


LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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

SUBJECT: AGENDA ITEM #7C: LAFCO 3256 – Reorganization to Include Annexations to the City of Rancho Cucamonga, 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 (Speedway Commerce Development Project)

INITIATED BY:

Landowner Petition

RECOMMENDATION:

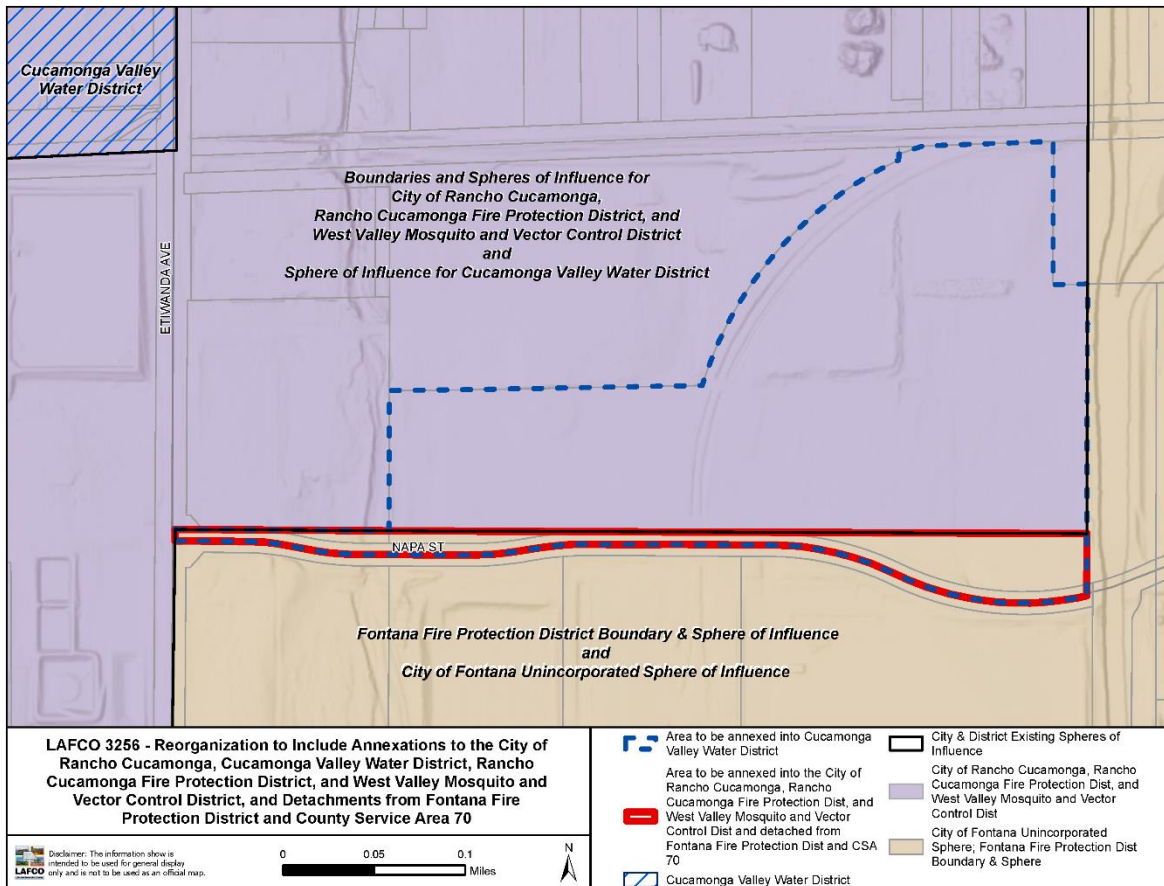
The staff recommends that the Commission approve LAFCO 3256 by taking the following actions:

1. Approve LAFCO 3256, with the standard terms and conditions that include, but are not limited to, the “hold harmless” clause for potential litigation costs, continuation of fees, charges, assessments, and the identification that the transfer of utility accounts will occur within 90 days of the recording of the Certificate of Completion; and,
2. Waive protest proceedings, as permitted by Government Code Section 56662(d), with 100% landowner consent to the reorganization proposal; and,
3. Adopt LAFCO Resolution No. 3358 setting forth the Commission’s determinations and conditions of approval concerning for LAFCO 3256.

LAFCO 3256 is a reorganization proposal initiated by the property owner/developer, Speedway Commerce Center Development, LLC, that includes annexation to the City of Rancho Cucamonga (City), the Rancho Cucamonga Fire Protection District (a subsidiary district of the City), and the West Valley Mosquito and Vector Control District, and

detachment from the Fontana Fire Protection District encompassing approximately 4.8 acres, and annexation to the Cucamonga Valley Water District encompassing approximately 37 acres.

The entire reorganization area is generally located north of Napa Street and generally east of Etiwanda Avenue. Below is a vicinity map of the reorganization area. Location and vicinity maps are also included as Attachment #1 to this report.

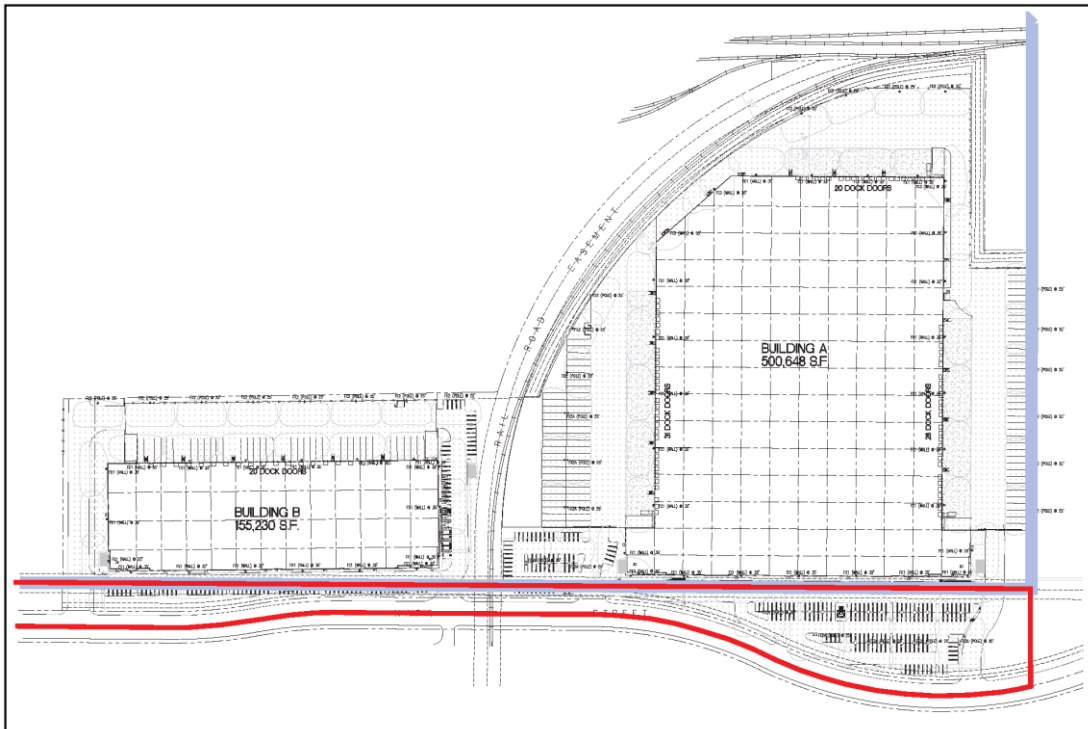


The property owner/developer initiated the reorganization proposal (and the concurrent sphere of influence amendment proposal – see Item 7B) to annex territory into the City of Rancho Cucamonga in order to place the entirety of the Speedway Commerce Development Project (Project), a proposal to develop two (2) warehouse facilities, within a single jurisdiction.

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.



Concurrent City-District Annexation Policy:

The Commission has a policy that requires the concurrent annexation of all community-based agencies. The policy (Policy #3 of Chapter 1 - Proposals, Section IV - Application Processing), reads as follows:

“For any annexation within a community served by a variety of community-based local agencies, the Commission shall require concurrent annexation to all of the local agencies serving the community (concurrent city/district annexations).”

The community-based districts for the City of Rancho Cucamonga are: Rancho Cucamonga Fire Protection District (a subsidiary district of the City), Cucamonga Valley Water District, Inland Empire Utilities Agency, and Metropolitan Water District of Southern California, including the regional West Valley Mosquito and Vector Control District.

The entire reorganization area is already within boundaries of both the Inland Empire Utilities Agency and the Metropolitan Water District of Southern California.

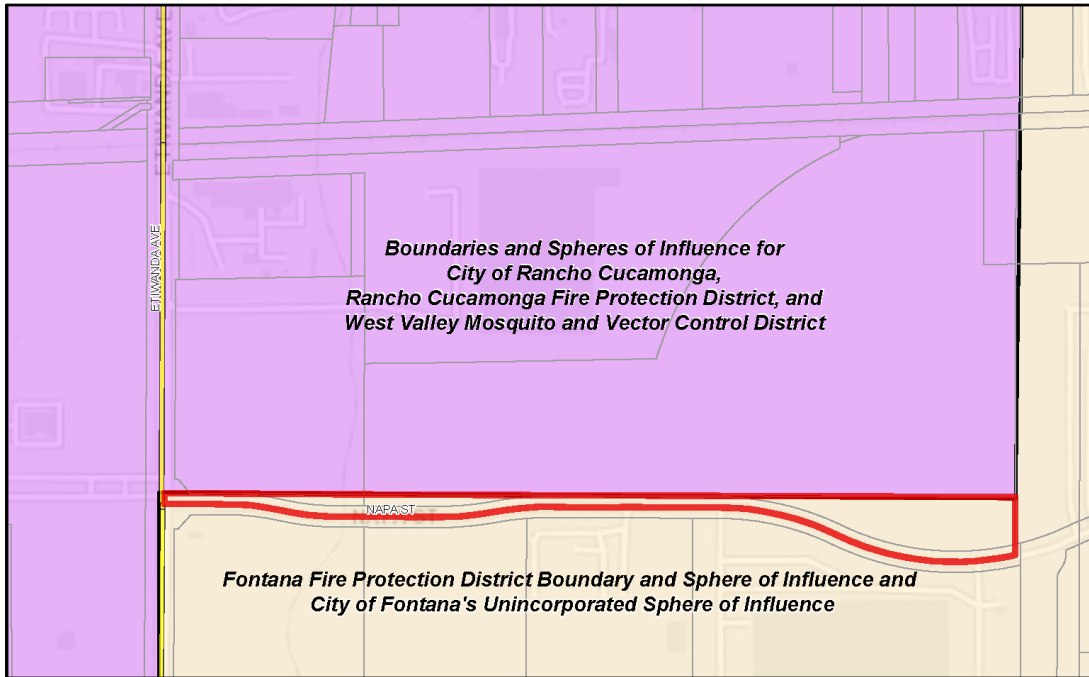
Therefore, in order to comply with the Commission’s policy, this reorganization includes the annexation to Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and the regional West Valley Mosquito and Vector Control District (which also includes the detachment from the Fontana Fire Protection District) to ensure that the boundaries of all local agencies that serve the community of Rancho Cucamonga are consistent and that the entire reorganization area is within the boundaries of said agencies.

BOUNDARIES:

The proposed reorganization area includes multiple changes of organization to ensure that the reorganization provides for a clear and efficient service delivery among all affected local agencies:

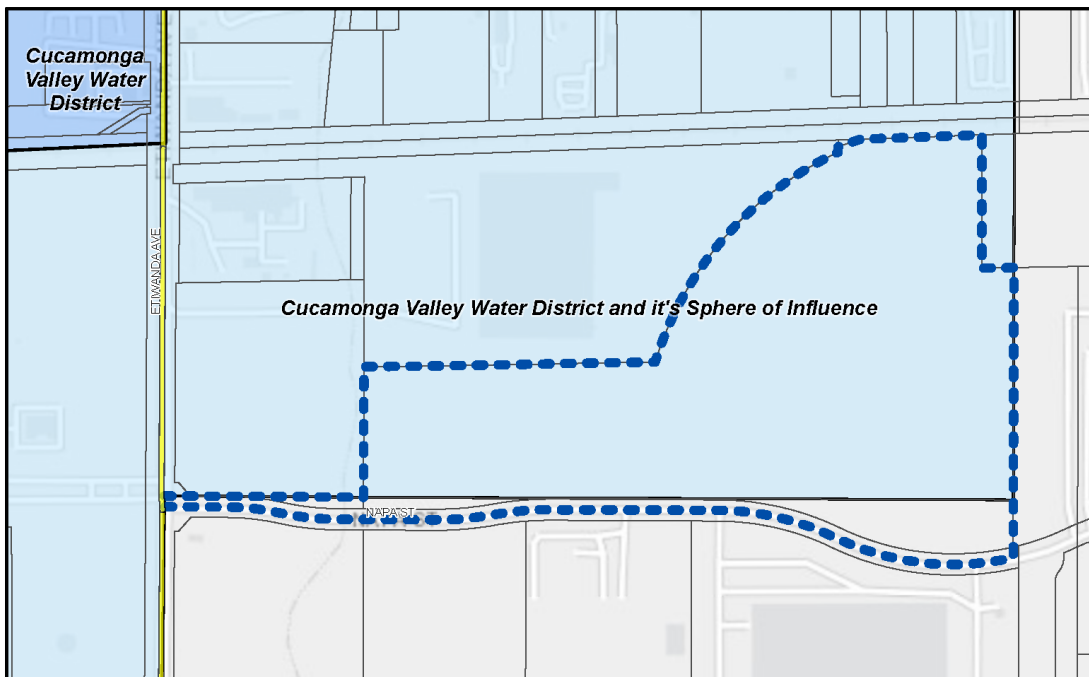
- *Annexation to the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District and Detachment from Fontana Fire Protection District and County Service Area 70*

The proposed annexation to the City, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District and detachment from the Fontana Fire Protection District and County Service Area 70 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.



- *Annexation to Cucamonga Valley Water District*

The entire Project area is not within the Cucamonga Valley Water District. Therefore, the proposed annexation to the Cucamonga Valley Water District includes three parcels, APNs 0229-291-54, 0229-291-46, a portion of APN 0229-291-23, and the northerly right of way of Napa Street encompassing approximately 37.6 acres.



It is LAFCO staff's position that this reorganization proposal provides for a logical boundary since it places the entirety of the proposed Project within a single jurisdiction – the City of Rancho Cucamonga. In addition, the proposed reorganization includes all the necessary changes in boundaries for all community-based local agencies that serve the community of Rancho Cucamonga to ensure that their boundaries are consistent with the City's boundary.

LAND USE:

The entire reorganization area is primarily a mix of vacant land and a portion of the road right-of-way. Existing uses surrounding the incorporated and unincorporated area are general industrial in nature, which include a combination of industrial development and a railroad right-of-way to the north, vacant utility land and a road right-of-way to the west, vacant utility land and industrial development (warehousing) to the south, and vacant land and an unimproved channel to the east.

County Land Use Designations:

The County's current land use designation for the reorganization area is Regional Industrial (IR), which provides sites for heavy industrial uses that have the potential to generate severe negative impacts, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses.

City's General Plan and Pre-Zone Designations:

The City of Rancho Cucamonga, through its consideration and approval of the Project, adopted a General Plan and Zoning designation of Heavy Industrial (HI) for the entire project site, which allows for heavy industrial uses including warehousing, storage, and freight handling. This pre-zone designation is consistent with the City's General Plan for the area and is also consistent with surrounding land uses.

Pursuant to the provisions of Government Code Section 56375(e), this zoning designation shall remain in effect for a period of two (2) years following annexation. The law allows for a change in designation if the City Council makes the finding, at a public hearing, that a substantial change has occurred in circumstances that necessitate a departure from the pre-zoning outlined in the application made to the Commission.

SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area.

The service providers within the entire Project Area include the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District (City subsidiary district – providing fire protection and emergency medical response services), Cucamonga Valley Water District

(wastewater collection provider), and the West Valley Mosquito and Vector Control District. In addition, the following entities overlay the entire reorganization area: Inland Empire Utilities Agency (wastewater treatment provider), Metropolitan Water District of Southern California (State Water Contractor), and the Inland Empire Resource Conservation District. The Fontana Water Company, a private water company that provides retail water service, also overlays the Project area.

Plans for Service:

As required by law and Commission policy, Plans for Services have been submitted for the proposed reorganization.

City of Rancho Cucamonga and its Subsidiary, Rancho Cucamonga Fire Protection District

The City of Rancho Cucamonga, through adoption of Ordinance No. 992, outlined its consent to the reorganization proposal, adopted the pre-zoning for the area, and certified the Plan for Service for the proposed reorganization. The City Council, as the ex-officio Board of Directors for the Rancho Cucamonga Fire Protection District, also adopted Resolution FD No. 2022-001 consenting to the annexation and adopted the Plan for Service. A copy of the Plan for Service and Fiscal Impact Analysis are included as Attachment #3a to this report. In general, the Plan identifies the following:

- Fire Protection/Emergency Medical Services:

The Project area is primarily within the boundaries of the City and its subsidiary district, the Rancho Cucamonga Fire Protection District (FPD), which serves the entire City and its sphere of influence.

The annexation area is currently within the Fontana Fire Protection District and is primarily served by Fontana Fire Station 73, which is approximately 2.6 miles from the Project site.

Upon annexation, Rancho Cucamonga FPD will be the responsible agency for fire protection and emergency response services. The annexation area will be served primarily by the Jersey Fire Station located approximately 3 miles from the Project site and the Day Creek Fire Station, which is approximately 3.3 miles northwest of the Project site. Fire protection and emergency medical response services are currently funded through its share of property tax and Community Facilities District (CFD) No. 85-1.

Given that Fire Station 72 is closer to the Project, Fontana FPD will continue to be first on site and responding through their mutual aid agreement; however, Rancho Cucamonga FPD will be the responsible agency for fire protection and emergency medical response.

The American Medical Response (AMR) a private ambulance service provider, provides ambulance services to the City.

- Law Enforcement:

There will be no change in service provider as a result of this reorganization. Law enforcement responsibilities, which are currently the responsibility of the County Sheriff's Department, will transition to the City's contract with the Sheriff's Department for service following the completion of the reorganization. Law enforcement services are funded through the City's General Fund.

- Park and Recreation:

Regional park and recreation services are currently provided by the County Regional Parks system. The closest regional park is Cucamonga Guasti Regional Park in Ontario, which has various recreation activities.

The City of Rancho Cucamonga has a variety of parks and recreation facilities. The City operates and maintains over 30 local park sites within the City.

- Streetlighting

The reorganization area currently does not contain any streetlights. Upon annexation, the City will be responsible for operating and maintaining streetlights. Streetlighting is funded through the City's street lighting finance district SLD No. 1.

- Water Service:

The entire project area is already within the Fontana Water Company, a private water company that serves parts of the City and the City of Fontana. In addition, the entire Project area is also within the boundaries of Inland Empire Utilities Agency (IEUA), who provides wholesale water service within the western San Bernardino Valley area. IEUA is a member agency of the Metropolitan Water District of Southern California, which is the State Water Contractor for the region.

- Solid Waste:

Solid waste services are currently provided within the reorganization area and within the City of Rancho Cucamonga by Burrtec Waste Industries. No change in service provider will occur through the reorganization.

Cucamonga Valley Water District

The Cucamonga Valley Water District provided its consent to the reorganization proposal and certified its Plan for Service. A copy of the Plan for Service and Fiscal Impact Analysis are included as Attachment #3b to this report.

The Cucamonga Valley Water District provides for wastewater collection within its boundaries and wastewater treatment is the responsibility of IEUA. Treatment of

wastewater will be conveyed to IEUA's Regional Plant No. 4 (RP-4), which is the nearest regional plant to the annexation area. RP-4 currently treats an average flow of 10 MGD of wastewater and it has a treatment capacity of 14 MGD, which is 71 percent of its treatment capacity. The Project will connect to IEUA's regional line in Etiwanda Avenue.

West Valley Mosquito and Vector Control District

The West Valley Mosquito and Vector Control District also provided its consent to the reorganization proposal and certified its Plan for Service. A copy of the Plan for Service and Fiscal Impact Analysis are included as Attachment #3c to this report.

The West Valley Mosquito and Vector Control District provides for mosquito and vector control services in the west valley region of San Bernardino County. The annexation area will be subject to an annual assessment through its Assessment District No. 2.

As required by Commission policy and State law, the Plans for Service show that the extension of services will maintain, and/or exceed, current service levels provided through the County and/or other entities.

Waiver of Protest Procedures:

The reorganization area is uninhabited (as determined by the Registrar of Voters) and LAFCO staff verified that the study area possesses 100% landowner consent to the annexation with both parcels signed by their respective property owner representatives. Copies of the signed Landowner Consent Forms are included as Attachment #4.

Therefore, if the Commission approves LAFCO 3256, and since none of the affected agencies have submitted written opposition to a waiver of protest proceedings, staff is recommending that protest proceedings be waived. The action would include direction to the Executive Officer to complete the reorganization following completion of the mandatory 30-day reconsideration period.

CONCLUSION:

The property owner/developer initiated the reorganization proposal (and the concurrent sphere of influence amendment proposal) to annex territory into the City of Rancho Cucamonga in order to place the entirety of the Speedway Commerce Development Project (Project), a proposal to develop two (2) warehouse facilities, within a single jurisdiction.

In addition, the proposed reorganization includes all the necessary changes in boundaries for all community-based local agencies to ensure that the boundaries of all local agencies that serve the community of Rancho Cucamonga are consistent and that the entire reorganization area is within the boundaries of said agencies.

Therefore, for these reasons, and those outlined throughout the staff report, the staff supports the approval of LAFCO 3256.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/reorganization proposal:

1. The County Registrar of Voters Office has determined that the reorganization area is legally uninhabited containing zero registered voters as of October 17, 2022.
2. The County Assessor's Office has determined that the total assessed value of land within the reorganization area is \$45,345,000 as of July 21, 2022.
3. Through approval of the companion proposal, LAFCO 3255, the entire reorganization area is within the spheres of influence of the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District.
4. Legal advertisement of the Commission's consideration has been provided through publication in the *Inland Valley Daily Bulletin*, a newspaper of general circulation within the reorganization area. As required by State law, individual notice was provided to affected and interested agencies, County departments, and those individual and agencies having requested such notice.
5. In accordance with State law and adopted Commission policies, LAFCO staff has provided individual notice to landowners (96) and registered voters (9) surrounding the reorganization area (totaling 105 notices).

To date, no written comments in support or opposition have been received. Comments from registered voters, landowners, and other individuals and any affected local agency in support or opposition will be reviewed and considered by the Commission in making its determination.

6. The City of Rancho Cucamonga pre-zoned the reorganization area as Heavy Industrial (HI). This pre-zone designation is consistent with the City's General Plan and surrounding land uses within the City and in the County. Pursuant to the provisions of Government Code Section 56375(e), this pre-zone designation shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
7. The Southern California Associated Governments (SCAG) recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3256 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 and I-15 Freeways, which are part of the RTP-SCS's regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.

8. The City of Rancho Cucamonga approved and adopted its 2021 Local Hazard Mitigation Plan and is currently in the process of preparing a Community Wildfire Protection Plan.
9. 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 reorganization proposal (LAFCO 3256) 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 3256 are outlined in the Item 7A staff report for the November 16, 2022 LAFCO meeting.

Attachment #3 of Item 7A includes the Candidate Findings of Fact that has been prepared for the Commission's use in addressing this proposal.

10. The area in question is presently served by the following public agencies:

County of San Bernardino
City of Rancho Cucamonga (portion)
Cucamonga Valley Water District and its Improvement District
Rancho Cucamonga Fire Protection District (portion)
Fontana Fire Protection District (portion)
West Valley Mosquito and Vector Control District (portion)
Inland Empire Resource Conservation District
Inland Empire Utilities Agency and its Improvement Districts
Metropolitan Water District of Southern California
County Service Area 70 (multi-function unincorporated area Countywide)

The area will be detached from County Service Area 70 as a function of the reorganization. A portion of the reorganization area will also be detached from the Fontana Fire Protection District.

11. Plans were prepared for the extension of services to the reorganization area, as required by law. The Plans for Service and the Fiscal Impact Analysis, as certified by the City, the Cucamonga Valley Water District, and the West Valley Mosquito and Vector Control District indicates that the City and other agencies can maintain and/or improve the level and range of services currently available in the area.

The Plans for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.

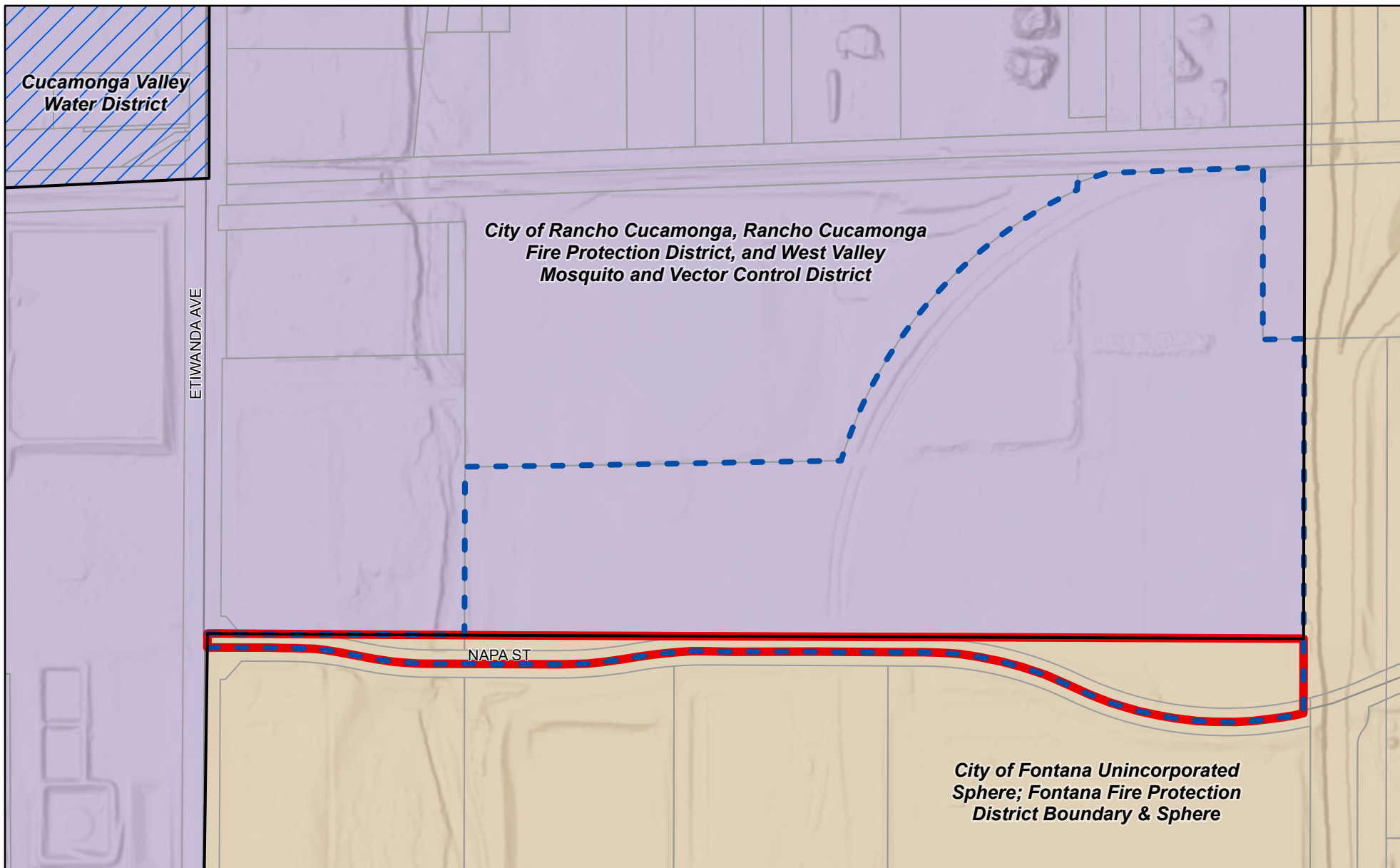
The Plans indicate that the revenues to be provided through the transfer of property tax revenues and existing and potential financing mechanisms are anticipated to be sufficient to provide for the infrastructure and ongoing maintenance and operation of the services to be provided from the City of Rancho Cucamonga and its subsidiary, the Rancho Cucamonga Fire Protection District, as well as the services from the Cucamonga Valley Water District and the West Valley Mosquito and Vector Control District. Copies of the Plans for Service are included as a part of Attachments #3a, 3b, and 3c to this report.

12. The reorganization proposal complies with Commission policies and directives and State law that indicate the preference for areas proposed for urban intensity development to be included within a City so that the full range of municipal services can be planned, funded, extended, and maintained.
13. The reorganization area can benefit from the availability and extension of municipal-level services from the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District, as evidenced by their Plans for Service.
14. This proposal will not have an effect on the City of Rancho Cucamonga's ability to achieve its fair share of the regional housing needs since the Project is a proposal to build two (2) warehouse facilities.
15. With respect to environmental justice, the reorganization proposal will not result in the unfair treatment of any person based on race, culture or income since the area is vacant and the southerly and easterly neighboring areas already receive water from Fontana Water Company, fire and emergency medical services from Fontana Fire Protection District, law enforcement from the County Sheriff's Department, and wastewater service is available through out-of-agency service agreements with the City of Fontana.
16. The County of San Bernardino and the City of Rancho Cucamonga have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.
17. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

Attachments:

1. [Vicinity Maps and Reorganization Area Maps](#)
2. [Application for Reorganization](#)
3. Plans for Service and Fiscal Impact Analysis
 - a. [City's Ordinance No. 992 Including Certified Plan for Service and Copy of RCFPD Resolution FD No. 2022-001](#)
 - b. [Cucamonga Valley Water District's Consent Letter and Certified Plan for Service](#)

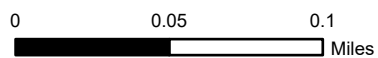
- c. [West Valley Mosquito and Vector Control District's Consent Letter and Certified Plan for Service](#)
- 4. [Landowner Consent Forms](#)
- 5. [Draft Resolution No. 3358](#)



LAFCO 3256 - Reorganization to Include Annexations to the City of Rancho Cucamonga, 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



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



Area 2 - area to be annexed into Cucamonga Valley Water District

Area 1 - area to be annexed into the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection Dist, and West Valley Mosquito and Vector Control Dist and detached from Fontana Fire Protection Dist and CSA 70



Cucamonga Valley Water District



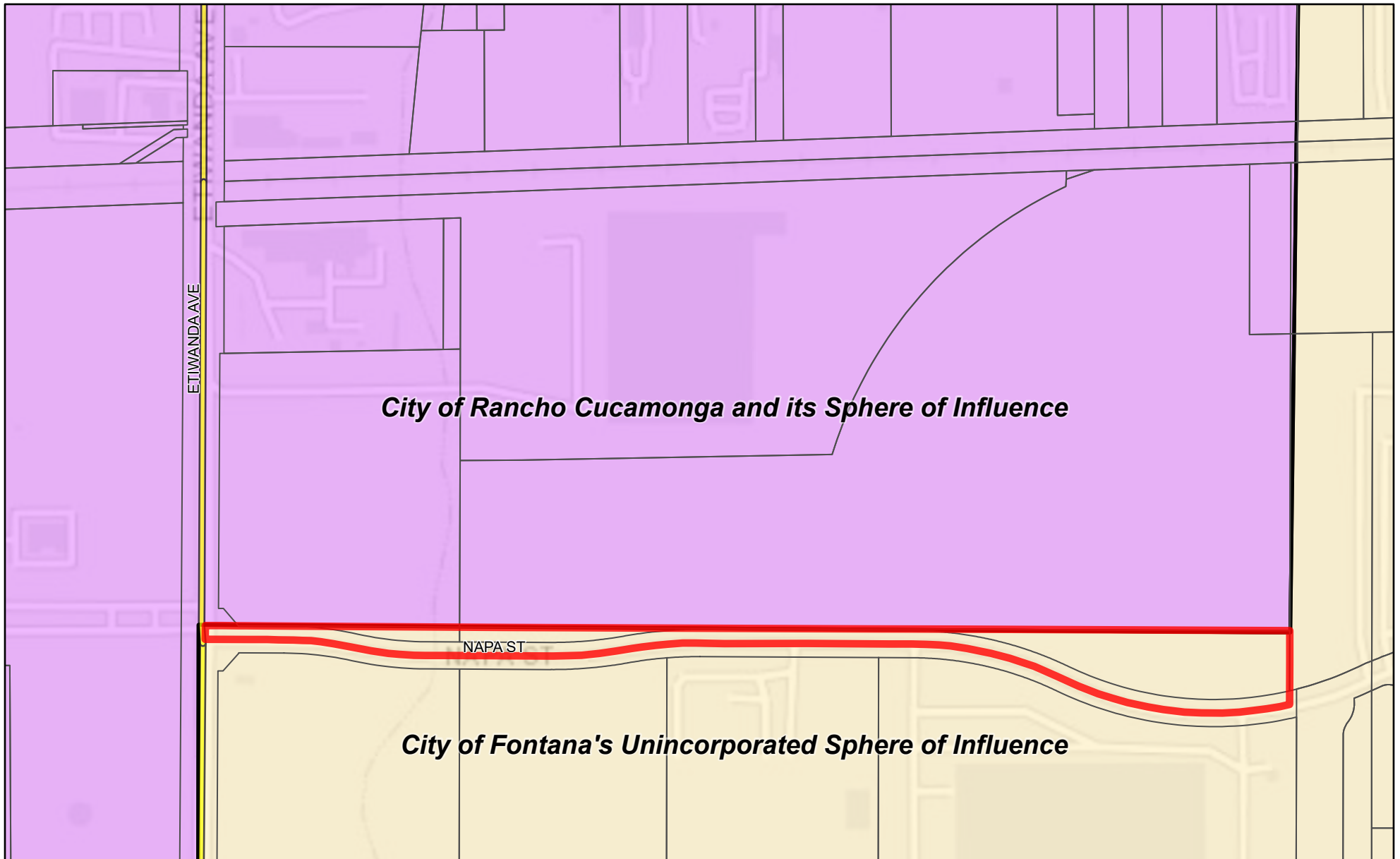
City & District Existing Spheres of Influence



City of Rancho Cucamonga, Rancho Cucamonga Fire Protection Dist, and West Valley Mosquito and Vector Control Dist



City of Fontana Unincorporated Sphere; Fontana Fire Protection Dist Boundary & Sphere



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Annexation to the City of Rancho Cucamonga

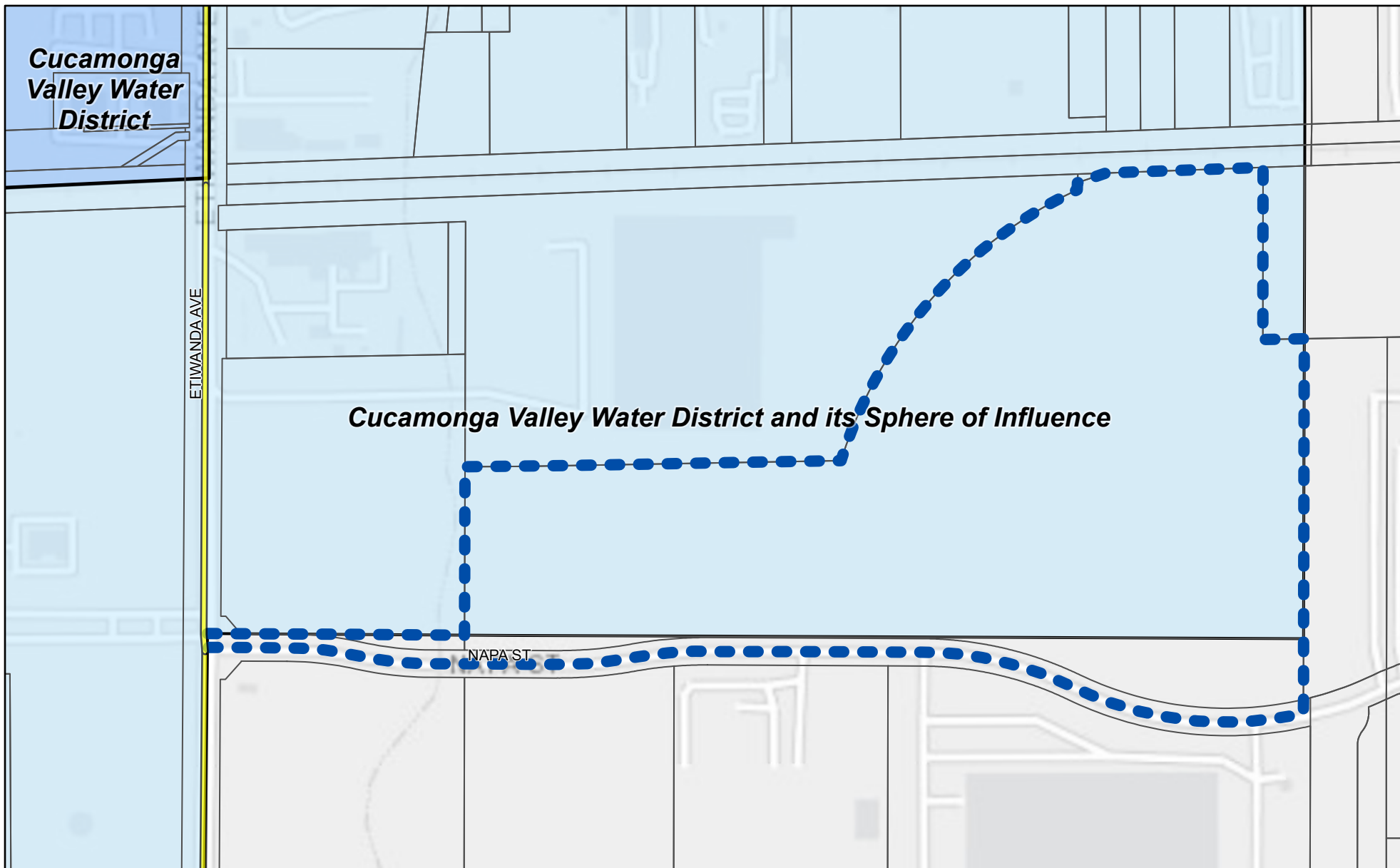
- Annexation Area
- Major Roads

- CITY OF RANCHO CUCAMONGA
- FONTANA UNINCORPORATED SPHERE

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LAFCO 3256 - Reorganization to Include Annexations to the City of Rancho Cucamonga, 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

Annexation to Cucamonga Valley Water District

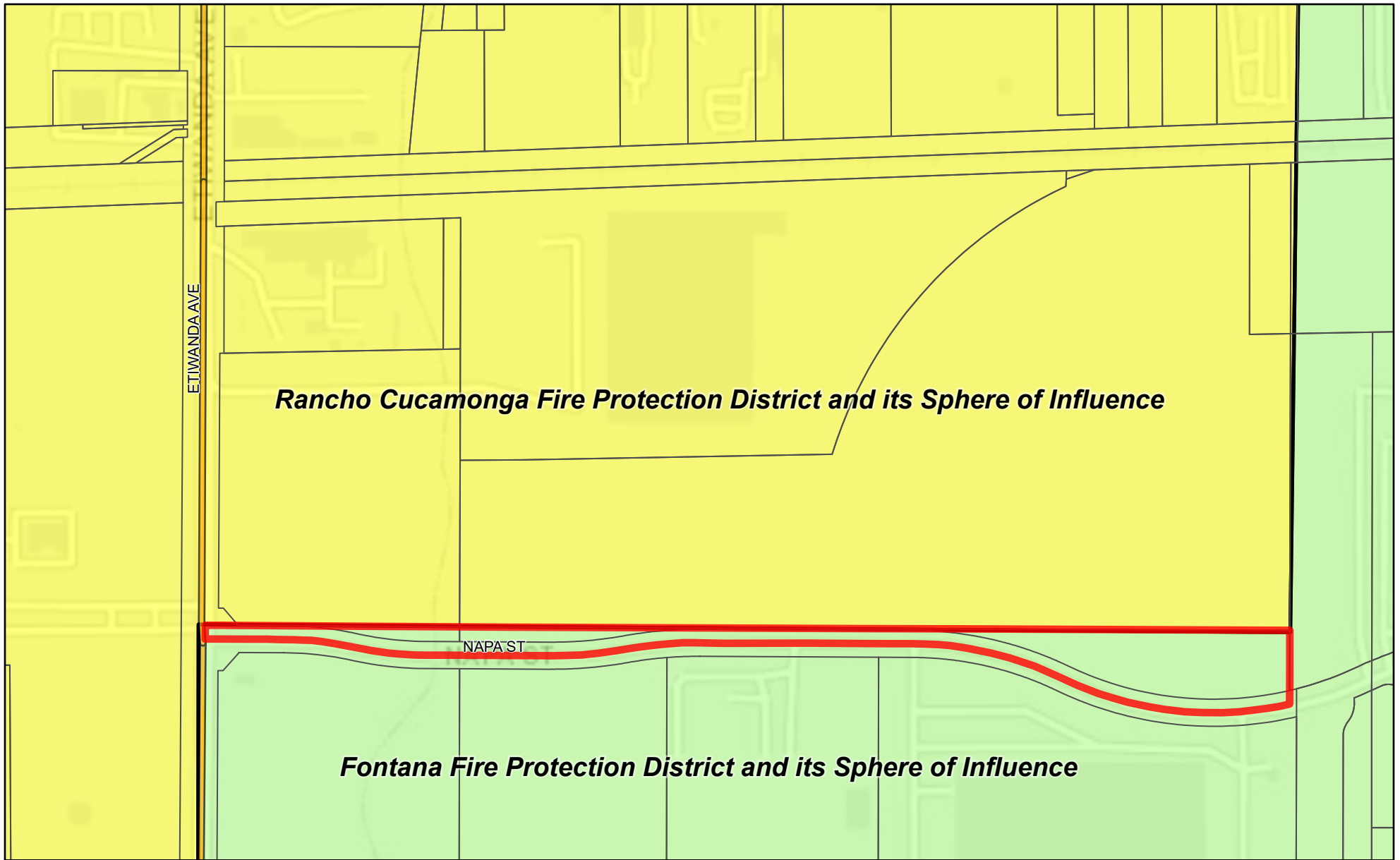
-  Area to be annexed into Cucamonga Valley Water District
-  Major Roads
-  Cucamonga Valley Water District
-  Cucamonga Valley Water District Sphere of Influence



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





LAFCO 3256 - Reorganization to Include Annexations to the City of Rancho Cucamonga, 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


**Annexation to Rancho Cucamonga FPD
and Detachment from Fontana FPD**

 Annexation/Detachment Area
 Major Roads

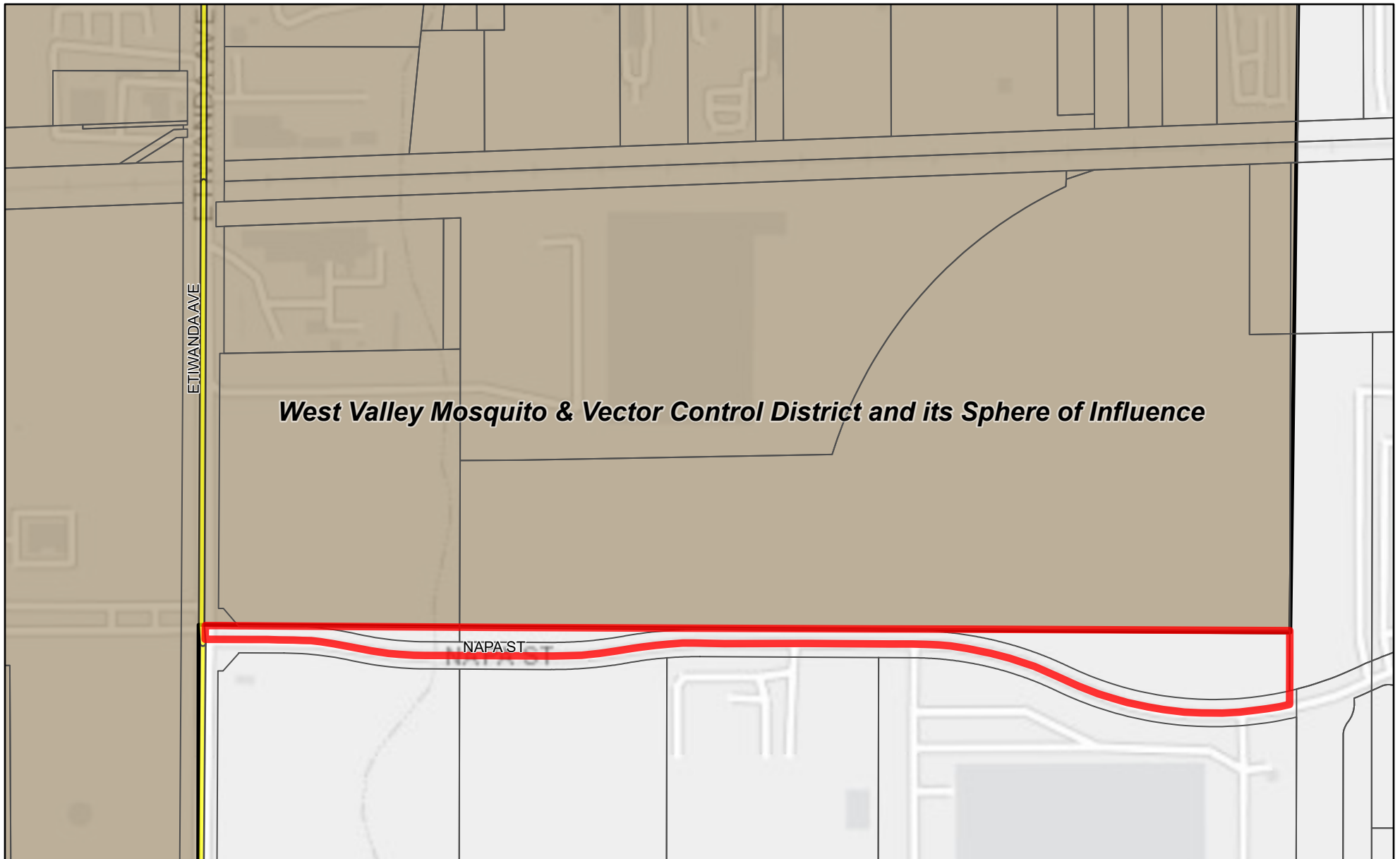
 RANCHO CUCAMONGA FPD
 FONTANA FPD



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West Valley Mosquito & Vector Control District and its Sphere of Influence

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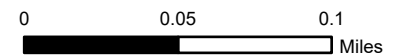
Annexation to West Valley Mosquito & Vector Control District

-  Annexation Area
-  Major Roads

 WEST VALLEY MOSQUITO & VECTOR CONTROL DISTRICT



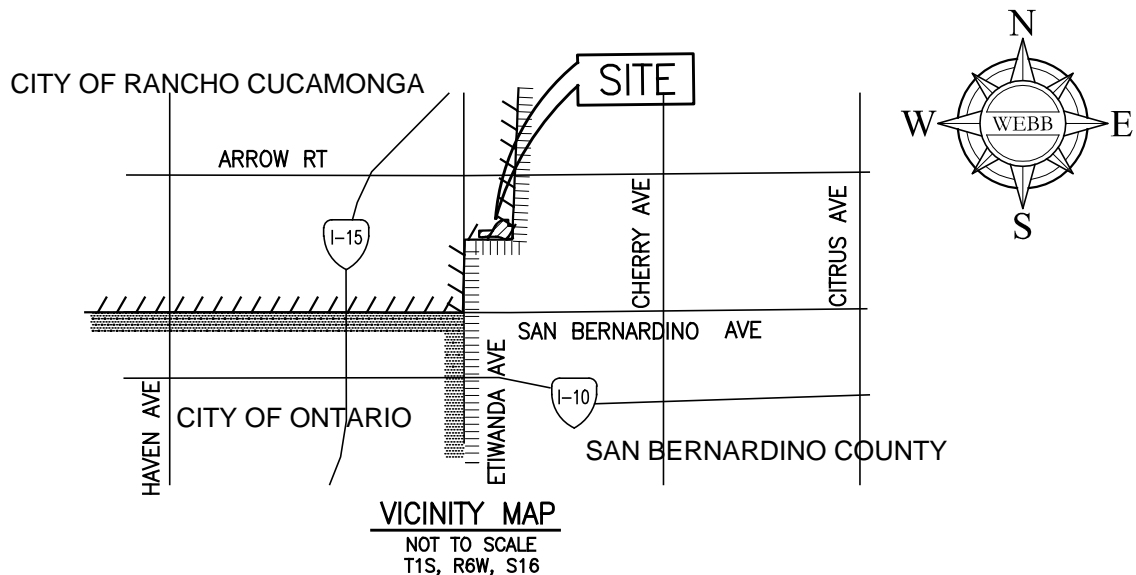
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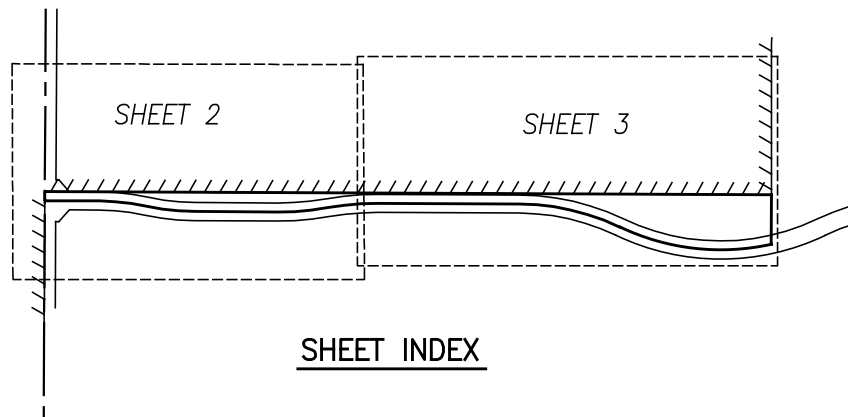
LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 70.



09/29/22



SEC. 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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.

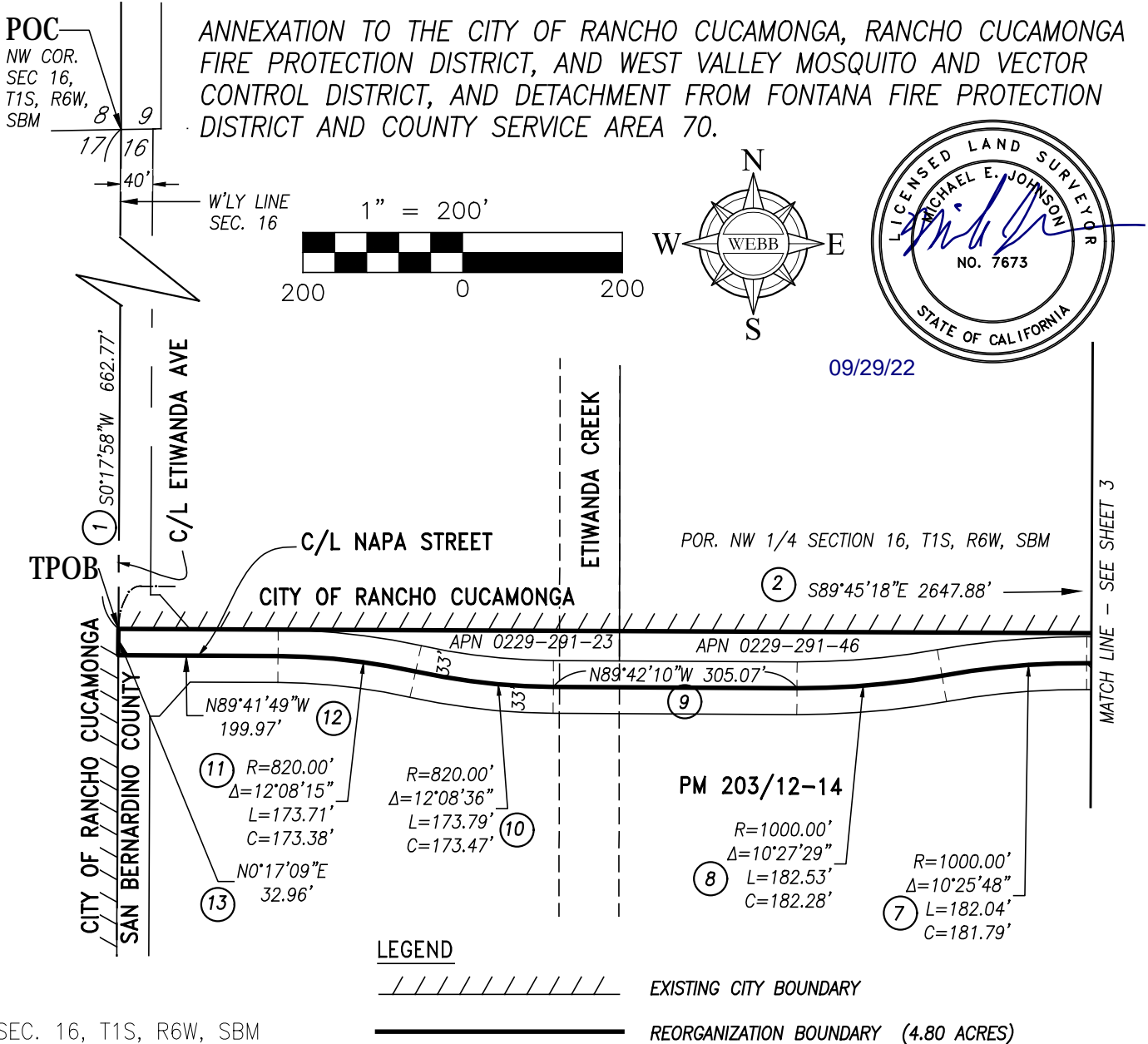
DRWN BY LB
CHKD BY MJ

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

SUBJECT: LAFCO 3256

LAFCO 3256

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SHEET 2 OF 3

W.O.
20-0066

SCALE: 1"=200'

DRWN BY LB
CHKD BY MJ

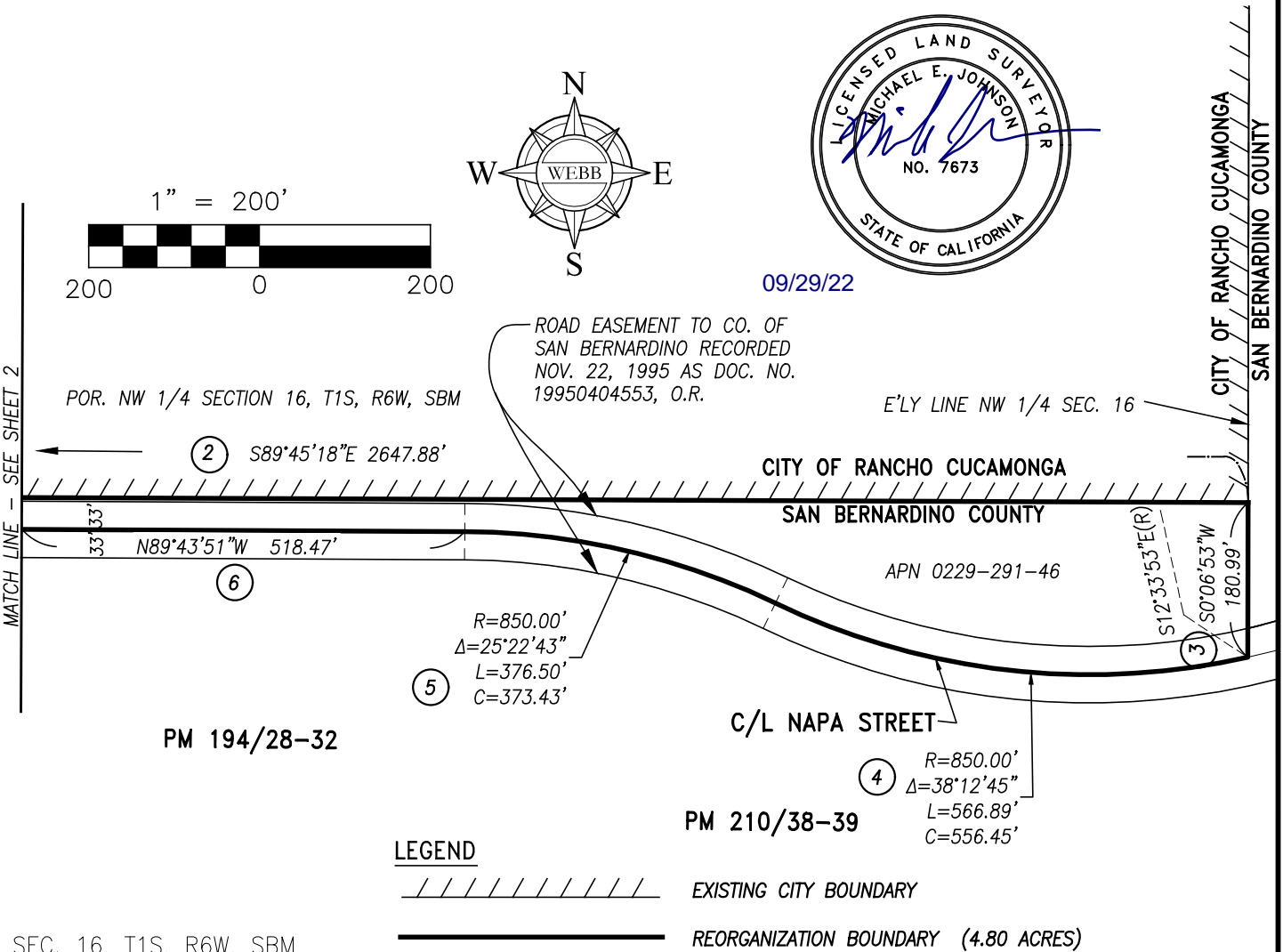
DATE 2/26/22
DATE 09/29/22

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LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 70.

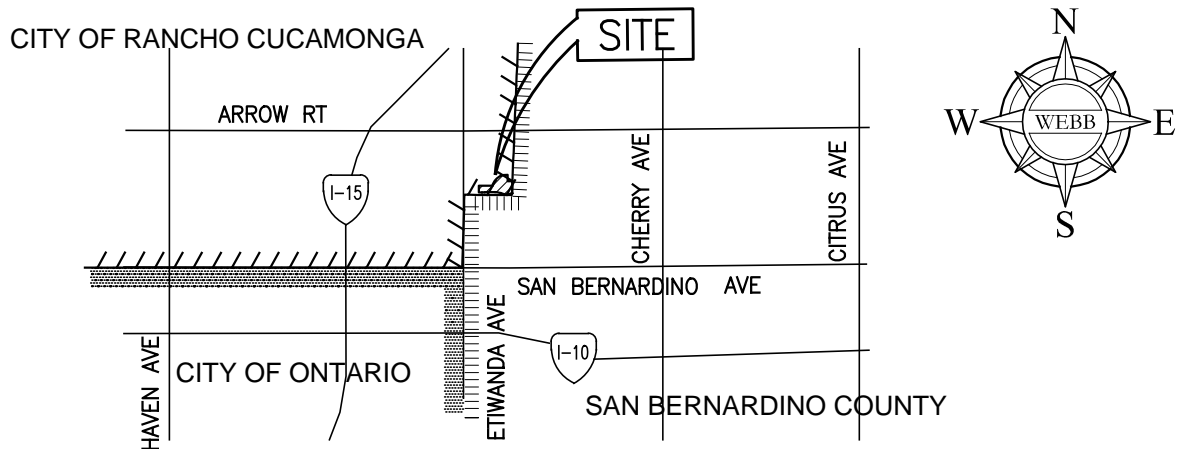


ALBERT A. WEBB ASSOCIATES	LAFCO 3256		
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.		SHEET 3 OF 3	W.O. 20-0066
SCALE: 1"=200'	DRWN BY <u>LB</u> CHKD BY <u>MJ</u>	DATE <u>2/26/22</u> DATE <u>09/29/22</u>	SUBJECT: LAFCO 3256

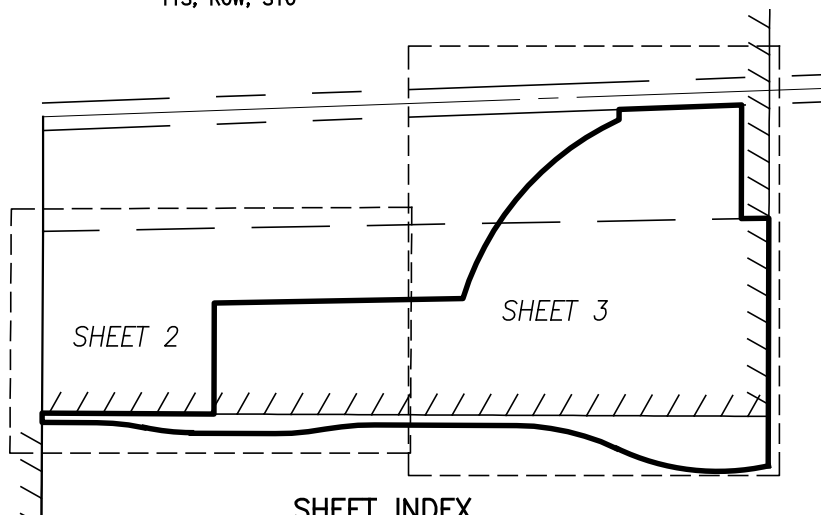
LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 70

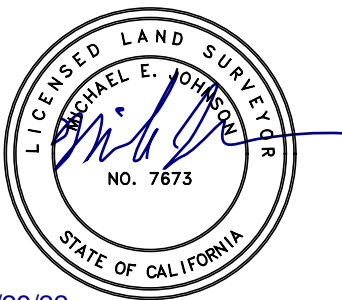
ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



VICINITY MAP
NOT TO SCALE
T1S, R6W, S16



SHEET INDEX
NOT TO SCALE



09/29/22

SEC. 9 & 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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

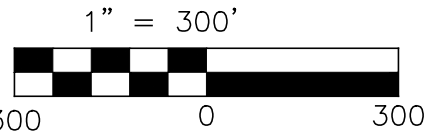
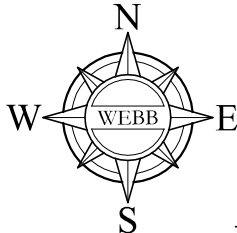
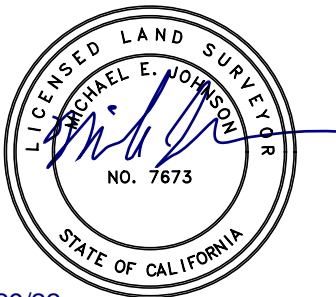
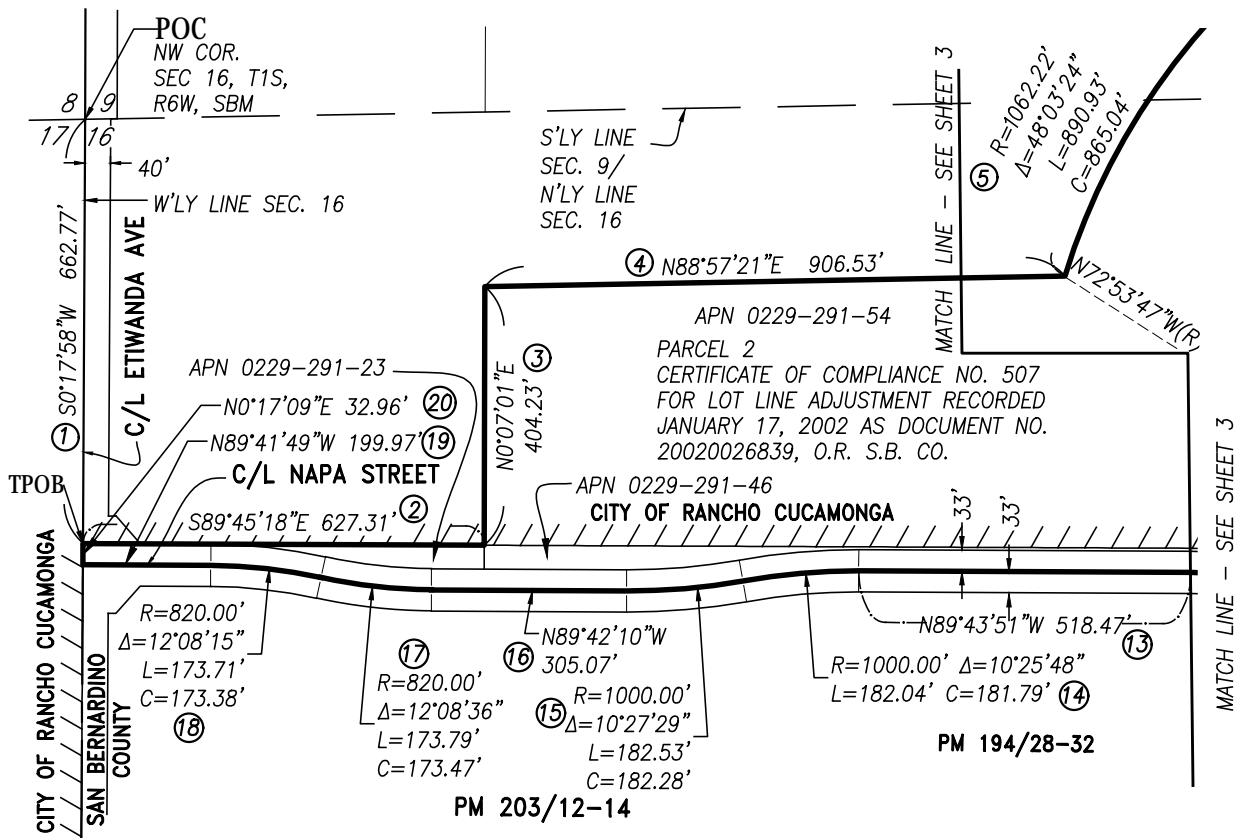
W.O.

SCALE: N.T.S. | DRWN BY LB | DATE 2/26/22 | SUBJECT: LAFCO 3256
CHKD BY MJ | DATE 09/29/22

LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 70

ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



LEGEND

- EXISTING CITY BOUNDARY
- REORGANIZATION BOUNDARY (37.64 ACRES)

09/29/22

SEC. 9 & 16, T1S, R6W, SBM

ALBERT A. WEBB ASSOCIATES

LAFCO 3256

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SHEET 2 OF 3

W.O.

SCALE: 1"=300'

DRWN BY LB
CHKD BY MJ

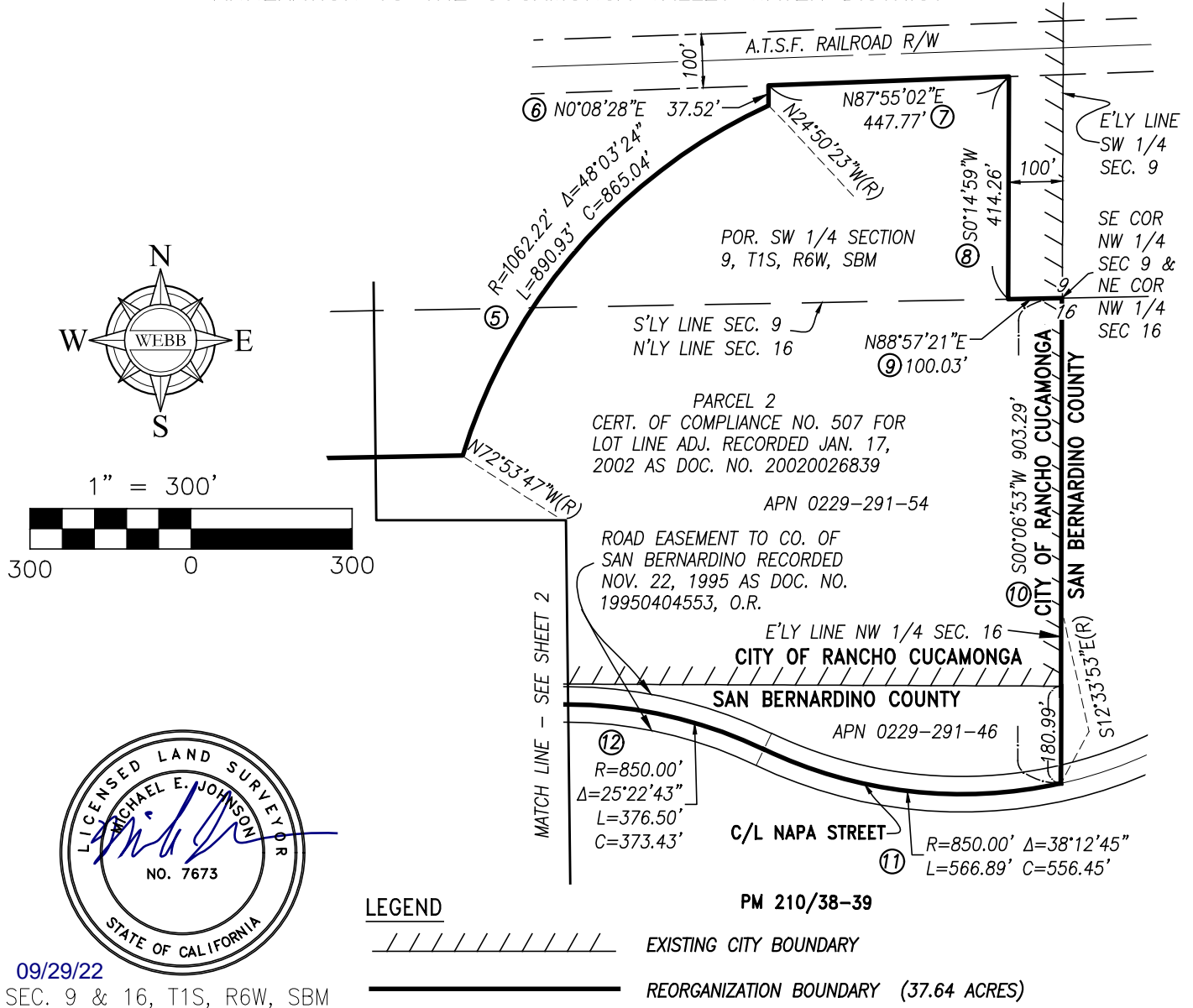
DATE 2/26/22
DATE 09/29/22

SUBJECT: LAFCO 3256

LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 70

ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



ALBERT A. WEBB ASSOCIATES

LAFCO 3256

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.

SCALE: 1"=200'

DRWN BY LB
CHKD BY MJ

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

SUBJECT: LAFCO 3256

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 <u>04/05/2022</u>	PARCEL NUMBER <u>0229-291-46</u>
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:

<input type="checkbox"/> Agricultural Land Uses	<input type="checkbox"/> Agricultural Preserve Designation
<input type="checkbox"/> Williamson Act Contract	<input type="checkbox"/> Area where Special Permits are Required
<input type="checkbox"/> Any other unusual features of the area or permits required: _____	
<u>GPA, Pre-zone, jurisdictional boundary change</u>	

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

SUPPLEMENT ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO <u>City of Rancho Cucamonga</u> <u>Cucamonga Valley Water District</u> <u>Rancho Cucamonga Fire Protection District</u> <u>West Valley Mosquito and Vector Control District</u>	DETACHED FROM <u>Fontana Fire Protection District</u> <u>County Service Area 70</u>
---	--

2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES ☒ NO ☐
 b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ☐ NO ☐

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

Industrial Employment (IE), Industrial land use that allows industrial uses including
warehouse including e-commerce.

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?
 YES ☐ NO ☒ If YES, please provide a written justification for the proposed boundary configuration.

4. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

The Project will be required to annex into a CFD and pay associated DIF and impact fees.

5. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

The project area will no longer be within CSA 70. No additional special taxes, assessments, etc. apply.

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

The project is not subject to a Williamson Act Contract.

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

The project was designated for industrial land use and will remain industrial when annexed and therefore will not impact RHNA or the City's or County's fair share housing numbers.

8. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
- F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

As a part of this application, the City/Town 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.

As the proponent, I acknowledge that annexation to the City/Town of Rancho Cucamonga or the N/A District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form 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)

ORDINANCE NO. 992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, CONSENTING TO ANNEXATION DRC2020-00185 AND APPROVING PREZONING DRC2020-00186 IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF TWO NEW INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 655,878 SQUARE FEET ON AN APPROXIMATE 35-ACRE PROJECT SITE LOCATED EAST OF ETIWANDA AVENUE AND NORTH OF NAPA STREET, AND MAKING FINDINGS IN SUPPORT THEREOF – APNs: 0229-291-23, 46 AND 54.

A. Recitals.

1. **WHEREAS**, Kimley-Horn and Associates, on behalf of Hillwood Enterprises, L.P. (the "Applicant"), filed an application for the approval of Prezoning DRC2020-00186 (the "Prezoning"), as described in the title of this Resolution. The Prezoning is part of a proposed development of two new industrial buildings totaling approximately 655,878 square feet on an approximately 35-acre project site located approximately 650 feet east of Etiwanda Avenue and north of Napa Street, APNs: 0229-291-23, 46 and 54 (the "Project Site"); and

2. **WHEREAS**, the portion of the Project Site located within the City and identified as APN 0229-291-54 is currently zoned as Industrial Employment (IE); and

3. **WHEREAS**, Prezoning DRC2020-00186 is depicted in Exhibit "A," attached hereto and incorporated herein by this reference, and would pre-zone a portion of the Project Site, specifically a 2.9-acre parcel identified as APN: 0229-291-46 and a 0.69-acre portion of a parcel identified as APN: 0229-291-23 currently located within unincorporated San Bernardino County and within the City of Fontana's Sphere of Influence (the "Annexation Area"), and ultimately incorporate these parcels and portions thereof into the City's official Zoning Map. To accomplish this objective, the Prezoning would result in the entire Project Site being zoned as Industrial Employment (IE), which would implement the General Plan's regulating zones across the Project Area; and

4. **WHEREAS**, the Applicant is expected to submit a petition to annex the unincorporated portions of the Project Site into the City of Rancho Cucamonga. The Applicant has submitted a request to the City to consent to this annexation, DRC2020-00185 (the "Annexation"). To that end, the City and the Rancho Cucamonga Fire Protection District must consent to the annexation and approve plans of service for their respective agencies; and

5. **WHEREAS**, on December 8th, 2021, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on Annexation DRC2020-00185 and Prezoning DRC2020-00186 and voted unanimously to recommend that the City Council consent to Annexation DRC2020-00185 and approve Prezoning DRC2020-00186; and

6. **WHEREAS**, on January 5th, 2022, the City Council of the City of Rancho Cucamonga conducted a noticed public hearing and introduced for First Reading of Ordinance 992 adopting Annexation DRC2020-00185 and Prezoning DRC2020-00186 and concluded said hearing on that date; and

7. **WHEREAS**, All legal prerequisites prior to the adoption of this Ordinance have occurred.

B. Ordinance.

The City Council of the City of Rancho Cucamonga does ordain as follows:

SECTION 1: This City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

SECTION 2: Based upon the substantial evidence presented to the City Council during the above-referenced public hearing on January 5th, 2022, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. In addition to Annexation DRC2020-00185 and Prezoning DRC2020-00186, the project scope includes: General Plan Amendment (DRC2020-00184), to assign a land use designation of Industrial Employment District to the Annexation Area; Tentative Parcel Map (SUBTPM20251) to create two new parcels; and Design Review (DRC2020-00177), Conditional Use Permit (DRC2021-00317), and Uniform Sign Program (DRC2020-00178) to permit the use, construction and signage of the proposed project. The project also includes a Development Agreement (DRC2021-00180); and

b. The Project Site includes APN 0229-291-46 which is currently located within unincorporated San Bernardino County and within the City of Fontana's Sphere of Influence and currently has a zoning designation of Regional Industrial (I-R) under San Bernardino County and General Industrial (M-2) under the City of Fontana; and

c. The application also requests the Annexation and Prezoning of an additional 0.69-acre portion of a parcel identified as APN: 0229-291-23. This parcel, also currently located within unincorporated San Bernardino County and the City of Fontana's Sphere of Influence currently has a zoning designation of Regional Industrial (I-R) under San Bernardino County and a zoning designation of Public Utility (P-UC) under the City of Fontana; and

d. Upon approval of the Prezoning and following approval of the Annexation by the Local Agency Formation Commission (LAFCO), both parcels APN: 0229-291-46 and APN: 0229-291-23 will be assigned a zoning designation of Industrial Employment (IE) by the City of Rancho Cucamonga, which is consistent with the existing zoning classification of the remainder of the Project Site which is currently located within the City; and

e. The City Council and Fire Protection District Board must consent to the Annexation and adopt plans for service for the Annexation Area.

f. As reflected in Exhibit "A," upon approval of the Annexation by LAFCO, these parcels will be assigned a land use designation of Industrial Employment District pursuant to the City of Rancho Cucamonga General Plan with a zoning designation of Industrial employment (IE).

SECTION 3: Based upon the substantial evidence presented to this Council during the above-referenced public hearing and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Council hereby finds and concludes as follows:

a. The City Council has independently reviewed the General Plan Consistency Analysis included as Table 4.11-5 in the EIR. The City Council has also considered the changes to the General Plan adopted on December 15, 2021 as the 2020 PlanRC General Plan Update. Based on this comprehensive consistency analysis, the Planning Commission finds that, subject to the City Council's approval of the related documents and approvals associated with the Project (Annexation DRC2020-00185, Prezoning DRC2020-00186, General Plan Amendment DRC2020-00184, Tentative Parcel Map SUBTPM20251, Design Review (DRC2020-00177), Conditional Use Permit (DRC2021-00317), Uniform Sign Program (DRC2020-00178) and Development Agreement DRC2021-00180, the Annexation and Prezoning would be consistent with the goals, policies and implementation programs of the General Plan and will not conflict with any specific plan applicable to the

Project Area. Given that this Prezoning affects parcels located outside of the City and its Sphere of Influence, the General Plan does not currently address the Annexation Area. The approval of General Plan Amendment DRC2020-00184 will designate the Annexation Area as Industrial Employment under the General Plan and will ensure consistency between the zoning and General Plan.

b. Approval of the Annexation and Prezoning would not be materially injurious or detrimental to adjacent properties based on the finding in the Project's EIR.

c. The findings set forth in this Ordinance reflect the independent judgment of the City Council.

SECTION 4: The Annexation and Prezoning, in addition to the General Plan Amendment, Tentative Parcel Map, Design Review Conditional Use Permit, Uniform Sign Program and Development Agreement (collectively, the "Project") were environmentally reviewed pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Pursuant to CEQA Guidelines Section 15060(d), the City determined that an EIR would clearly be required for the Project, and therefore prepared an environmental impact report (EIR) that focused on the potentially significant effects of the Project. By separate Resolution No. 2022-006, the City Council has: (i) made the required CEQA findings and determinations, (ii) certified the Final EIR; and (iii) adopted a Mitigation Monitoring and Reporting Program for the Project. Resolution No. 2022-006 is incorporated herein by reference, and made a part hereof as if fully set forth herein. The documents and other materials that constitute the record on which this determination was made are located in the Planning Department and are in the custody of the Planning Director. Further, the mitigation measures set forth therein are made applicable to the Project.

SECTION 5: The City Council hereby adopts Prezoning DRC2020-00186. The Official Zoning Map for the City of Rancho Cucamonga is hereby amended to assign a zoning designation of "Industrial Employment (IE) Pre-District" for the Annexation Area parcels of land, as shown in Attachment A. Pursuant to Section 17.22.050 of the Rancho Cucamonga Municipal Code, the zoning of the Annexation Area shall become effective at the time the proposed annexation for such area becomes effective. Until such time, the Official Zoning Map shall show the prezoning classification with the label "PRE DISTRICT"

SECTION 6: The City Council hereby consents to the San Bernardino County LAFCO's approval of an annexation into the City of Rancho Cucamonga and related sphere of influence amendment for the Annexation Area parcels identified as APNs 0229-291-23 and 0229-291-46. The City Council further approves the plan for service for the Annexation Area attached hereto as Exhibit "B".

SECTION 7: If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Rancho Cucamonga hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or words thereof, regardless of the fact that anyone or more sections, subsections, clauses, phrases, or words might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

SECTION 7. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published in the manner prescribed by law.

PASSED, APPROVED, AND ADOPTED this 19th day of January, 2022.


Dennis Michael, Mayor

ATTEST:


Janice C. Reynolds, Clerk

STATE OF CALIFORNIA)

COUNTY OF SAN BERNARDINO) ss

CITY OF RANCHO CUCAMONGA)

I, **JANICE C. REYNOLDS**, City Clerk of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 5th day of January 2022, and was passed at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 19th day of January 2022.

AYES: Hutchison, Kennedy, Michael, Scott, Spagnolo

NOES: None

ABSENT: None

ABSTAINED: None

Executed this 20th day of January 2022, at Rancho Cucamonga, California.

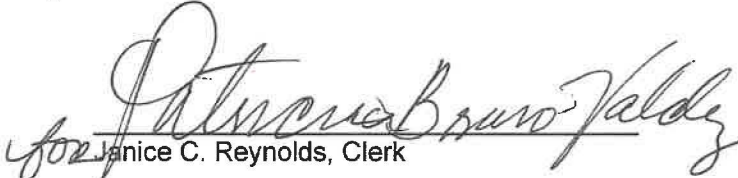

for Janice C. Reynolds, Clerk

EXHIBIT A

ZONING MAP AMENDMENT

CITY OF RANCHO CUCAMONGA ZONING MAP

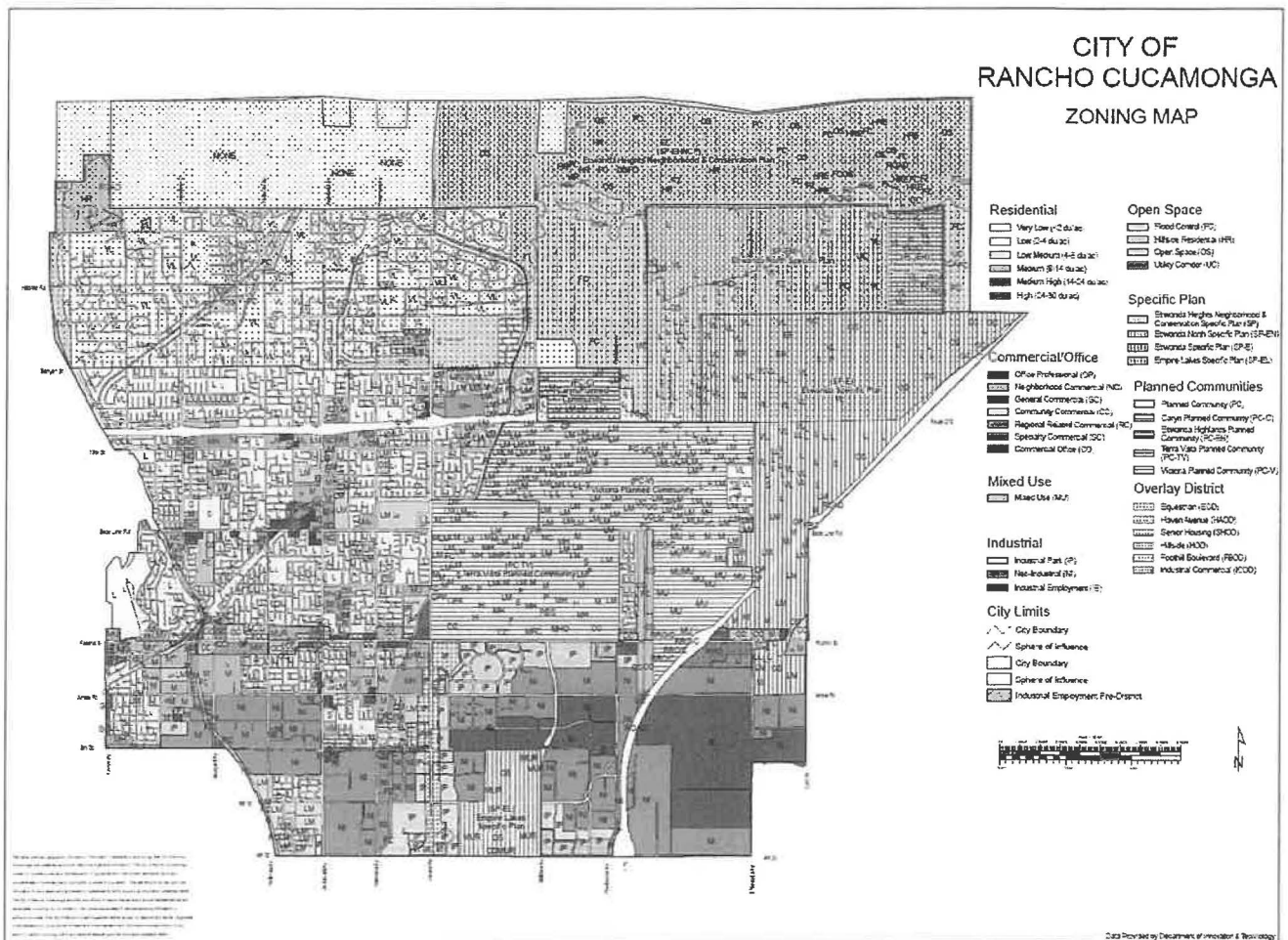


EXHIBIT B

PLAN FOR SERVICE



5000 Birch Street, Suite 3000 Newport Beach, CA 92660
www.FinanceDTA.com

CITY OF RANCHO CUCAMONGA



PLAN FOR SERVICE

ANNEXATION OF 4.8 ACRES IN CONNECTION WITH
PROPOSED SPEEDWAY COMMERCE CENTER PROJECT

Prepared for:

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

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I INTRODUCTION

The Speedway Commerce Center project (the “Project”) is currently under consideration for approval by the City of Rancho Cucamonga (the “City”) City Council. The Project site includes an estimated 35.73 acres of vacant land in the eastern portion of the City located approximately 1.3 miles east of Interstate 15 and approximately 1.5 miles north of Interstate 10. An estimated 92% of the Project site is currently located within the City, with the remainder located in unincorporated San Bernardino County (the “County”) within the City of Fontana Sphere of Influence. The Project has submitted a pre-zone application and annexation proposal for the portion of the Project located in the unincorporated County and certain adjacent property to the west to create a logical boundary into the City from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel.

While all of the Project’s building square footage is to be constructed within 32.83 acres of the Project site that is already located within the City, a remaining 2.9-acre portion of the site consisting solely of a portion of the Project’s parking lot is currently located in the unincorporated County and will need to be annexed into the City. The entire area to be annexed (the “Annexation Area”) will also include 1.9 additional acres that consist of an unmanned parcel owned by Southern Cal Edison (the “SCE Parcel”) on which transmission wires are located, and a portion of the right of way for Napa Street. The intent of this Plan for Service (“PFS”) is to provide the County of San Bernardino Local Agency Formation Commission (“LAFCO”) with sufficient information to assess which public agencies will be responsible for providing municipal services to the Annexation Area once it has been absorbed by the City. DTA is also preparing a separate PFS focusing specifically on the Cucamonga Valley Water District (“CVWD”), which will be annexing not just the Annexation Area, but also the remainder of the Project. As the remainder of the Project is already located in the City, it is not discussed in depth within this Annexation Area PFS, which is why the separate PFS is being prepared to cover the provision of wastewater services by CVWD.

While a standard PFS typically also includes information on the fiscal impacts of an annexation action on the City General Fund and the General Funds of other municipal agencies that will be providing the annexed area, this Annexation Area is different because it is expected to include only very minimal development in terms of a 2.9-acre portion of a parking lot and a 1.9-acre SCE parcel containing only electrical transmission lines. Therefore, it is anticipated that no new revenues will be generated within the Annexation Area, and the services to be provided therein will be minimal. However, DTA has previously prepared a fiscal impact analysis (“FIA”) that has been reviewed and approved by the City that analyzes the impacts of the overall Project on the City General Fund. As this FIA (the “Project FIA”) includes the small portion of the Project that is located in the Annexation Area, it will also be submitted separately from this PFS to the City for review and certification in-lieu of a new FIA analyzing just the Annexation Area.

SECTION I INTRODUCTION

In addition, as the fiscal impacts of the Project on the Rancho Cucamonga Fire Protection District (“RCFPD”) and the CHWD were not included in the Project FIA, DTA will also be preparing separate FIAs specifically focusing on the entire Project’s impacts on both of these agencies. Notably, the CHWD fiscal analysis will be packaged together with the separate PFS for CHWD wastewater services previously discussed because the area to be annexed into CHWD will include the entire 35.73-acre Project site, not just the 4.8-acre Annexation Area.

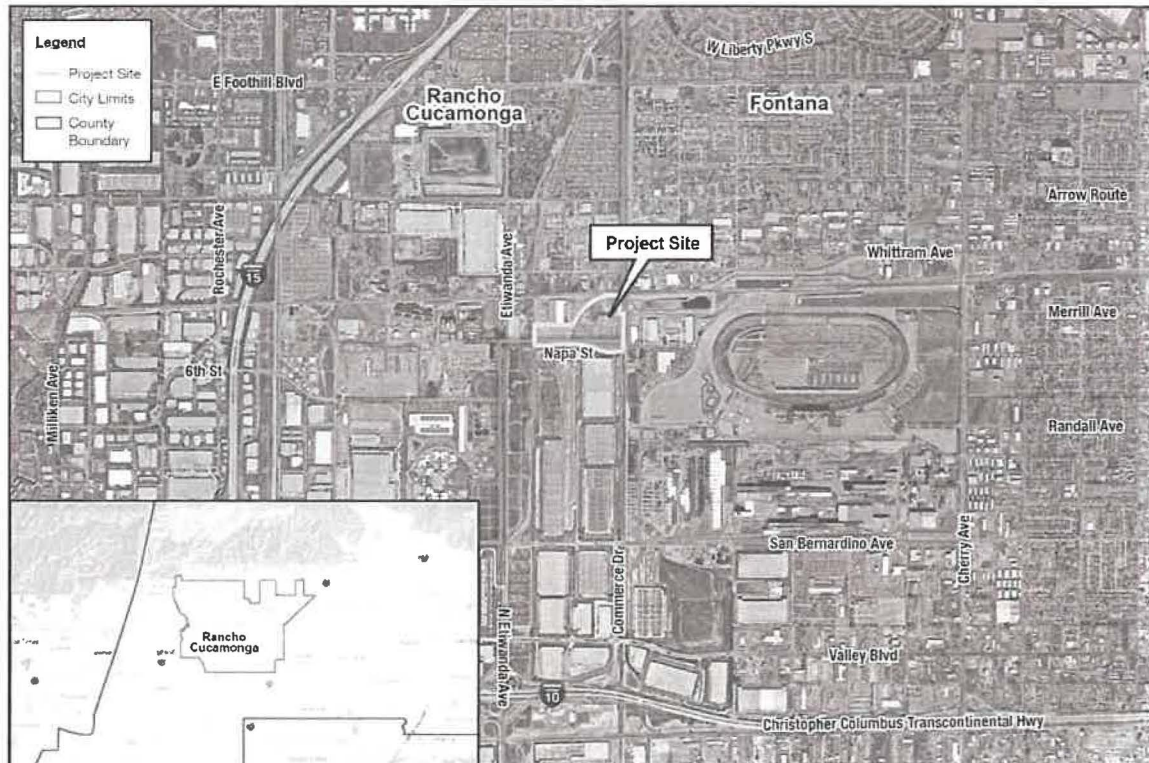
SECTION II DESCRIPTION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND THE 4.8 ACRE ANNEXATION AREA

II DESCRIPTION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND THE 4.8 ACRE ANNEXATION AREA

A Description of the Project Site

The Project site, as depicted in Figure 1 below, encompasses approximately 35.73 acres of vacant land in the eastern portion of the City and is located directly south of the Burlington Northern Santa Fe Railway, directly west of San Sevaine Channel, north of Napa Street in the City and County, and east of the East Etiwanda Creek channel.

Figure 1: Aerial Map for Proposed Project Site



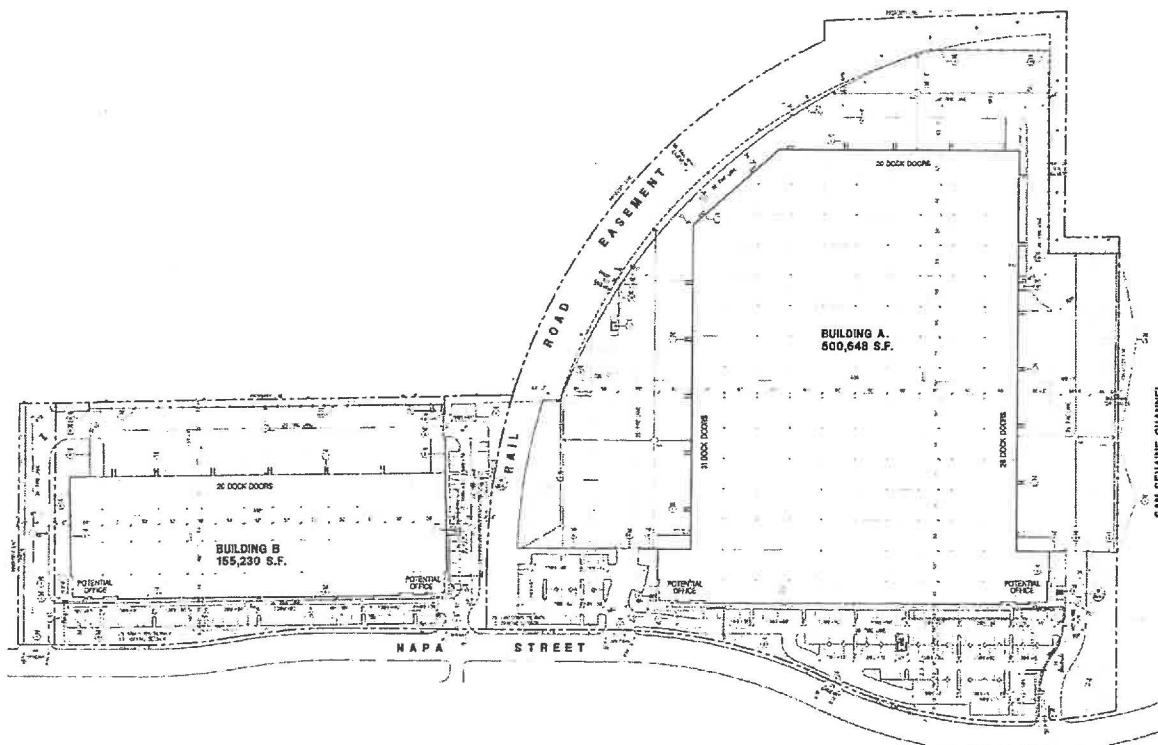
The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements. A summary of the land uses and building square footage ("BSF") associated with each land use in the Project is listed below in Table 1. The conceptual site plan for Buildings A and B within the Project is illustrated in Figure 2 below.

SECTION II DESCRIPTION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND THE 4.8 ACRE ANNEXATION AREA

Table 1: Proposed Land Uses for the Project

Land Use	BSF
Building A - Warehouse	500,648
Building B - Warehouse	155,230

Figure 2: Proposed Speedway Commerce Center Project

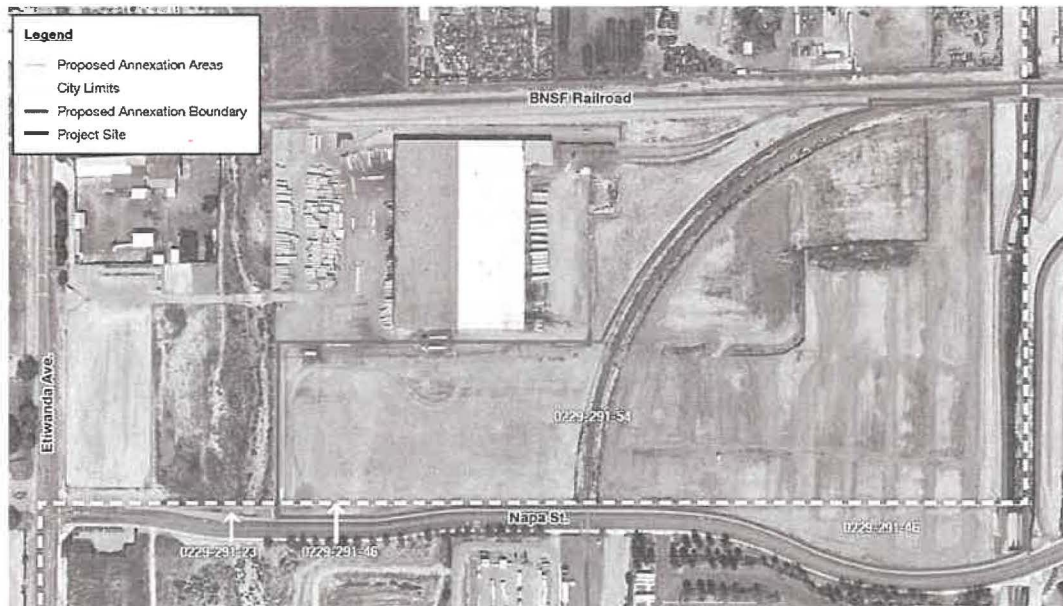


B Description of the Annexation Area

The proposed Annexation Area consists of 4.8 acres that include 2.9 acres representing the southeast portion of the proposed Speedway Commerce Center project (the "Project"), as well as 1.9 acres made up of an undeveloped parcel containing transmission wires owned by Southern Cal Edison ("SCE") and a portion of Napa Street right of way. A map delineating the Annexation Area is shown below in Figure 3.

SECTION II DESCRIPTION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND THE 4.8 ACRE ANNEXATION AREA

Figure 3: Proposed Annexation Area for Speedway Commerce Center Project



As reflected in Figures 2 and 3 above, the 2.9-acre portion of the Annexation Area is anticipated to be used solely as a portion of the Project's parking lot, with the SCE parcel continuing its current use as a transmission tower site.

III PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF 4.8 ACRES

As noted previously, the Annexation Area consists of a 4.8-acre portion of the Project and adjacent SCE Site that is currently being serviced by the County that will need to be annexed into the City. However, as neither the City nor the County provide certain required municipal services, the Annexation Area will also be subject to annexations to additional districts, as detailed below. However, as noted previously, the entire Project, as opposed to just the Annexation Area, will be annexed into CVWD to obtain sewer services. As the entire Project encompasses 35.7 acres, which is significantly larger than the 4.8-acre Annexation Area, DTA has prepared an entirely separate PFS covering wastewater services that will be submitted directly to CHWD for review and confirmation, and is not included in this PFS.

The list of municipal services necessary to serve the Annexation Area are the following:

- General Government and Administrative Services;
- Fire Protection and Emergency Response Services;
- Sheriff/Police and Public Safety Services;
- Library;
- Parks and
- Recreation; Animal
- Control; Street
- Lighting;
- Landscape Maintenance;
- Water;
- Wastewater;
- Transportation;
- Flood Control and Drainage;
- Utilities;
- Schools; and
- Solid Water Management.

Table 2, below, provides a summary of which public agencies are currently responsible for providing each type of municipal service now, prior to the annexation, as well as which public agency is anticipated to be providing that same service after the annexation. In addition, one-time development impact fees ("DIFs") are collected by a number of public agencies to fund the capital costs of public facilities, as summarized in Section IV of this Study.

Table 2: Municipal Services Providers for Proposed Annexation Area ¹

Municipal Services	Current Municipal Provider	Future Municipal Provider After Annexation
General Government and Administrative Services ²	County of San Bernardino	City of Rancho Cucamonga
Fire Protection and Emergency Response Services	<ul style="list-style-type: none"> Fontana Fire Protection District ("FFPD") contract with County of San Bernardino Fire Department; and American Medical Response. 	<ul style="list-style-type: none"> Rancho Cucamonga Fire Protection District ("RCFPD"); and American Medical Response
Sheriff/Police and Public Safety	County of San Bernardino Sheriff's Department	City contract with County of San Bernardino Sheriff's Department
Library	San Bernardino County Public Library	Rancho Cucamonga Public Library
Parks and Recreation Regional Facilities	County of San Bernardino	County of San Bernardino
Local Facilities	None	Rancho Cucamonga Community Services Department
Animal Control	San Bernardino County Animal Care and Control	Rancho Cucamonga Animal Care and Services Department
Street Lighting	None	<ul style="list-style-type: none"> Rancho Cucamonga Municipal Utility ("RCMU"); and Citywide street lighting district.
Landscape Maintenance	San Bernardino County	Rancho Cucamonga Public Works Services Department
Water	<ul style="list-style-type: none"> Inland Empire Utilities Agency ("IEUA") - wholesale; and Fontana Water Company ("FWC"). 	<ul style="list-style-type: none"> IEUA - wholesale; and FWC.
Sewer	<ul style="list-style-type: none"> IEUA - regional. 	<ul style="list-style-type: none"> IEUA - regional; and Cucamonga Valley Water District.
Transportation <ul style="list-style-type: none"> Freeways and Interchanges Transit 	Cal Trans Omnitrans	Cal Trans Omnitrans

¹ Some of the municipal services listed may not apply to the Proposed Annexation Area because it is anticipated that only a parking lot and unmanned utility easement will be located within that area. However, should future development plans change, the municipal services providers responsible for managing the public facilities associated with that future development are listed in this table.

² Including General municipal administration, planning and community development services, economic development, local road operation and maintenance ("O&M"), street lighting O&M, local parks O&M, and human resources, among other services.

SECTION III PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF 4.8

Municipal Services	Current Municipal Provider	Future Municipal Provider After Annexation
Flood Control and Drainage <ul style="list-style-type: none"> Regional Facilities Local Facilities 	<p>San Bernardino County Flood Control District</p> <p>San Bernardino County - Public Works</p>	<p>San Bernardino County Flood Control District</p> <p>Rancho Cucamonga Public Works Services Department</p>
Utilities <ul style="list-style-type: none"> Cable/Internet Provider/Phone Power Natural Gas 	<p>Charter Communications, Spectrum, and Frontier</p> <p>Southern California Edison Southern California Gas Company</p>	<p>Charter Communications, Frontier, and RCMU</p> <p>RCMU</p> <p>Southern California Gas Company</p>
Schools	<ul style="list-style-type: none"> Etiwanda School District (K-8); and Chaffey Joint Union High School District (9-12) 	<ul style="list-style-type: none"> Etiwanda School District (K-8); and Chaffey Joint Union High School District (9-12)
Solid Waste Management	Burrtec Waste Management Industries through franchise agreement with San Bernardino County Solid Waste Management Division.	Burrtec Waste Management Industries through franchise agreement with City of Rancho Cucamonga.

A written narrative describing the pre-annexation and post-annexation provision of each service listed above follows:

A General Government and Administrative Services

A.1 Before Annexation

The County currently provides general government and administrative services to the Annexation Area. These include certain services that the County only provides in the unincorporated County, such as planning and community development services, economic development, arterial, collector and other local road operation and maintenance ("O&M"), street lighting and local parks O&M and human resources, among other services. In addition, the County provides certain services on a Countywide basis to both cities and the unincorporated County, such as criminal justice services related to jails and courts, which include district attorney, public defender and probation services, as well as health and welfare services and other Countywide functions.

A.2 After Annexation

The City will assume responsibility for all of the administrative and general government services that had been previously provided by the County exclusively for unincorporated County areas. As discussed above, these would include planning

and community development services, economic development, local road and street light O&M, etc. within the Annexation Area. The City's road maintenance responsibilities would include the operations and maintenance of the ½ width of Napa Street that is being annexed into the City. However, the other services currently provided by the County on a Countywide basis, as also discussed above, will continue to be the County's responsibility within the Annexation Area. These would include criminal justice services, health and welfare services, etc.

B Fire Protection and Emergency Response Services

B.1 Before Annexation

FFPD currently provides the fire protection and emergency response services to the Annexation Area. FFPD, through contract with the San Bernardino County Fire Department, serves approximately 52.4 square miles ("SM"), encompassing 42.4 SM within the limits of the City of Fontana and 10 SM within Fontana's Sphere of Influence area ("SOI"). The Annexation Area is primarily served by Fire Station 73, located at 14360 Arrow Boulevard in Fontana. American Medical Response provides private ambulance services.

B.2 After Annexation

The RCFPD will provide the fire protection and emergency response services to the Annexation Area after its annexation. RCFPD encompasses approximately 50 SM of service area within the City limits and the City's SOI. The Annexation Area will be served by (i) the Jersey Fire Station, located at 11297 Jersey Boulevard, which is approximately 3 roadway miles west of the Annexation Area, and (ii) Day Creek Fire Station, located at 12270 Firehouse Court, which is approximately 3.3 roadway mile to the northwest of the Annexation Area. Based on its proximity to two existing fire stations, the Annexation Area will be adequately served by fire protection services, and no new or expanded unplanned facilities would be required.

In addition, the entire Project site, including the portion within the Annexation Area, is required to be annexed into Community Facilities District ("CFD") No. 85-1 as one of the City's conditions of development approval. CFD No. 85-1 was initially approved by the qualified voters within the CFD in a special election to authorize the levy of a special tax to fund fire suppression services and facilities within the boundaries of Archibald Avenue, Etiwanda Avenue, Highland Avenue and Fourth Street.

The American Medical Response, a private ambulance service, provides ambulance services to the Annexation Area. AMR is located at 7925 Center Avenue in Rancho Cucamonga.

C Wildland Fire Prevention and Protection

C.1 Before Annexation

FFPD, through a contract with the San Bernardino County Fire Department, currently provides the wildfire prevention and protection services to the Annexation Area.

C.2 After Annexation

RCFPD will provide the wildfire prevention and protection services to the Annexation Area after its annexation.

D Law Enforcement

D.1 Before Annexation

The San Bernardino County Sheriff's Department ("SBCSD") provides public safety services to the unincorporated areas.

D.2 After Annexation

Since incorporation in 1977, law enforcement services in the City have been provided through a contract with SBCSD. The closest police station to the Annexation Area is the Victoria Gardens Substation, located at 7743 Kew Avenue, which is approximately 2.5 roadway miles northwest of the Annexation Area. In addition, the Police Department Headquarters (SBCSD Rancho Cucamonga Patrol Station) is located at 10510 Civic Center Drive, which is approximately 3.9 roadway miles northwest of the Annexation Area. Furthermore, a joint facility including a police substation and several other municipal offices, is proposed at the Empire Lakes development located approximately 3.8 roadway miles west of the Annexation Area.

Based on its proximity to these existing and proposed police stations and their projected staffing levels, the Annexation Area will be adequately served by existing police protection services, and no new or expanded unplanned facilities would be required.

E Library

E.1 Before Annexation

Currently, the Annexation Area is served by the San Bernardino County Library system. The nearest County library is the Fontana Lewis Library & Technology Center, located at 8437 Sierra Avenue in Fontana.

E.2 After Annexation

The Rancho Cucamonga Public Library will serve the Annexation Area after its annexation. The closest City library to the Annexation Area is the Paul A. Biane Library, located at 12505 Cultural Center Drive, which is approximately 2.4 roadway miles northwest of the Annexation Area.

F Parks and Recreation

F.1 Before Annexation

The County Regional Parks Department (“CRPD”) provides regional park services to all residents and employed persons within the County, including located in both incorporated and unincorporated areas. The closest regional park is Cucamonga Guasti Regional Park in Ontario, which includes recreational areas for water sports, hiking and picnicking. But CRPD’s mandate is only to provide regional park facilities, so it does not support the construction, operations or maintenance of local parks anywhere within its jurisdiction, including within the Annexation Area.

F.2 After Annexation

The City’s Community Services Department will operate and maintain the City’s local parks and recreation facilities after annexation. This City Department currently supports the operations and maintenance of over 30 local park sites within the City which are available for use by residents and employed persons located within the Annexation Area. The largest park and recreational facilities operated by this City Department includes the Community Center at Lions East and Lions West, Family Resource Center, Central Park Senior/Community Center, Rancho Cucamonga Sports Center, Epicenter/Sports Complex, and Victoria Gardens Cultural Center.

G Animal Control

G.1 Before Annexation

The San Bernardino County Animal Care and Control Program currently operates two animal shelters within the County, located in Big Bear and Devore, both of which are relatively distant from the Annexation Area.

G.2 After Annexation

The Rancho Cucamonga Animal Care and Services Department will provide animal control services to the Annexation Area after its annexation. The Department’s animal shelter facilities are located at 11780 Arrow Route in the City.

H Street Lighting

H.1 Before Annexation

The Annexation Area presently does not contain any streetlights.

H.2 After Annexation

Upon annexation, RCMU will be responsible for operating and maintaining streetlights in the Annexation Area. The Annexation Area is conditioned by the City to be annexed into SLD No. 1, which is the City’s street lighting finance district,

I Landscape Maintenance

I.1 Before Annexation

Currently, the County is responsible for the limited amount of landscape maintenance required within the Annexation Area.

I.2 After Annexation

Upon annexation, the City's Public Works Department will be responsible for providing operations and maintenance services for the landscaping of any publicly owned parkways and medians within the Annexation Area, including operations and maintenance work on the ½ width of Napa Street that is being annexed into the City.

J Water

J.1 Before Annexation

FWC is a local water company currently providing water treatment, storage, and distribution of domestic water to the Annexation Area. FWC owns and operates three water treatment facilities, treating a combination of well and surface water. In 2020, water utilized within the City originated from three main sources; (i) approximately 60% groundwater, (ii) 15% local surface water, and (iii) 25% water from the State Water Project. Groundwater is produced from Chino Basin, Rialto Basin and Lytle Basin, and an unnamed basin. Local surface water from Lytle Creek and imported surface water from the State Water Project originating in Northern California are treated at the Sandhill Water Treatment Plant, a 29 million-gallon-per-day (MGD) treatment plant that is comprised of a 12 MGD Conventional filtration treatment facility and a 17 MGD Diatomaceous Earth filtration treatment facility.

IEUA is a state water contractor for the Metropolitan Water District of Southern California ("MWD"), and is a regional wholesaler that delivers water at an average of 1.5 billion gallons of water per day to a 5,200 square mile service area.

J.2 After Annexation

FWC will continue to be the retail water service provider for the Annexation Area after its annexation, and IEUA will continue to be its wholesale water supplier.

K Wastewater

K.1 Before Annexation

IEUA is a regional wastewater treatment agency and wholesale distributor of imported water that operates wastewater treatment facilities. The entire Project site, including the portion within the Annexation Area, currently does not receive any local wastewater services.

K.2 After Annexation

IEUA will continue to be the regional wastewater treatment agency for the Annexation Area, while the CVWD will be the local wastewater service provider for the Annexation Area. CVWD currently operates and maintains approximately 421 miles of wastewater collection system ranging from 8 to 36 inches in diameter. Wastewater generated by the Project site would be transported through this collection system and conveyed to IEUA's RP-1 and RP-4 regional water recycling plants where it is processed into recycled water. IEUA owns and operates a system of regional trunk and interceptor sewers that transport wastewater to the regional wastewater treatment plants. In order to avoid overloading issues at any one facility, wastewater can be diverted from one regional plant to another.

As the entire Project, not just the Annexation Area, will be annexed into CVWD, aPFS and FIA are required to analyze the annexation of the entire Project into CVWD. These two analyses are being prepared separately from this Annexation Area PFS, and will be submitted to CVWD upon their completion.

L Transportation

L.1 Before Annexation

Caltrans currently operates and maintains freeways located in unincorporated County, while, as noted in Section A.1 of this study, arterials, collectors and other local roads are operated and maintained by the County Public Works Department. Omnitrans provide public transit in the unincorporated County.

L.2 After Annexation

Caltrans and Omnitrans will continue to provide freeway and public transit services to the Annexation Area once the annexation has been completed. As noted previously in Section A.2, the City will be responsible for the operations and maintenance of local roads within the Annexation Area.

M Flood Control and Drainage

M.1 Before Annexation

The County Flood Control District provides operations and maintenance services for regional flood control facilities, while any local drainage facilities, such as neighborhood detention basins, channels and bioswales are managed by the County's Public Works Department.

M.2 After Annexation

The County Flood Control District will continue to manage regional flood control facilities on behalf of the Annexation Area, whereas the City's Department of Public Works will take over responsibilities for the local drainage facilities cited above.

N Utilities

N.1 Before Annexation

The current providers of cable television and internet service within the area are Charter Communications, Spectrum and Frontier Communications. Telephone services are also provided by Frontier Communications, whereas electricity is supplied by Southern California Edison and natural gas by Southern California Gas Company.

N.2 After Annexation

Most of the utility services in the Annexation Area will continue to be maintained by the same private parties, with the exception of cable service and electricity, which will be furnished by RCMU.

O Schools

O.1 Before Annexation

The local primary elementary school is being operated by the Etiwanda School District ("ESD"). High School facilities are the responsibility of Chaffey Joint Union High School District ("CJUHS").

O.2 After Annexation

Both primary and secondary school services will continue to be the responsibility of ESD and CJUHS, respectively.

P Solid Waste Management

P.1 Before Annexation

Burrtec Waste Management Industries currently provides waste and recycling services to the Annexation Area through a franchise agreement with the County Solid Waste Management Division.

P.2 After Annexation

Burrtec Waste Management Industries will continue to provide waste and recycling services to the Annexation Area after its annexation, although its franchise agreement will be executed with the City rather than with the County.

IV ONE-TIME DEVELOPMENT IMPACT FEES

Development impact fees (“DIFs”) are one-time fees utilized to fund a project’s fair share of a municipality’s infrastructure and capital needs, and are generally paid upon issuance of building permits and/or Certificates of Occupancy. As noted previously, the Annexation Area consists of 4.8 acres that will include the following anticipated land uses:

- 2.9 acres representing the southeast portion of the Project that is anticipated to be used solely as a portion of the Project’s parking lot;
- 1.9 acres of SCE-owned parcel containing transmission wires; and
- A portion of the Napa Street right of way.

Based on these currently proposed land uses within the Annexation Area, no structures are to be built within the area, so no DIFs are anticipated to be collected within the Annexation Area itself. Only portions of the Project outside of the Annexation Area on which structures are to be built would require the payment of DIFs, and they would be paying DIFs equal to the Project’s fair share of the capital costs of public facilities necessitated by the structures built on the Project site. Notably, if the development plan for the Project changes such that the Annexation Area would include actual development other than the currently anticipated parking lot, DIFs could be collected. However, as DIF levels generally vary dependent upon the land use types being constructed, specific fee levels cannot be assigned to the Annexation Area at this time.

RESOLUTION NO. FD 2022-001

**A RESOLUTION OF THE RANCHO CUCAMONGA FIRE
PROTECTION DISTRICT BOARD OF DIRECTORS
CONSENTING TO THE ANNEXATION OF LAND IDENTIFIED
AS APNs 0229-291-23 AND 46 AND ADOPTING A PLAN OF
SERVICE FOR SUCH LAND**

A. Recitals.

1. Kimley-Horn and Associates, on behalf of Hillwood Enterprises, L.P. (the "Applicant"), filed an application for entitlements to the City of Rancho Cucamonga for a proposed development of two new industrial buildings totaling approximately 655,878 square feet on an approximately 35-acre project site located approximately 650 feet east of Etiwanda Avenue and north of Napa Street, APNs: 0229-291-23, 46 and 54 (the "Project Site").

2. A portion of the Project Site, specifically a 2.9-acre parcel identified as APN: 0229-291-46 and a 0.69-acre portion of a parcel identified as APN: 0229-291-23, is currently located within unincorporated San Bernardino County and within the City of Fontana's Sphere of Influence (the "Annexation Area").

3. The Applicant is expected to submit a petition to annex the Annexation Area into the City of Rancho Cucamonga. To that end, the City and the Rancho Cucamonga Fire Protection District must consent to the annexation and approve plans of service for their respective agencies.

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

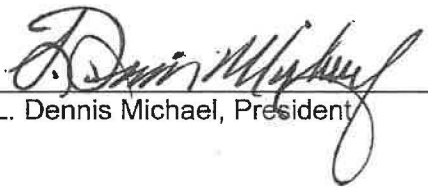
NOW, THEREFORE, the Board of Directors of the Rancho Cucamonga Fire Protection District hereby resolves as follows:

Section 1. The facts set forth in the Recitals, Part A of this Resolution, are true and correct.

Section 2. The Board of Directors hereby consents to the San Bernardino County LAFCO's approval of an annexation into the Rancho Cucamonga Fire Protection District and related sphere of influence amendment for the Annexation Area parcels identified as APNs 0229-291-23 and 0229-291-46. The Board of Directors further approves the plan for service for the Annexation Area attached hereto as Exhibit "A".

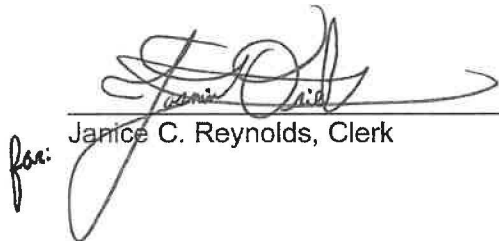
Section 3. The District Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 5th day of January, 2022.



L. Dennis Michael, President

ATTEST:

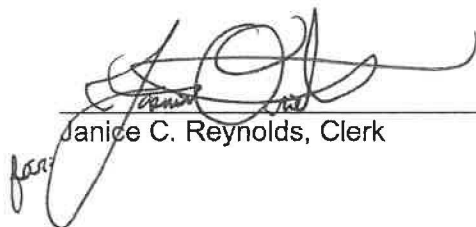


for: Janice C. Reynolds, Clerk

I, **JANICE C. REYNOLDS**, **SECRETARY** of the Rancho Cucamonga Fire Protection District, do hereby certify that the foregoing Resolution was duly passed, approved, and adopted by the Board of Directors of the Rancho Cucamonga Fire Protection District, at a Regular Meeting of said Board held on the 5th day of January 2022.

AYES: Hutchison, Kennedy, Michael, Scott, Spagnolo
NOES: None
ABSENT: None
ABSTAINED: None

Executed this 6th day of January, 2022, at Rancho Cucamonga, California.



for: Janice C. Reynolds, Clerk

EXHIBIT A

PLAN FOR PLAN FOR SERVICE

dta

5000 Birch Street, Suite 3000 Newport
Beach, CA 92860
www.FinanceDTA.com

CITY OF RANCHO CUCAMONGA



PLAN FOR SERVICE

ANNEXATION OF 4.8 ACRES IN
CONNECTION WITH PROPOSED SPEEDWAY
COMMERCE CENTER PROJECT

Prepared for:

City of Rancho

Cucamonga

10500 Civic

Center Drive

Rancho

Cucamonga, CA

91730

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John Bosler
Secretary/General Manager/CEO

August 1, 2022

RECEIVED

AUG 16 2022

LAFCO Commissioners
Local Agency Formation Commission
1170 West Third Street #150
San Bernardino, CA 92415


LAFCO
San Bernardino County

**Subject: Support Proposed Annexation of the Speedway Commerce Center into
Cucamonga Valley Water District's Sewer Service Area**

Honorable Commissioners:

The Speedway Commerce Center project area consists of a 35.73 acre site located within the Local Agency Formation Commission (LAFCO) assigned sphere of influence for the Cucamonga Valley Water District (District). The construction of the Project requires an annexation of the project area into the District to allow the provision of sewer service. The District has reviewed and certified the Plan for Service and is supportive of the annexation.

Sincerely,



John Bosler
General Manager/CEO
Cucamonga Valley Water District



www.FinanceDTA.com

5000 Birch Street, Suite 3000
Newport Beach, CA 92660

CUCAMONGA VALLEY WATER DISTRICT



Service Beyond Expectation

PLAN FOR SERVICE

ANNEXATION OF PROPOSED SPEEDWAY COMMERCE CENTER PROJECT AND DESIGNATED ADJACENT PROPERTIES

Prepared for:

Cucamonga Valley Water District

10440 Ashford St.

Rancho Cucamonga, CA 91730-2799

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I INTRODUCTION

DTA has been retained to prepare a Plan for Service (“PFS”) for the Cucamonga Valley Water District (the “District”) to serve the proposed annexation of the Speedway Commerce Center project and designated adjacent properties (collectively referred to hereinafter as the “Annexation Area”). The Annexation Area encompasses a 35.73-acre site for the proposed Speedway Commerce Center project (the “Project”) in the City of Rancho Cucamonga (the “City”), an unmanned parcel owned by Southern Cal Edison (the “SCE Parcel”) on which transmission wires are located, and a portion of the right of way for Napa Street, all of which are currently in the unincorporated portion of the County of San Bernardino (the “County”).

A Purpose of the Plan for Service

The County Local Agency Formation Commission (“LAFCO”) requires the preparation and certification of a study when a jurisdiction is affected by a proposed change of organization or reorganization. The construction of the Project will require the annexation of the entire Annexation Area into the District to ensure the provision of wastewater services to the new development. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing wastewater services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District’s General Fund.

B Description of the Annexation Area

The Project site, as depicted in Figure 1 below, encompasses approximately 35.73 acres of vacant land in the eastern portion of the City and is located directly south of the Burlington Northern Santa Fe Railway, directly west of San Sevaine Channel, north of Napa Street in the City and County, and east of the East Etiwanda Creek channel.

Figure 1: Aerial Map for Proposed Project Site



As reflected in Figure 2 below, the Annexation Area includes the entire Project site, the SCE Parcel, and a portion of the right of way for Napa Street. The Project has submitted a pre-zone application and annexation proposal for the Annexation Area to create a logical boundary into the City from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel. Figure 3 below depicts the location of the Annexation Area relative to the District's eastern boundaries.

Figure 2: Proposed Annexation Area for Speedway Commerce Center Project

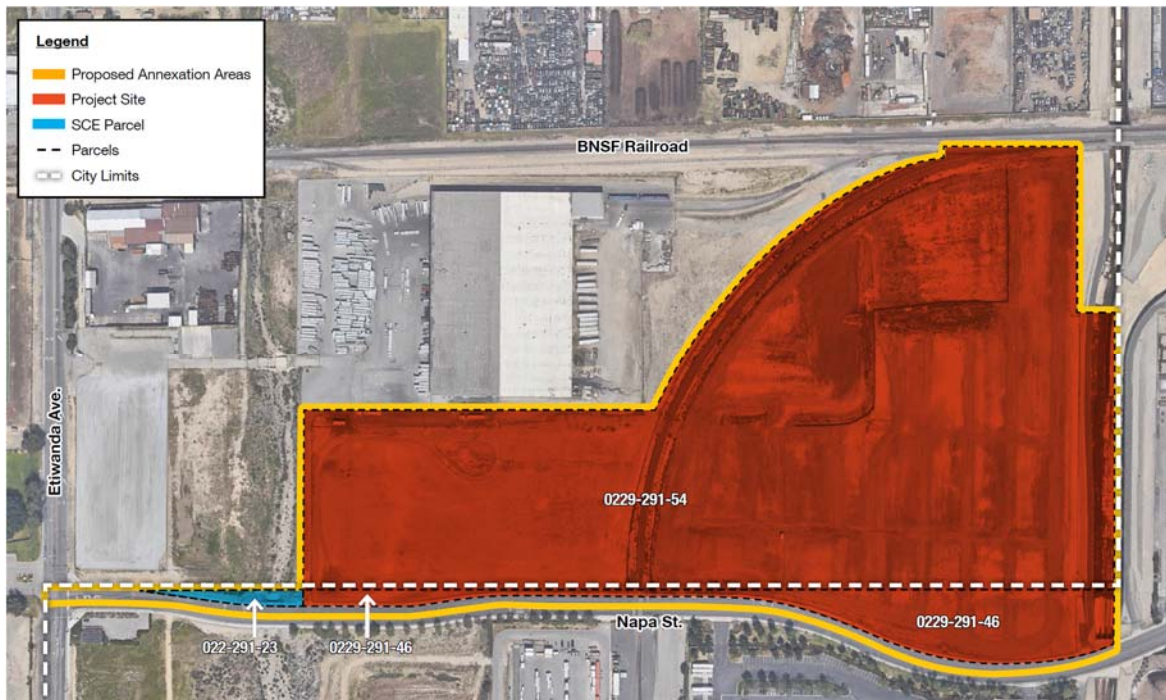
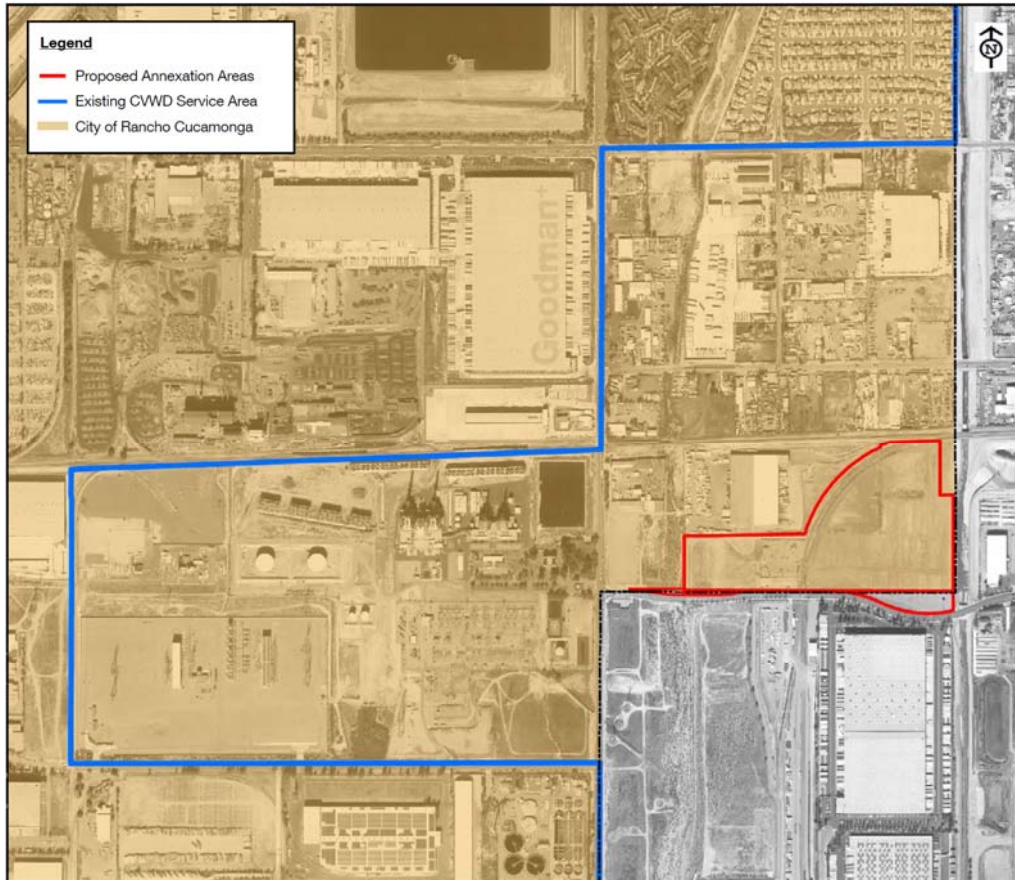
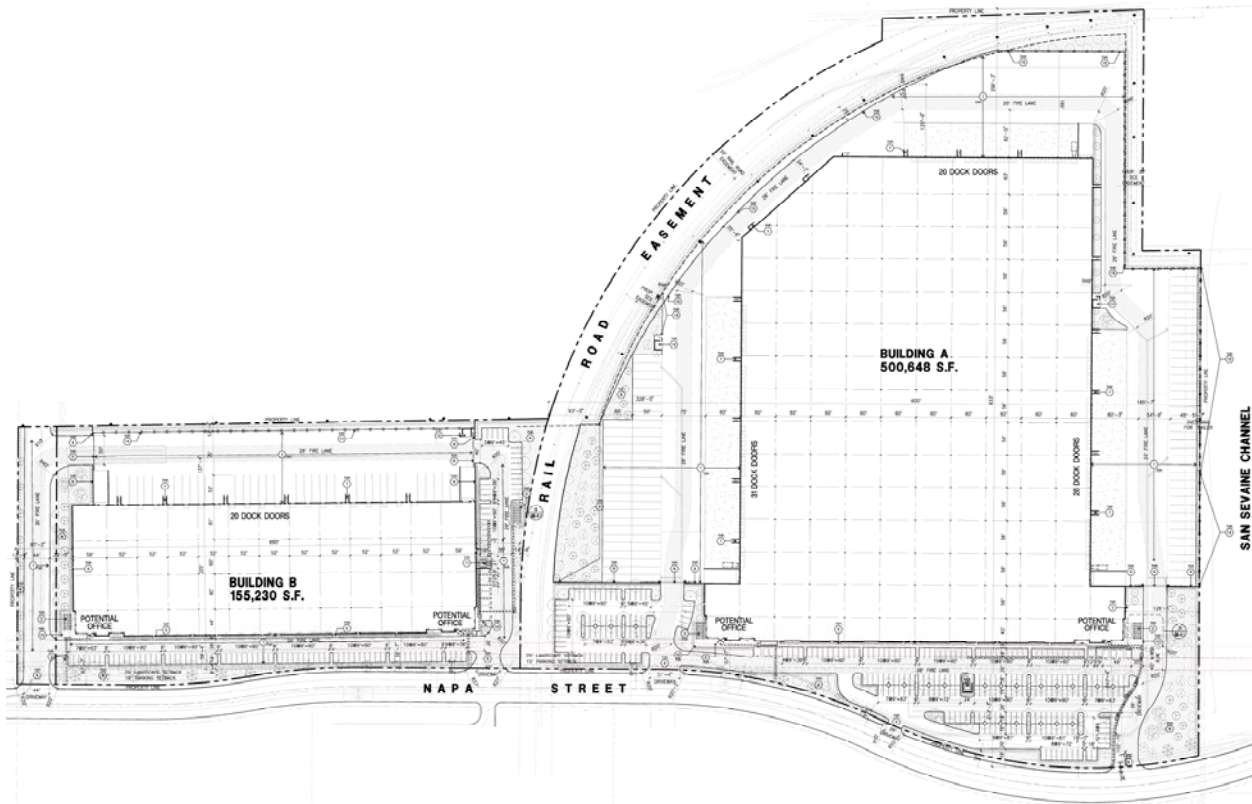


Figure 3: Location of Annexation Area Relative to District's Eastern Boundaries



The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements under its primary site plan. The conceptual site plan for the Project is illustrated in Figure 4 below.

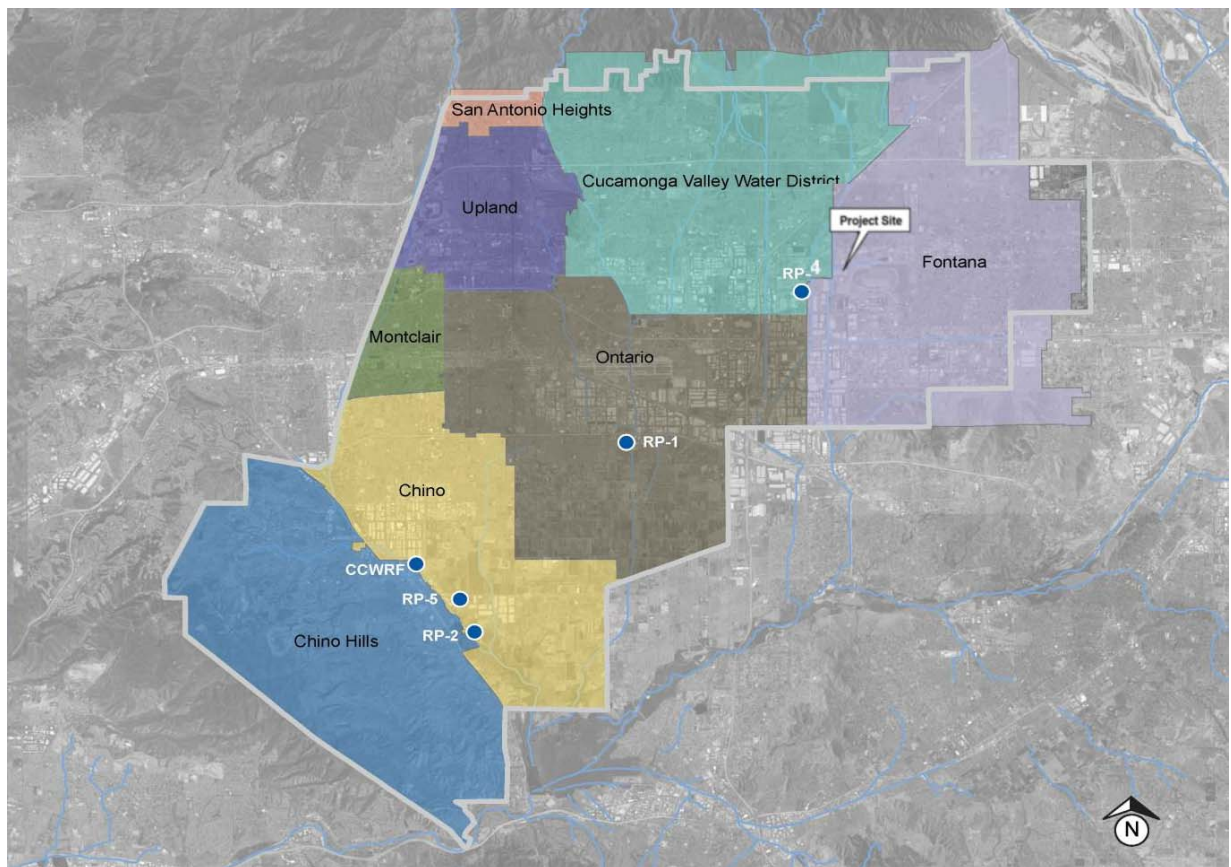
Figure 4: Proposed Speedway Commerce Center Project



II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA

As depicted in Figure 5 below, the entire Annexation Area is currently within the Inland Empire Utilities Agency (the "IEUA"), which only provides regional water treatment facilities and does not offer local retail wastewater services. While the Project is already located within the Fontana Water Company's ("Water Company") jurisdiction, the Water Company does not provide wastewater services. As a result, the Annexation Area will need to be annexed into the District. Since the SCE site within the Annexation Area will not generate any wastewater given its current use as an unmanned parcel with transmission wires, below is a written narrative describing the pre-annexation and post-annexation provision of wastewater services to the Project.

Figure 5: IEUA Service Area



A Before Annexation

As noted above, IEUA is a regional wastewater treatment agency that operates wastewater treatment facilities. The Annexation Area does not currently receive any local wastewater services.

B After Annexation

IEUA will continue to be the regional wastewater treatment agency for the Annexation Area, while the District will be the local wastewater service program administrator for the Project. It is important to note that even though the District currently operates and maintains approximately 421 miles of wastewater collection system ranging from 8 to 36 inches in diameter, the Project will not utilize the District's collection system to transport wastewater to IEUA's regional treatment facilities. **Instead, the Project will construct tie-ins to IEUA's existing 36-inch Etiwanda sewer line (the "Etiwanda Line"), with such tie-ins owned and maintained by the District as discussed in greater detail below.**

Pursuant to the Draft Environmental Impact Report prepared by Kimley-Horn dated June 2021, the worst-case scenario for the Project's wastewater generation is estimated at 29,300 gallons per day ("gpd"), or 0.029 MGD, based on 25 gpd generated by 1,172 employees at the Project's build-out. IEUA owns and operates a system of regional trunk and interceptor sewers that transport wastewater to the regional wastewater treatment plants. RP-4, located at 12811 6th Street in Rancho Cucamonga and the nearest regional water recycling plant to the Annexation Area, was recently expanded to a treatment capacity of 14 MGD and treats an average flow of 10 MGD of wastewater, or 71 percent of its treatment capacity.

In order to serve the Project, the District submitted a request to IEUA on February 8, 2022 for the approval of a new Regional Connection No. CW-22 (the "CW-22") to the Etiwanda Line at Station 50+12.73, a 12-inch VCP sewer main through an existing manhole within Etiwanda Avenue from the east side of Napa Street. The District estimated an average dry weather flow ("ADWF") rate of 0.00743 MGD for the CW-22, with peak dry weather flow ("PDWF") and peak wet weather flow ("PWWF") rates of 0.002605 and 0.003683 MGD, respectively.

The hydraulic model was employed by the District to analyze the impact of connecting the CW-22 to the Etiwanda Line and RP-4. The hydraulic analysis shows that such connections will not create a capacity deficiency within the noted collection system at Project's build-out under PWWF. The Etiwanda Line was designed with the sewer flowing 37% full at peak flow condition and a flowrate of 14.21 MGD, which are just below the projected ADWF rate for CW-22. The full capacity of Etiwanda Line is 49.94 MGD, leaving an available capacity of 35.73 MGD. The capacity to RP-4 is sufficient to meet the sewer flows added by the Project.

III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION ON THE DISTRICT

As previously noted, the Project is the only site within the Annexation Area that will generate wastewater flow and receive wastewater service from the District. This section will focus on the recurring and one-time fiscal impacts of the Project on the District General Fund after its annexation into the District.

A Recurring Fiscal Impacts of the Annexation Area

Since the Project will pay the prevailing wastewater service rate for its wastewater generation, it is assumed there will be net zero fiscal impact to the District General Fund after annexing the Annexation Area.

B One-time Fiscal Impacts of the Annexation Area

Development impact fees ("DIFs") are one-time fees utilized to fund a project's fair share of a municipality's infrastructure and capital needs. The Project is subject to the following DIFs collected by the District:

- Sewer System Capacity Fee ("SSCF"): Assessed for each paid meter in accordance with its size. Currently, the SSCF ranges from \$2,070 to \$99,140 for a 1" - to 10"-meter.
- Capital Capacity Reimbursement Fee ("CCRF"): Currently assessed at \$7,379 per equivalent dwelling unit ("EDU"), where one EDU represents the sewage discharged from a single residential dwelling unit. EDU determinations for industrial projects are calculated based on the type of business operation and the facility's sewer drainage fixture count, or by direct measurement of sewage quality and volume, or a combination of both. Therefore, CCRF for these types of projects must be assessed during the tenant improvement plan check approval process.

The actual amount of SSCF and CCRF payable by the Project will be contingent on its paid meter size(s) and types of on-site business operations.

Certification

I hereby certify that the statements furnished above and the documents attached to this form 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.



Eduardo Espinoza, PE
Assistant General Manager
Cucamonga Valley Water District

June 20, 2022

Date



WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT

1295 E. LOCUST STREET, ONTARIO, CA 91761 TELEPHONE (909)-635-0307
www.wvmvcd.org

BOARD OF TRUSTEES

CHINO

Eunice Ulloa

CHINO HILLS

Brian Johsz

COUNTY-AT-LARGE

Gary George

MONTCLAIR

Carolyn Raft

ONTARIO

Paul Leon

RANCHO CUCAMONGA

William Wiittkopf

UPLAND

Carlos Garcia

DISTRICT MANAGER

Michelle Brown, Ph.D.

April 28, 2022

Local Agency Formation Commission
County of San Bernardino

Subject: Support West Valley Mosquito and Vector Control District proposed
Annexation of the Speedway Commerce Center

To whom it may concern:

The West Valley Mosquito and Vector Control District (WVMVCD) supports the annexation of the Speedway Commerce Center into the West Valley Mosquito and Vector Control District. As a part of this annexation the Speedway Commerce Center would also need to be annexed into WVMVCD, Mosquito, Vector and Disease Control Assessment (Assessment No. 2) to provide funding for WVMVCD services.

Sincerely,

Michelle Brown, PhD
District Manager



www.FinanceDTA.com

5000 Birch Street, Suite 3000
Newport Beach, CA 92660

WEST VALLEY MOSQUITO & VECTOR CONTROL DISTRICT



PLAN FOR SERVICE

ANNEXATION OF 4.8 ACRES IN CONNECTION WITH PROPOSED SPEEDWAY COMMERCE CENTER PROJECT

Prepared for:

West Valley Mosquito & Vector Control District

1295 E. Locust Street

Ontario, CA 91761

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I INTRODUCTION

DTA has been retained to prepare a Plan for Service (“PFS”) for the West Valley Mosquito & Vector Control District (the “District”) to serve the proposed Speedway Commerce Center project (the “Project”) in the City of Rancho Cucamonga (the “City”).

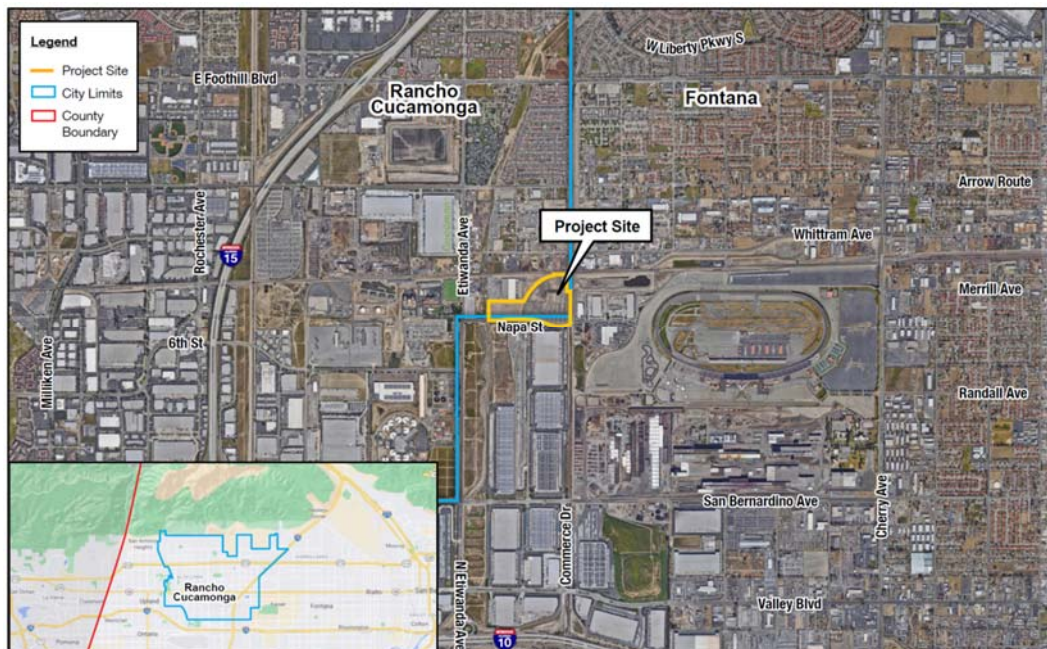
A Purpose of the Plan for Service

The Local Agency Formation Commission (“LAFCO”) for the County of San Bernardino (the “County”) requires the preparation and certification of a study when a jurisdiction is affected by a proposed change of organization or reorganization. The construction of the Project will require the annexation of the unincorporated portion of the Project and an adjacent public utility parcel (collectively referred to hereinafter as the “Annexation Area”) into the District. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing mosquito and vector control services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District’s General Fund.

B Description of the Project and Annexation Area

The Project site, as depicted in Figure 1 below, encompasses approximately 35.73 acres of vacant land in the eastern portion of the City and is located directly south of the Burlington Northern Santa Fe Railway, directly west of San Sevaine Channel, north of Napa Street in the City and County, and east of the East Etiwanda Creek channel.

Figure 1: Aerial Map for Proposed Project Site



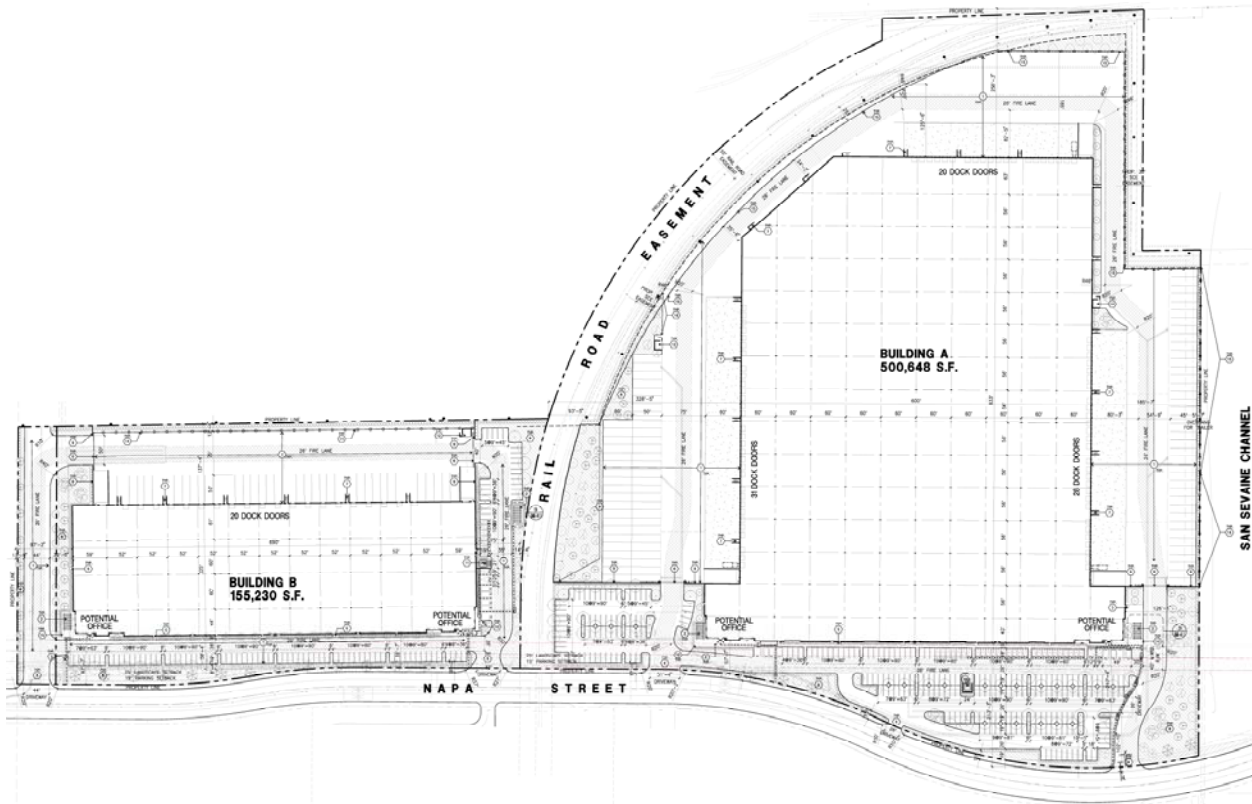
As reflected in Figures 2 below, an estimated 92% of the Project site (32.83 acres) is currently located within the City and the District, with the remaining 2.9 acres located in the unincorporated County within the City of Fontana Sphere of Influence. The 4.8 acre Annexation Area will also include 1.9 additional acres that consist of an unmanned parcel owned by Southern Cal Edison (the "SCE Parcel") on which transmission wires are located, and a portion of the right of way for Napa Street. The Project has submitted a pre-zone application and annexation proposal for the Annexation Area to create a logical boundary into the City from the centerline of Napa Street, east of Etiwanda Avenue and west of the San Sevaine Channel.

Figure 2: Proposed Annexation Area for Speedway Commerce Center Project



The Project site is proposed to be developed into two industrial buildings totaling approximately 655,878 square feet of new warehouse space and related on-site and off-site improvements under its primary site plan. The conceptual site plan for the Project is illustrated in Figure 3 below.

Figure 3: Proposed Speedway Commerce Center Project



As reflected in Figures 2 and 3 above, all of the Project's building square footage is to be constructed within 32.83 acres of the Project site that is already located within the District, with a remaining 2.9-acre portion of the site consisting solely of a portion of the Project's parking lot that is currently located in the unincorporated County.

**II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE
ANNEXATION AREA**

The Annexation Area consists of a 4.8-acre portion of the Project and adjacent SCE Site that is currently receiving mosquito and vector control services from the County that will need to be annexed into the Assessment No. 2 service area of the District. Below is a written narrative describing the pre-annexation and post-annexation provision of mosquito and vector control services in the Annexation Area.

A Before Annexation

The County Environmental Health Services, through its Mosquito and Vector Control Program, currently provides mosquito and vector control services to the Annexation Area.

B After Annexation

The District, an independent special district that was created in 1983 by the County Board of Supervisors, will provide comprehensive mosquito and vector control services to the Annexation Area once its annexation is approved. **The Annexation Area would then be eligible to receive direct services from the District that would reduce the number of mosquitoes and vectors impacting the Annexation Area, based on vector surveillance activities conducted by the District.**

III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION

As noted previously, the Annexation Area consists of 4.8 acres that include the following anticipated land uses:

- 2.9 acres representing the southeast portion of the Project that is anticipated to be used solely as a portion of the Project's parking lot;
- 1.9 acres of SCE-owned parcel containing transmission wires and a portion of the Napa Street right of way.

Based on these currently proposed land uses within the Annexation Area, **the fiscal impact of annexing the Annexation Area will be de minimis to the District.** The SCE Parcel is not subject to the annual Assessment No. 2 because it is a public utility site, and it will not incur any services costs to the District. The entire 35.73-acre Project site is anticipated to generate a maximum annual assessment of \$418.70 based on the maximum assessment for an industrial use parcel¹. The portion of the Project site already located within the District, which excludes the Annexation Area, would generate a maximum annual assessment of \$396.27. Therefore, the incremental annual assessment generated by the Annexation Area when it is brought into the District is estimated to be \$22.43. As there will be no buildings located within the Project's portion of the Annexation Area, it is not anticipated to generate any significant incremental demands on the District for mosquito and vector control services.

¹ The District's maximum annual Assessment No. 2 equals \$7.48 per 1/5th of an acre for the first 5 acres and \$7.48 for every acre over 5 acres rounded up to the acre.

LANDOWNER CONSENT FORM

Local Agency Formation Commission For San Bernardino County

I (We), Speedway Commerce Center Development, LLC, consent to the
annexation/ reorganization of my (our) property located at:

Napa Street and the San Sevaine Channel

which is identified as Assessor's Parcel Number(s) APN 0229-291-46

to the City of Rancho Cucamonga .
(name of agency)

Signature(s):


By: Scott Morse, Executive Vice President

Address:

901 Via Piemonte, Suite 175

City, State, Zip

Ontario Ca 91764

Date Signed:


March 21, 2022

*If a corporation or company owns the property, please provide with
this form authorization from the entity for the signer to sign on its
behalf.*

LANDOWNER CONSENT FORM

Local Agency Formation Commission For San Bernardino County

I (We), Southern California Edison, consent to the
annexation/ reorganization of my (our) property located at: the intersection
of Napa Street and Etiwanda Avenue, City of Rancho Cucamonga
which is identified as Assessor's Parcel Number(s) _____
0229-291-23 (Portion of - approx. .69 acres),
to the City of Rancho Cucamonga .
(name of agency)

Signature(s): Southern California Edison (Land Management)
 Monica Contreras, Advisor
Address: 2 Innovation Way, 2nd Floor, (Attn: LM - Eastern)
City, State, Zip Pomona CA 91768
Date Signed: 9/28/2022

*If a corporation or company owns the property, please provide with
this form authorization from the entity for the signer to sign on its
behalf.*



AUTHORIZATION LETTER FOR REPRESENTATION

I, RICHARD CHEN hereby give authorization to MONICA CONTRERAS (Advisor, Land Management - Eastern) to complete and execute the Local Agency Formation Commission's Landowner Consent Form on behalf of Southern California Edison (SCE) towards the annexation of portion of SCE property (APN: 0229-291-23) located at the intersection of Napa Street and Etiwanda Avenue in the City of Rancho Cucamonga.

I ensure that the representative has substantial knowledge about the nature of the business and will provide credible information if and when necessary for the processing of this Consent.

Yours truly,

DocuSigned by:
A handwritten signature in blue ink that reads "Richard Chen".

Richard Chen
Manager, Land Management - Eastern Region

10/7/2022

Date

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 3256

HEARING DATE: NOVEMBER 16, 2022

RESOLUTION NO. 3358

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3256 - REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 (SPEEDWAY COMMERCE DEVELOPMENT PROJECT)

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 reorganization in San Bernardino County 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 the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient; 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/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received

RESOLUTION NO. 3358

evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Commission does hereby determine, find, resolve, and order as follows:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified:

CONDITIONS:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits "A", "A-1", "B" and "B-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3256.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District (annexing agencies) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. The Speedway Commerce Center Development, LLC shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County 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.

Condition No. 5. Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

Condition No. 6. The date of issuance of the Certification of Completion shall be the effective date of the reorganization.

SECTION 2. The Commission determines that:

- a) this proposal is certified to be legally uninhabited;
- b) it has 100 % landowner consent; and,
- c) no written opposition to a waiver of protest proceedings has been submitted by any subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56662(d).

RESOLUTION NO. 3358

SECTION 3. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally uninhabited containing zero registered voters as certified by the Registrar of Voters as of October 17, 2022.
2. The County Assessor's Office has determined that the total assessed value of land within the reorganization area is \$45,345,000 as of July 21, 2022.
3. Through approval of the companion proposal, LAFCO 3255, the entire reorganization area is within the spheres of influence of the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fire Protection District, and West Valley Mosquito and Vector Control District.
4. Legal notice of the Commission's consideration of the proposal has been provided through publication in the *Inland Valley Daily Bulletin*, a newspaper of general circulation within the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notice.
5. In compliance with the requirements of Government Code Section 56157 and Commission policies, LAFCO staff has provided individual notice to landowners (96) and registered voters (9) surrounding the reorganization area (totaling 105 notices). Comments from registered voters, landowners, and other individuals and any affected local agency in support or opposition have been reviewed and considered by the Commission in making its determination.
6. The City of Rancho Cucamonga pre-zoned the reorganization area as Heavy Industrial (HI).

This zoning designation is consistent with the City's General Plan and is generally compatible with the surrounding land uses in the area. The City's pre-zone designation will remain in effect for a minimum of two years following annexation unless specific actions are taken by the City Council.

7. The Southern California Associated Governments ("SCAG") recently adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3256 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 and I-15 Freeways, which are part of the RTP-SCS's regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.
8. The City of Rancho Cucamonga approved and adopted its 2021 Local Hazard Mitigation Plan and is currently in the process of preparing a Community Wildfire Protection Plan.
9. A Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of Rancho Cucamonga for the Speedway Commerce

RESOLUTION NO. 3358

Development Project (SCH No. 2020090076). This Complete Final EIR addresses environmental impacts of the Project including the proposed sphere 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 reorganization proposal (LAFCO 3256) decision.

The Commission certified that it had reviewed and considered the City's Complete Final EIR and the environmental effects 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.

The Commission adopted the Findings of Fact regarding the environmental effects of, regarding the environmental effects of the reorganization, 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.

10. The reorganization area is served by the following local agencies: County of San Bernardino, City of Rancho Cucamonga (portion), Cucamonga Valley Water District and its Improvement District, Rancho Cucamonga Fire Protection District (portion), Fontana Fire Protection District (portion), West Valley Mosquito and Vector Control District (portion), Inland Empire Resource Conservation District, Inland Empire Utilities Agency and its Improvement Districts, Metropolitan Water District of Southern California, and County Service Area 70 (multi-function unincorporated area Countywide)

County Service Area 70 will be detached and its sphere of influence reduced upon successful completion of this proposal. A portion of the reorganization area will also be detached from the Fontana Fire Protection District.

11. Plans were prepared for the extension of services to the reorganization area, as required by law. The Plans for Service and the Fiscal Impact Analysis, as certified by the City, the Cucamonga Valley Water District, and the West Valley Mosquito and Vector Control District indicates that the City and other agencies can maintain and/or improve the level and range of services currently available in the area.

The Plans for Service and Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the Plan for Service

RESOLUTION NO. 3358

and the Fiscal Impact Analysis conform to those adopted standards and requirements.

12. The reorganization proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use be included within a City so that the full range of municipal services can be planned, funded, extended and maintained.
13. The reorganization area can benefit from the availability and extension of municipal services from the City of Rancho Cucamonga, Cucamonga Valley Water District, Rancho Cucamonga Fontana Fire Protection District, and West Valley Mosquito and Vector Control District, as evidenced by their Plans for Service.
14. This proposal will not have an effect on the City of Rancho Cucamonga's ability to achieve its fair share of the regional housing needs since the Project is a proposal to build two (2) warehouse facilities.
15. With respect to environmental justice, the reorganization proposal will not result in the unfair treatment of any person based on race, culture or income since the area is vacant and the southerly and easterly neighboring areas already receive water from Fontana Water Company, fire and emergency medical services from Fontana Fire Protection District, law enforcement from the County Sheriff's Department, and wastewater service is available through out-of-agency service agreements with the City of Fontana.
16. The County of San Bernardino and the City of Rancho Cucamonga have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.
17. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 4. The primary reason the property owner/developer initiated the reorganization proposal (and the concurrent sphere of influence amendment proposal) is to annex territory into the City of Rancho Cucamonga in order to place the entirety of the Speedway Commerce Development Project, a proposal to develop two (2) warehouse facilities, within a single jurisdiction—the City of Rancho Cucamonga. In addition, the proposed reorganization includes all the necessary changes in boundaries for all community-based local agencies.

SECTION 5. The affected territory shall not be taxed for existing bonded indebtedness or contractual obligations of the City of Rancho Cucamonga, the Cucamonga Valley Water District, or the West Valley Mosquito and Vector Control District through the reorganization. The regular County assessment rolls are utilized by all the above-mentioned agencies.

SECTION 6. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

RESOLUTION NO. 3358

SECTION 7. The Commission hereby orders the territory described in Exhibits “A”, “A-1”, “B”, and “B-1” reorganized. The Commission hereby directs, that following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

SECTION 8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

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

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 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 70

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°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°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°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°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°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°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°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

09/29/22
DATE

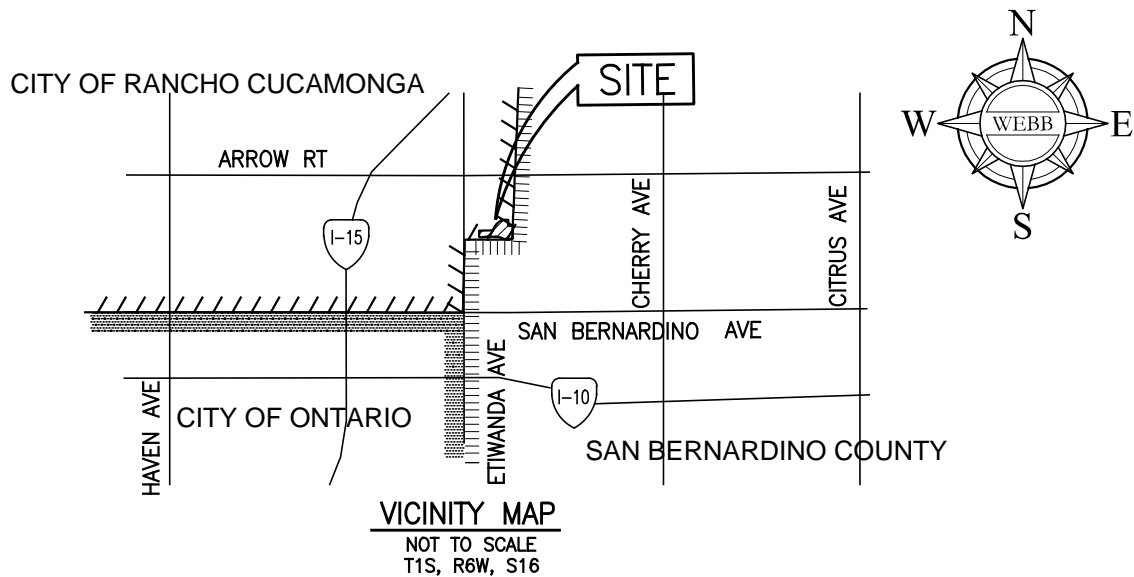


PREPARED BY: ZP
CHECKED BY: mf

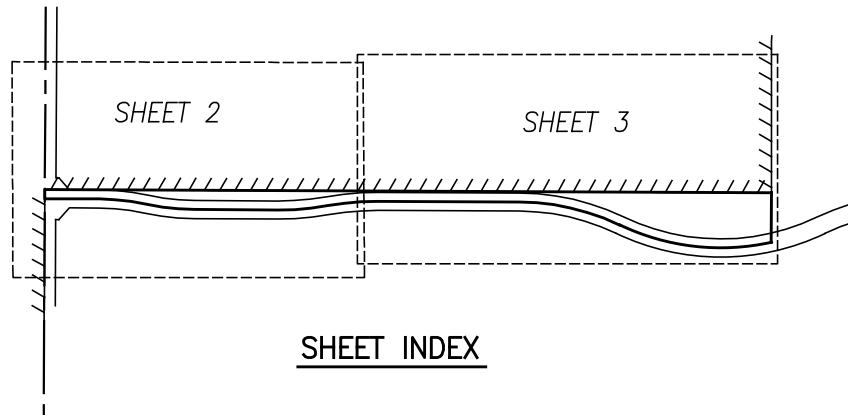
LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 70.



09/29/22



SEC. 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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.

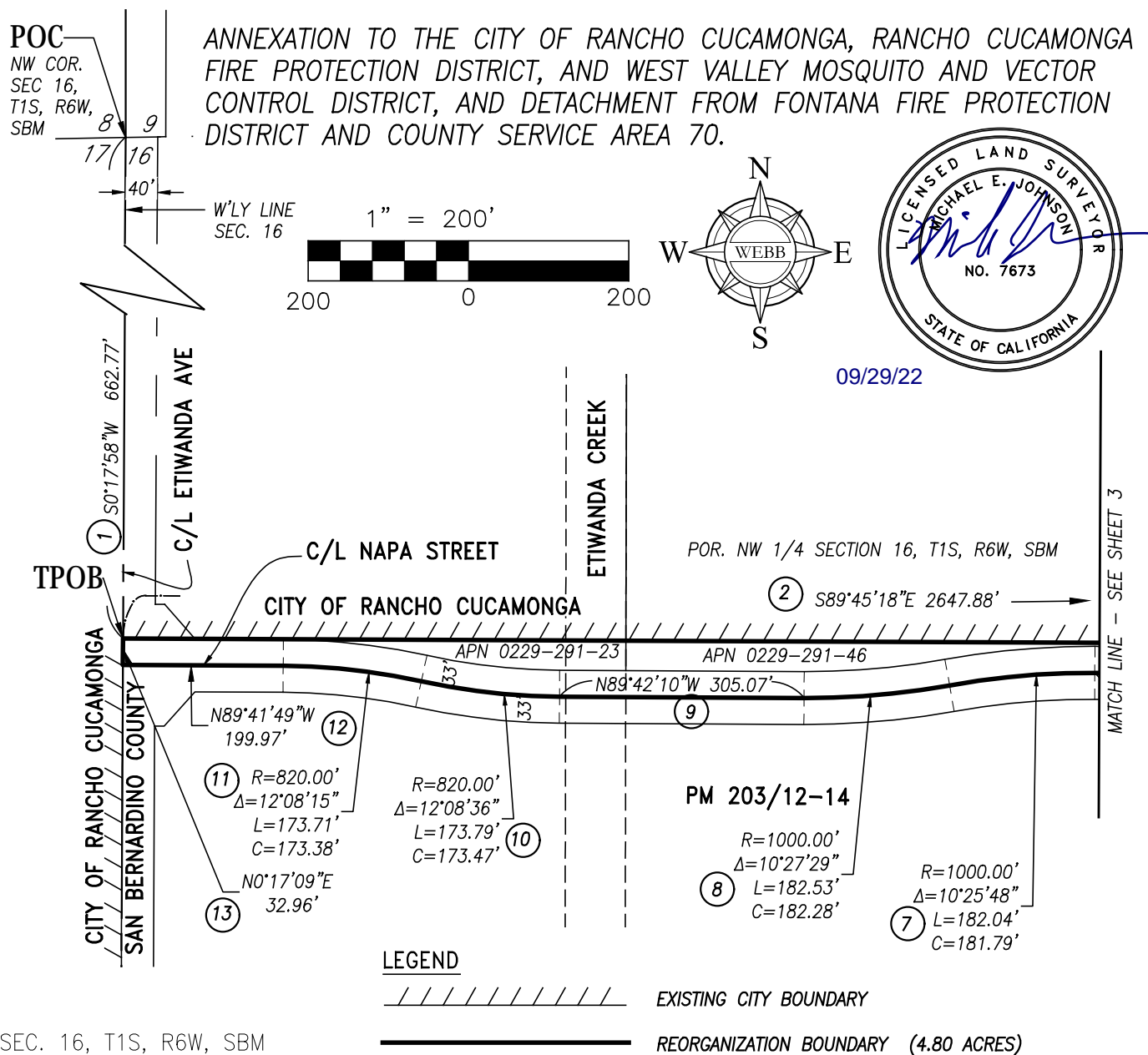
DRWN BY LB
CHKD BY MJ

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

SUBJECT: LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA
FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR
CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION
DISTRICT AND COUNTY SERVICE AREA 70.



**ALBERT A.
WEBB
ASSOCIATES**

LAFCO 3256

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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 3256

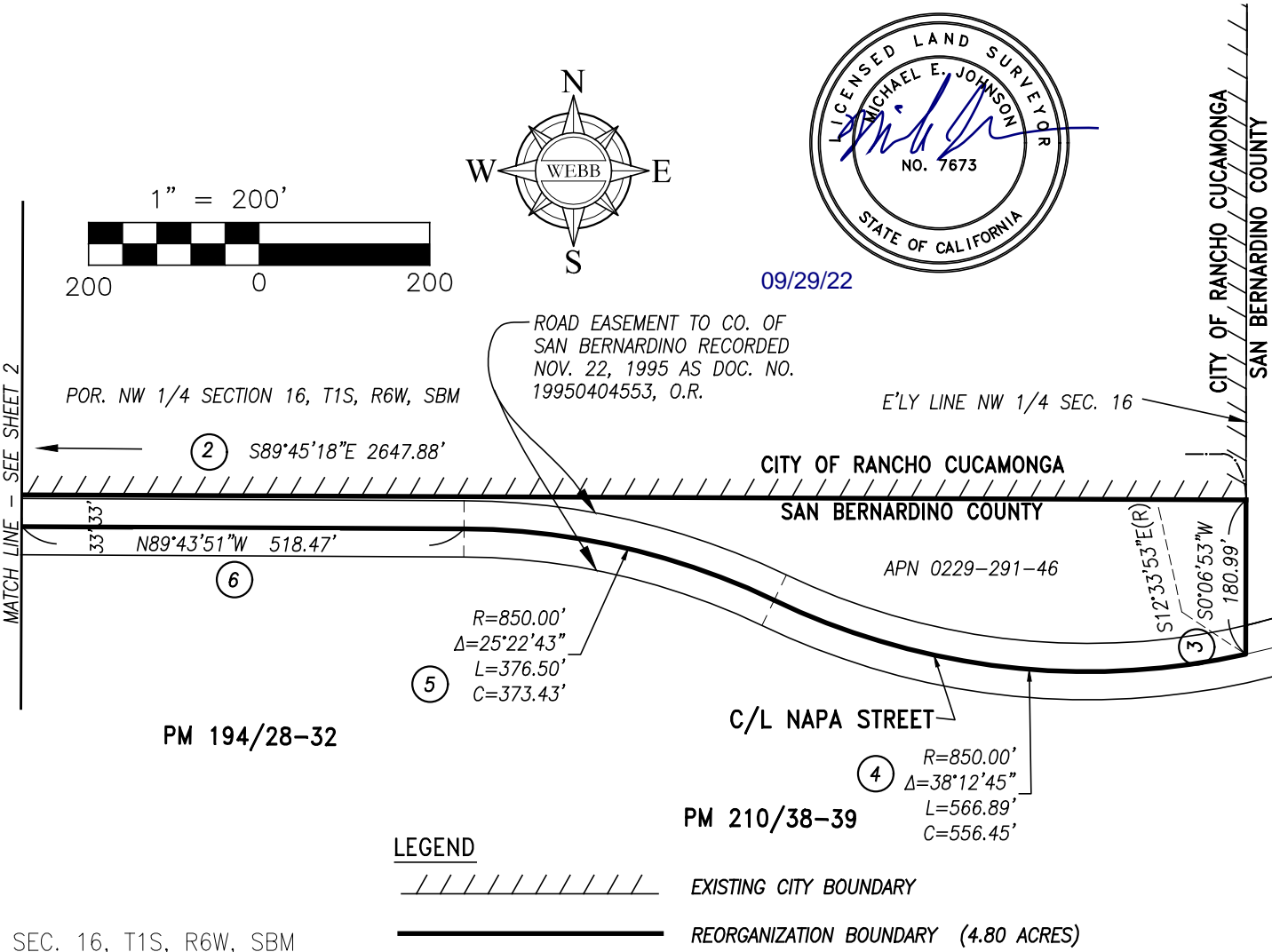
FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

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LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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

ANNEXATION TO THE CITY OF RANCHO CUCAMONGA, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENT FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA 70.



ALBERT A. WEBB ASSOCIATES		LAFCO 3256	
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 3256

LAFCO 3256**REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, CUCAMONGA VALLEY WATER DISTRICT, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENTS FROM FONTANA PROTECTION DISTRICT AND COUNTY SERVICE AREA 70****ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9 TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO 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°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°45'18" EAST ALONG SAID BOUNDARY, A DISTANCE OF 627.31 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. 507 FOR LOT LINE ADJUSTMENT RECORDED JANUARY 17, 2002 AS DOCUMENT NO. 20020026839, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY;

COURSE 3. THENCE NORTH 00°07'01" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 404.23 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2;

COURSE 4. THENCE NORTH 88°57'21" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 906.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1062.22 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 72°53'47" WEST;

COURSE 5. THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°03'24", AN ARC DISTANCE OF 890.93 FEET AND A CHORD DISTANCE OF 865.04 FEET;

COURSE 6. THENCE NORTH 00°08'28" EAST, A DISTANCE OF 37.52 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY (100.00 FEET IN FULL WIDTH);

COURSE 7. THENCE NORTH 87°55'02" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 447.77 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT

WESTERLY 100.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 9;

COURSE 8. THENCE SOUTH $00^{\circ}14'59''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 414.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9;

COURSE 9. THENCE NORTH $88^{\circ}57'21''$ EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.03 FEET TO A POINT ON SAID CITY OF RANCHO CUCAMONGA BOUNDARY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SECTION 9, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 16;

COURSE 10. THENCE SOUTH $00^{\circ}06'53''$ WEST ALONG SAID CITY OF RANCHO CUCAMONGA BOUNDARY AND ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 16, A DISTANCE OF 903.29 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 11. 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 12. 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 13. THENCE ALONG SAID CENTERLINE NORTH $89^{\circ}43'51''$ WEST, A DISTANCE OF 518.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET;

COURSE 14. THENCE WESTERLY ALONG SAID CENTERLINE AND SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $10^{\circ}25'48''$, 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 15. THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $10^{\circ}27'29''$, AN ARC DISTANCE OF 182.53 FEET AND A CHORD DISTANCE OF 182.28 FEET;

COURSE 16. THENCE NORTH $89^{\circ}42'10''$ WEST, A DISTANCE OF 305.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 820.00 FEET;

COURSE 17. THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $12^{\circ}08'36''$, 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 18. THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $12^{\circ}08'15''$, AN ARC DISTANCE OF 173.71 FEET AND A CHORD DISTANCE OF 173.38 FEET;

COURSE 19. THENCE NORTH $89^{\circ}41'49''$ 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 20. THENCE NORTH $00^{\circ}17'09''$ EAST ALONG SAID WESTERLY LINE OF SECTION 16 AND SAID CENTERLINE, A DISTANCE OF 32.96 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 37.64 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

09/29/22
DATE



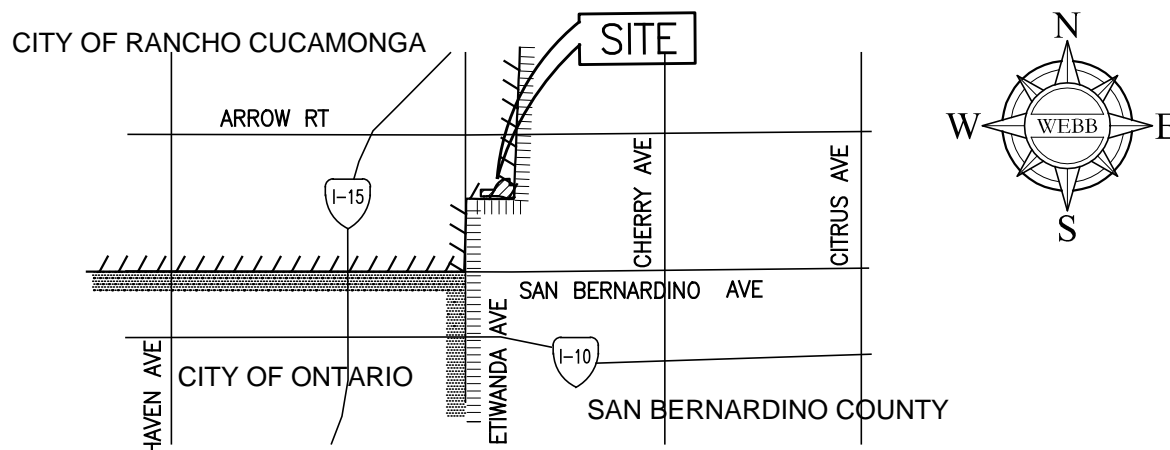
PREPARED BY: LP
CHECKED BY: mf

EXHIBIT "B"

LAFCO 3256

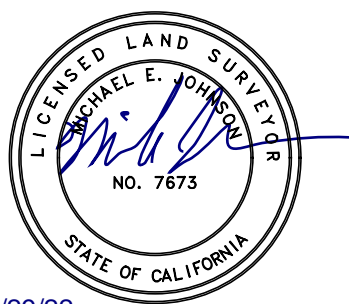
REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, CUCAMONGA VALLEY WATER DISTRICT, RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, AND WEST VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, AND DETACHMENTS FROM FONTANA FIRE PROTECTION DISTRICT AND COUNTY SERVICE 70

ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



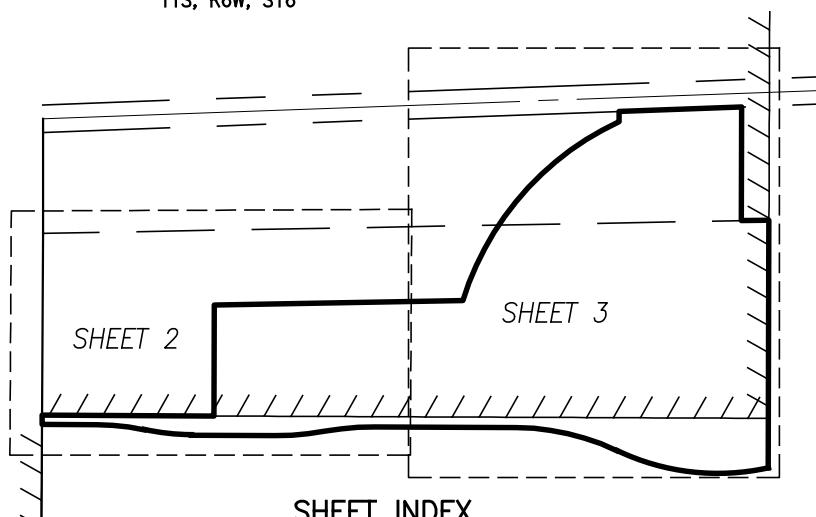
VICINITY MAP

NOT TO SCALE
T1S, R6W, S16



09/29/22

SEC. 9 & 16, T1S, R6W, SBM



SHEET INDEX

NOT TO SCALE

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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.

SCALE: N.T.S.

DRWN BY LB
CHKD BY MJ

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

SUBJECT: LAFCO 3256

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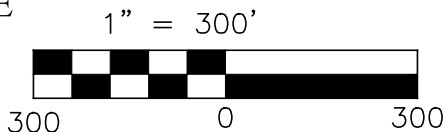
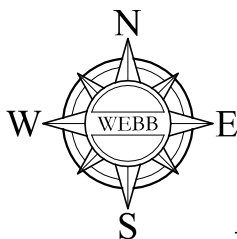
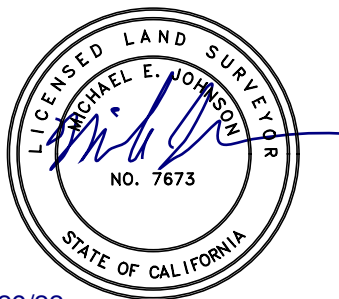
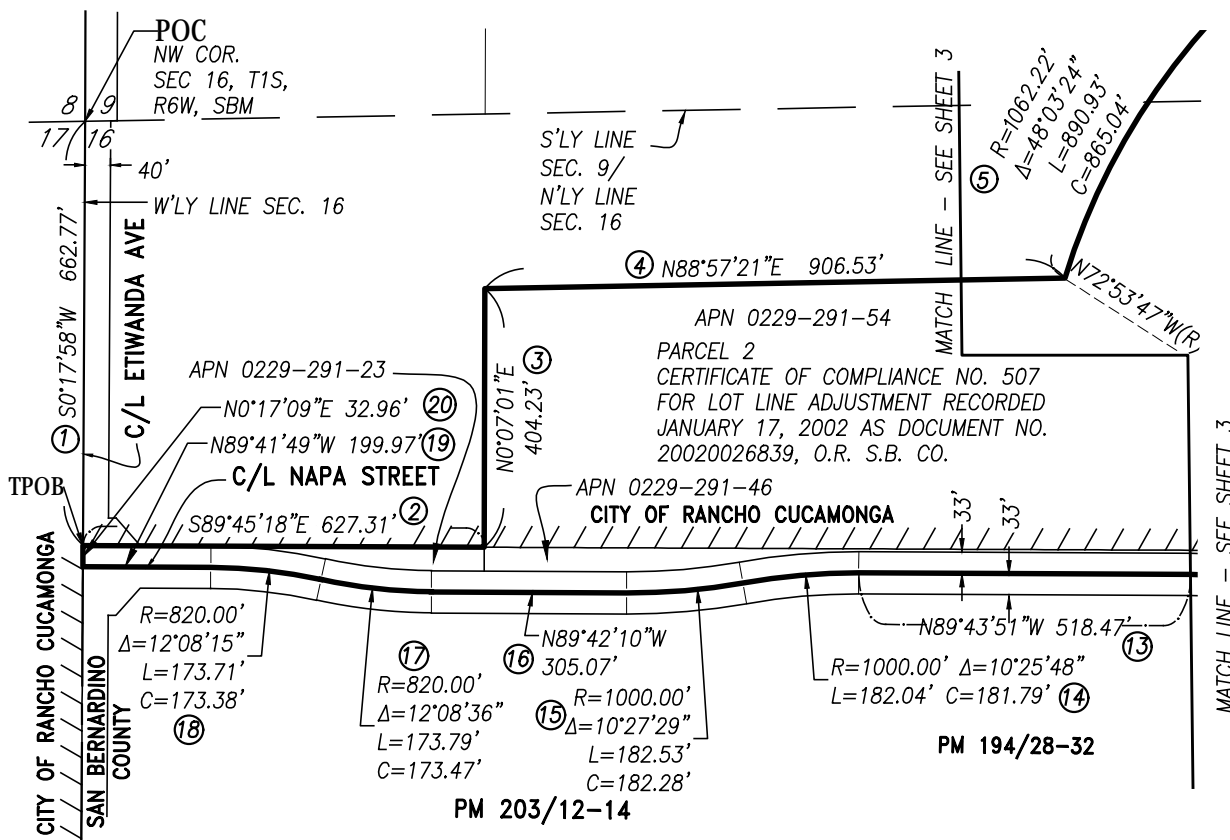
FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

EXHIBIT "B"

LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 70

ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



LEGEND



EXISTING CITY BOUNDARY



REORGANIZATION BOUNDARY (37.64 ACRES)

09/29/22

SEC. 9 & 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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.

SCALE: 1"=300'

DRWN BY LB
CHKD BY MJ

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

SUBJECT: LAFCO 3256

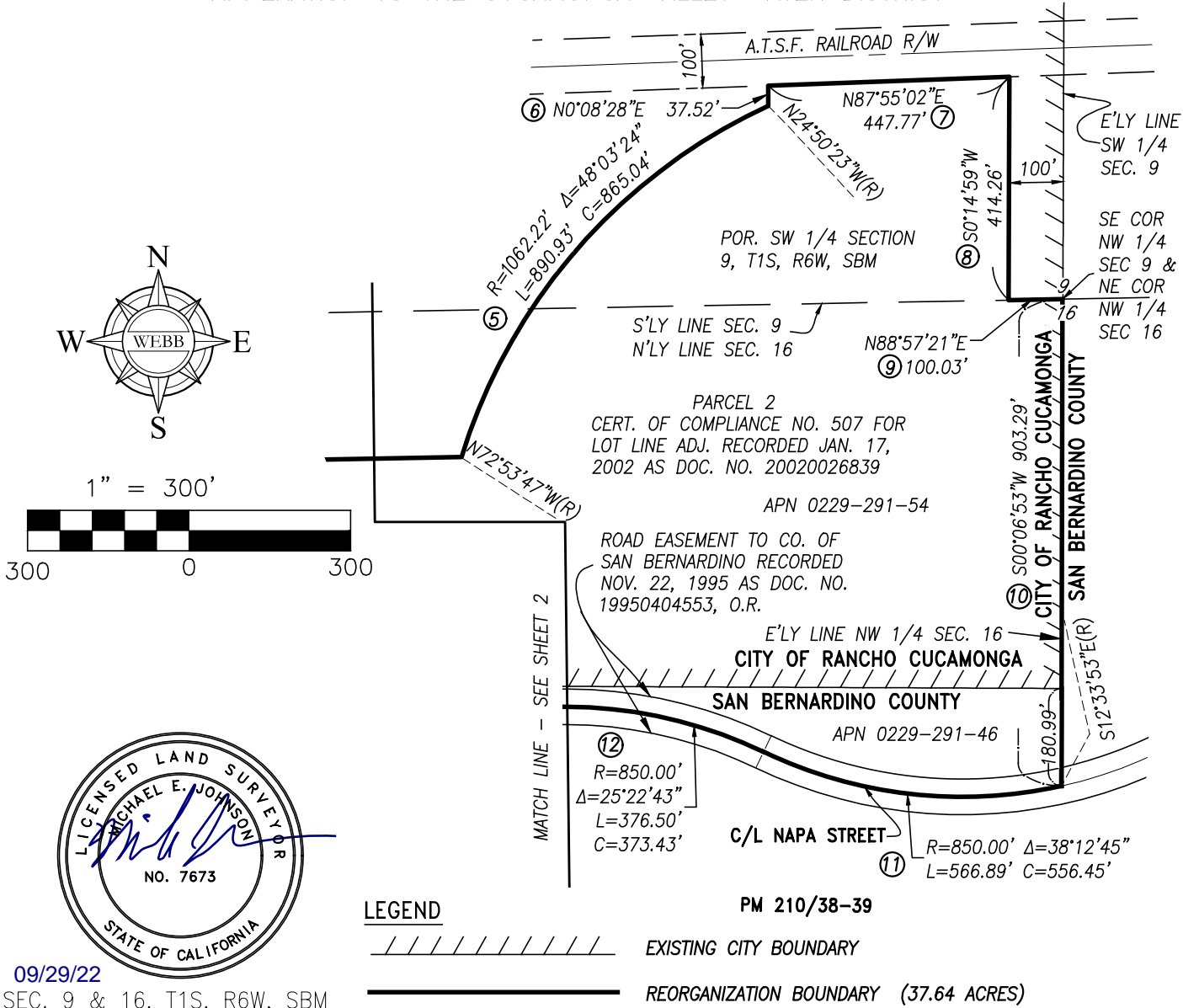
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EXHIBIT "B"
LAFCO 3256

REORGANIZATION TO INCLUDE ANNEXATIONS TO THE CITY OF RANCHO CUCAMONGA, 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 70

ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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.

SCALE: 1"=200' DRWN BY LB DATE 2/26/22
CHKD BY MJ DATE 09/29/22 SUBJECT: LAFCO 3256