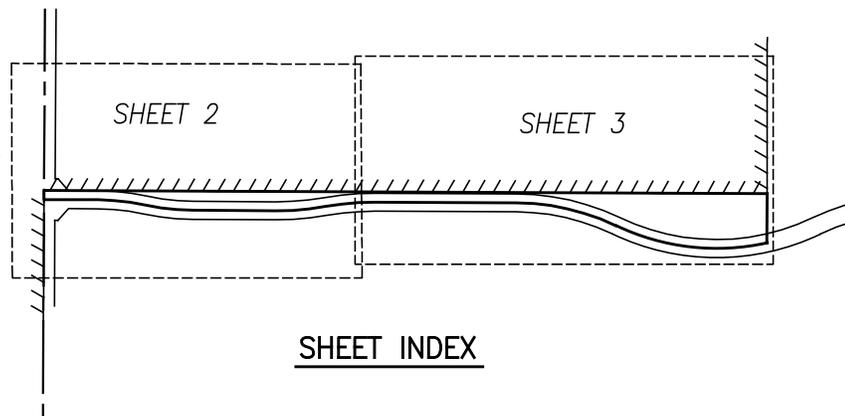
PREPARED BY: ZB
CHECKED BY: mg

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



09/29/22



SEC. 16, T1S, R6W, SBM



LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 3

W.O.
20-0066

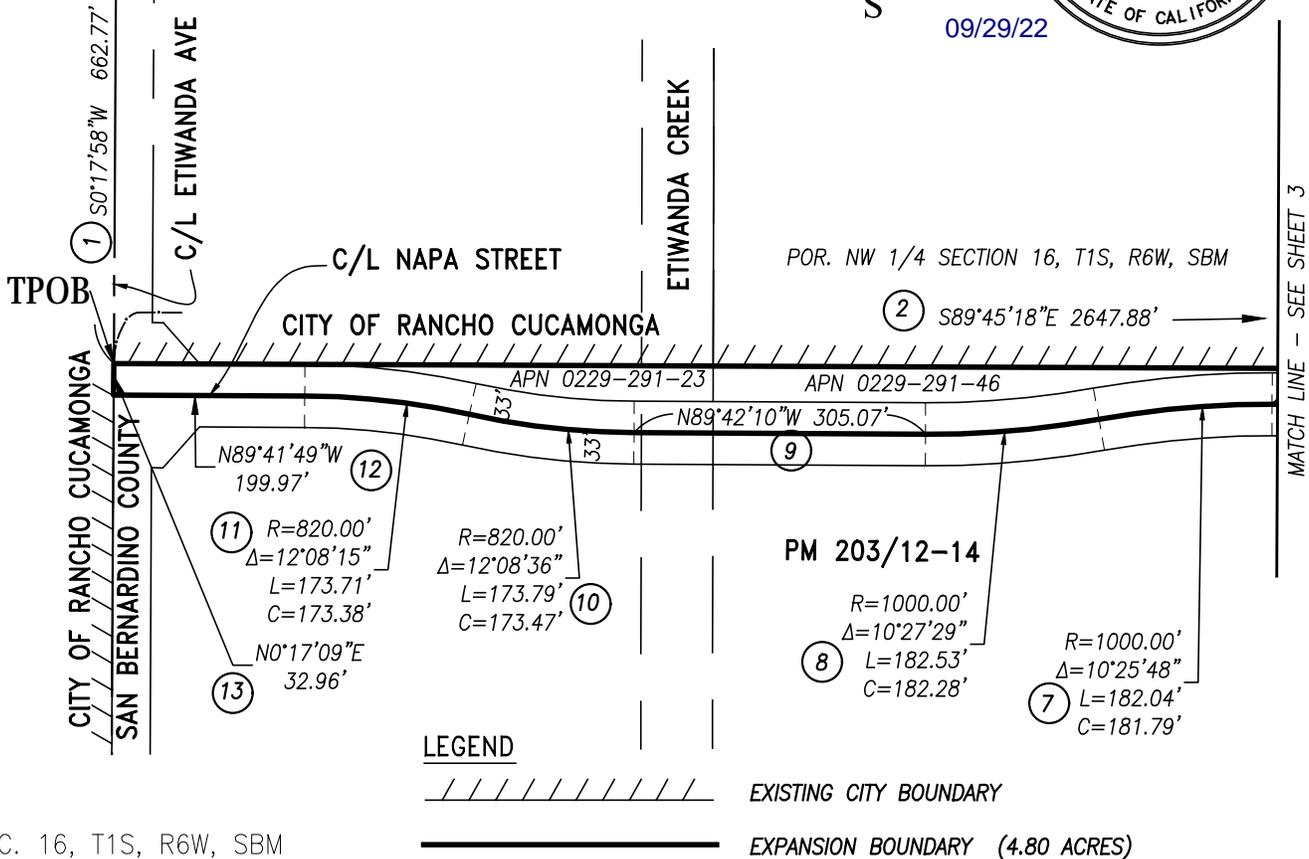
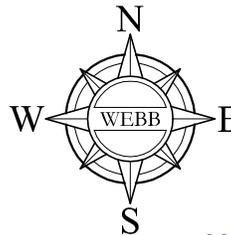
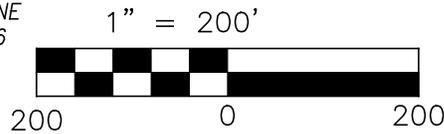
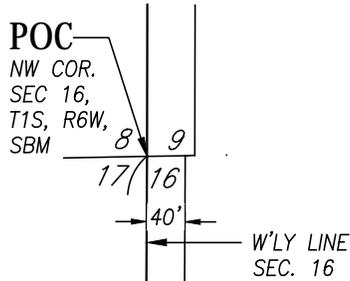
SCALE: N.T.S. DRWN BY LB DATE 2/26/22
CHKD BY MJ DATE 09/29/22 SUBJECT: LAFCO 3255

FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



SEC. 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 3

W.O.
20-0066

SCALE: 1"=200'

DRWN BY LB
CHKD BY MJ

DATE 2/26/22
DATE 09/29/22

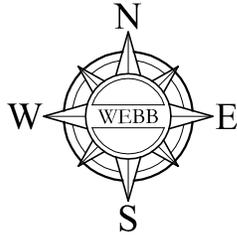
SUBJECT: LAFCO 3255

FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

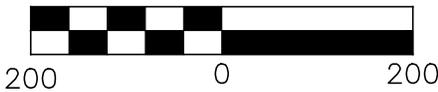
FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

LAFCO 3255

SPHERES OF INFLUENCE AMENDMENTS FOR THE CITY OF RANCHO CUCAMONGA (EXPANSION), CUCAMONGA VALLEY WATER DISTRICT (EXPANSION), RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (EXPANSION), WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT (EXPANSION), CITY OF FONTANA (REDUCTION), AND FONTANA FIRE PROTECTION DISTRICT (REDUCTION)



1" = 200'



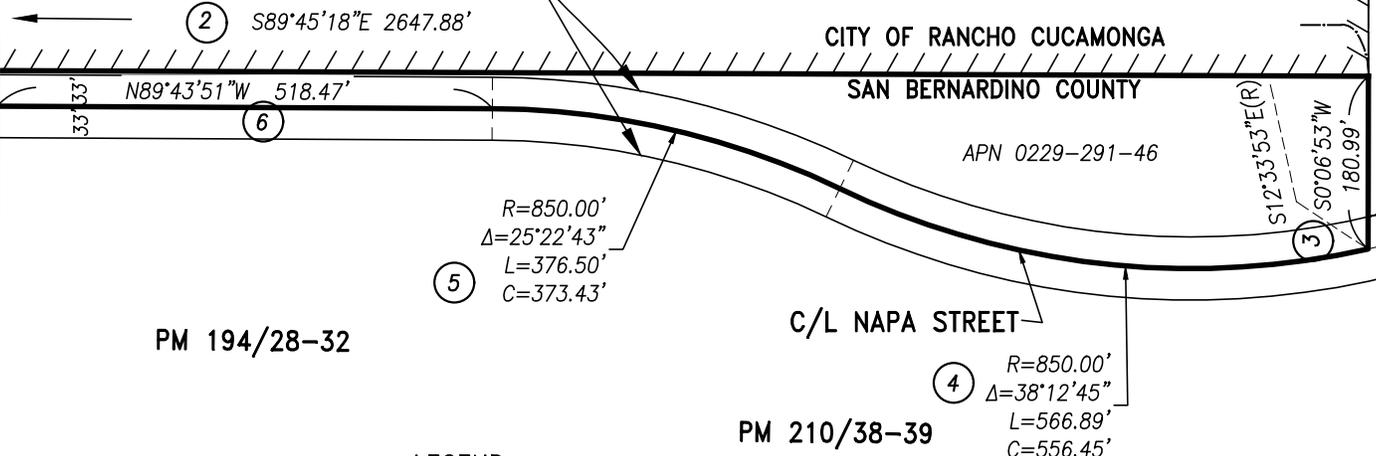
09/29/22

MATCH LINE - SEE SHEET 2

CITY OF RANCHO CUCAMONGA
SAN BERNARDINO COUNTY

POR. NW 1/4 SECTION 16, T1S, R6W, SBM

E'LY LINE NW 1/4 SEC. 16



LEGEND



EXISTING CITY BOUNDARY



EXPANSION BOUNDARY (4.80 ACRES)

SEC. 16, T1S, R6W, SBM



LAFCO 3255

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 3

W.O.
20-0066

SCALE: 1"=200'

DRWN BY LB
CHKD BY MJ

DATE 2/26/22
DATE 09/29/22

SUBJECT: LAFCO 3255

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