

**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 Cox, duly seconded by Commissioner Warren, 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

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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).

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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

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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

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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.

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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: **BAGLEY, COX, DUPPER, FARRELL, HAGMAN, AND WARREN.**

NOES: COMMISSIONERS: **NONE.**

ABSTAIN: COMMISSIONERS: **BACA.**

ABSENT: COMMISSIONERS: **NONE.**

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: NOVEMBER 16, 2022



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

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

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

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

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

COURSE 6. THENCE ALONG SAID CENTERLINE NORTH 89°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

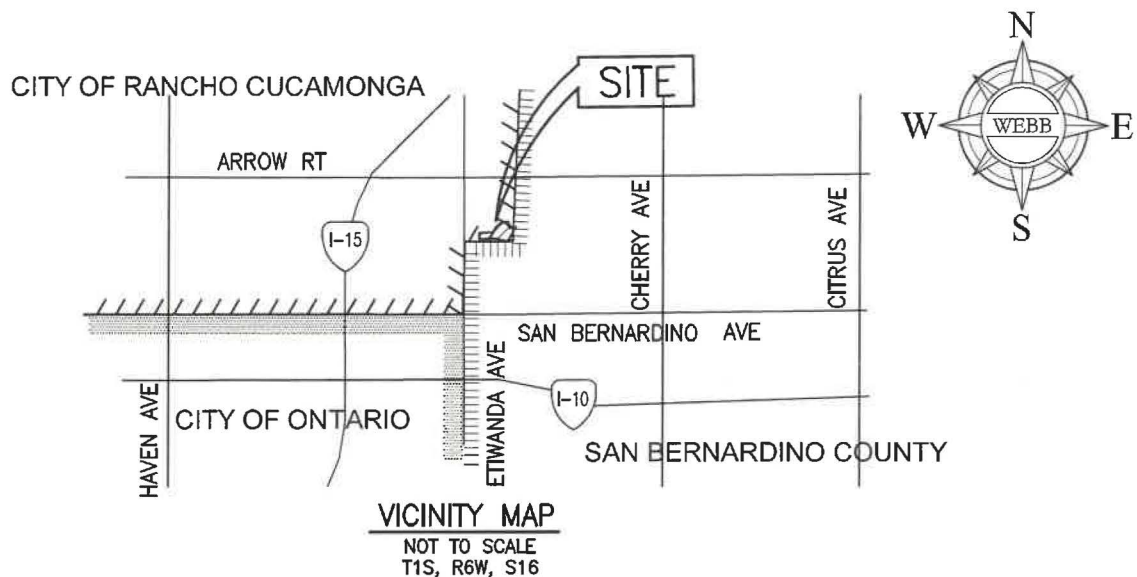


PREPARED BY: ZB
CHECKED BY: mf

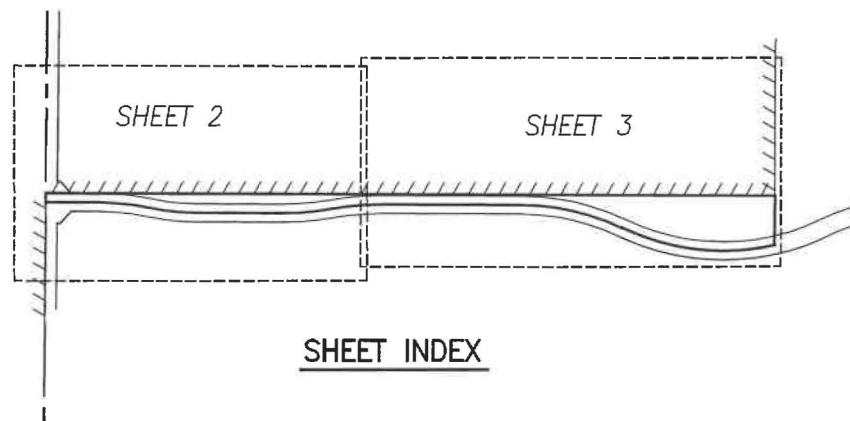
LAFCO 3256

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

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09/29/22



SEC. 16, T1S, R6W, SBM



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 DATE 2/26/22
CHKD BY MJ 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

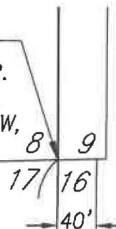
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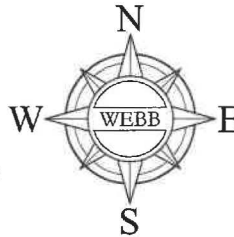
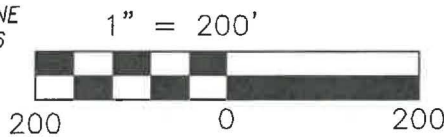
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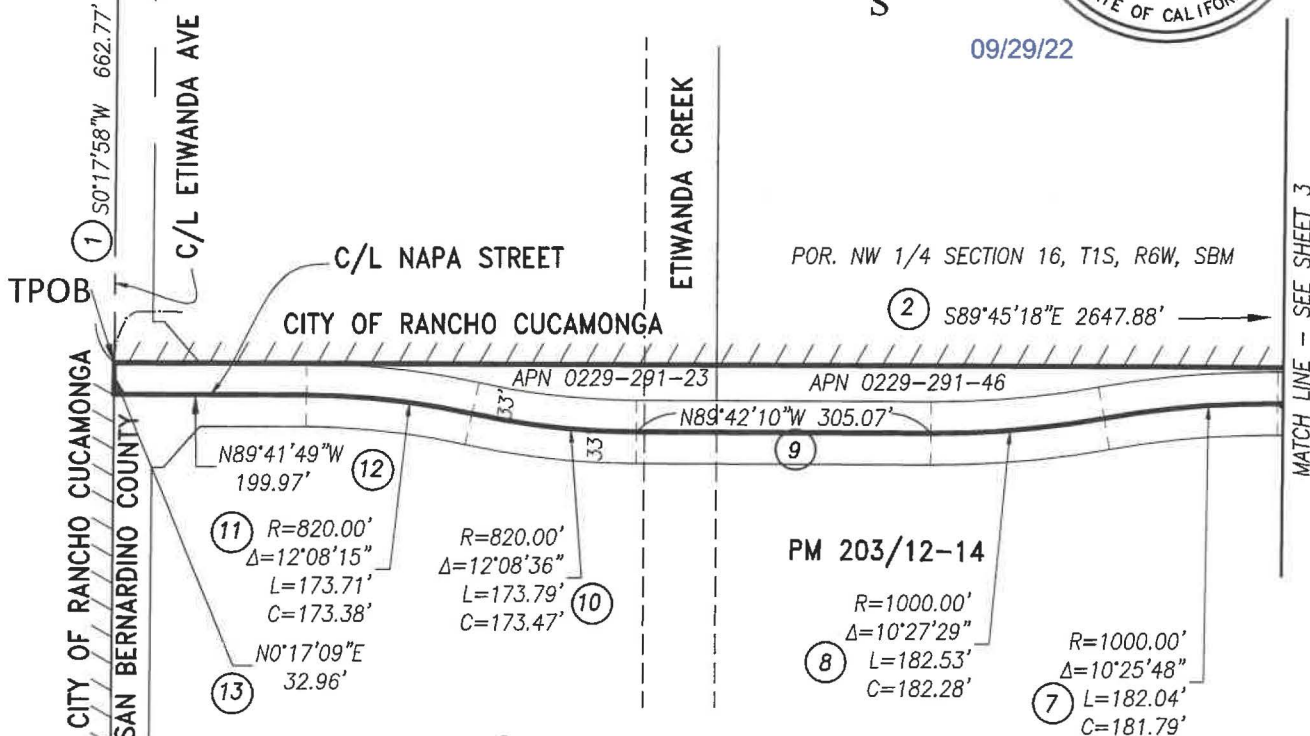
POC
NW COR.
SEC 16,
T1S, R6W,
SBM



W'LY LINE
SEC. 16



09/29/22



LEGEND

EXISTING CITY BOUNDARY

REORGANIZATION BOUNDARY (4.80 ACRES)

SEC. 16, T1S, R6W, SBM

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

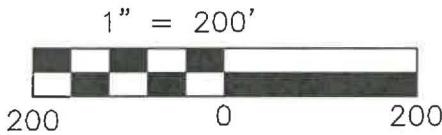
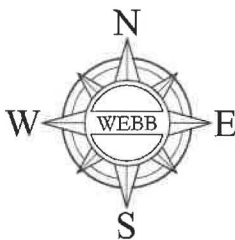
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09/29/22

ROAD EASEMENT TO CO. OF SAN BERNARDINO RECORDED NOV. 22, 1995 AS DOC. NO. 19950404553, O.R.

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

E'LY LINE NW 1/4 SEC. 16

MATCH LINE - SEE SHEET 2

CITY OF RANCHO CUCAMONGA
SAN BERNARDINO COUNTY

② S89°45'18"E 2647.88'

CITY OF RANCHO CUCAMONGA

SAN BERNARDINO COUNTY

33'33" N89°43'51"W 518.47'

APN 0229-291-46

⑥

⑤ R=850.00'
Δ=25°22'43"
L=376.50'
C=373.43'

③ S12°33'53"E(R)
S0°06'53"W
180.99'

PM 194/28-32

C/L NAPA STREET

④ R=850.00'
Δ=38°12'45"
L=566.89'
C=556.45'

PM 210/38-39

LEGEND

////// EXISTING CITY BOUNDARY

———— REORGANIZATION BOUNDARY (4.80 ACRES)

SEC. 16, T1S, R6W, SBM

ALBERT A.
WEBB
ASSOCIATES

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SHEET 3 OF 3
W.O.
20-0066

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

COURSE 2. THENCE SOUTH $89^{\circ}45'18''$ EAST ALONG SAID BOUNDARY, A DISTANCE OF 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 $00^{\circ}07'01''$ EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 404.23 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2;

COURSE 4. THENCE NORTH $88^{\circ}57'21''$ 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 $72^{\circ}53'47''$ WEST;

COURSE 5. THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $48^{\circ}03'24''$, AN ARC DISTANCE OF 890.93 FEET AND A CHORD DISTANCE OF 865.04 FEET;

COURSE 6. THENCE NORTH $00^{\circ}08'28''$ 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 $87^{\circ}55'02''$ 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°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°08'15", AN ARC DISTANCE OF 173.71 FEET AND A CHORD DISTANCE OF 173.38 FEET;

COURSE 19. 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 20. THENCE NORTH 00°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

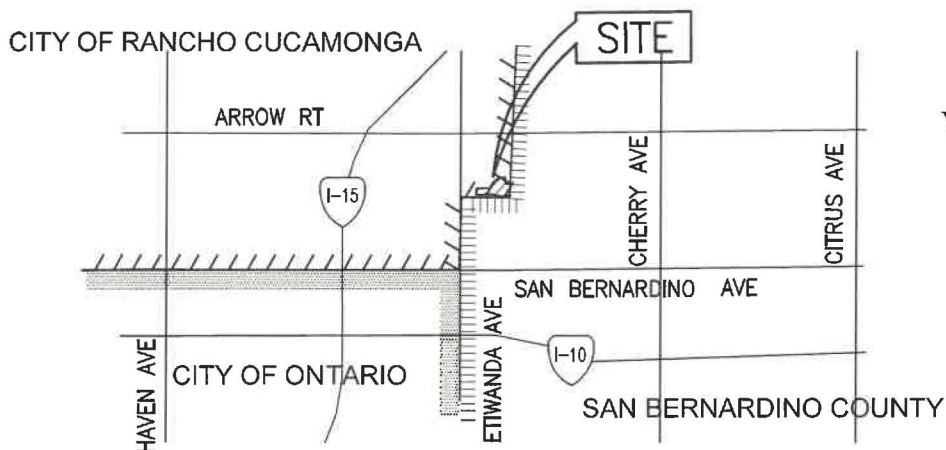


PREPARED BY: ZB
CHECKED BY: mg

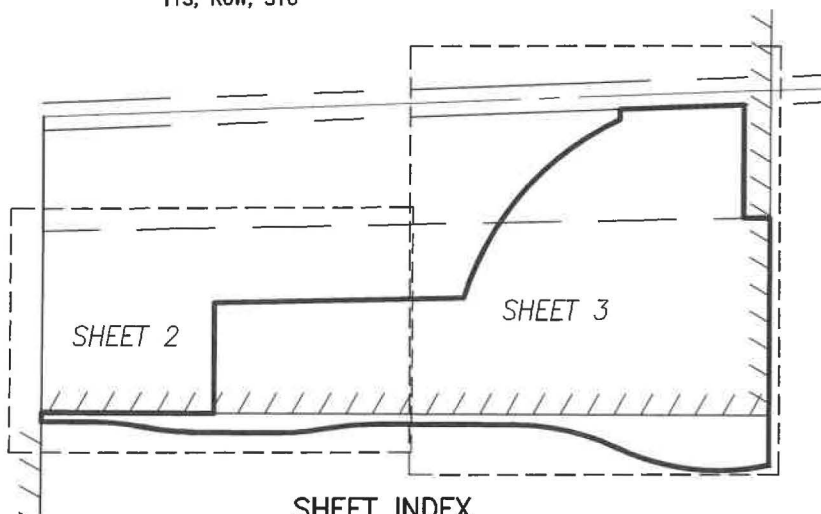
EXHIBIT "B"
LAFCO 3256

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



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
CHKD BY MJ

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

SUBJECT: LAFCO 3256

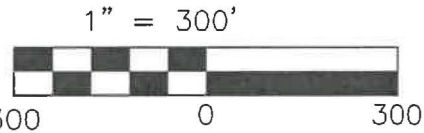
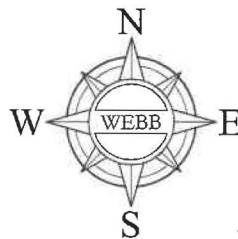
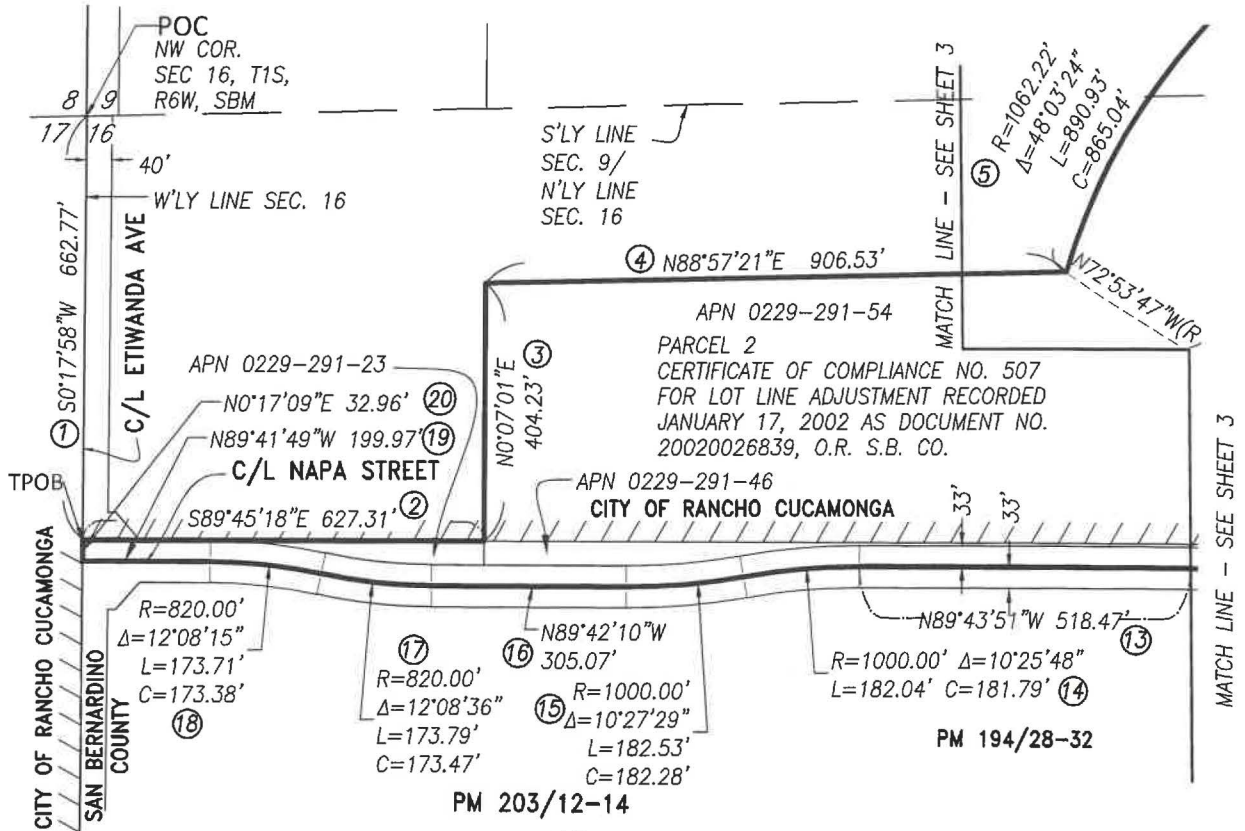
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EXHIBIT "B"
LAFCO 3256

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



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

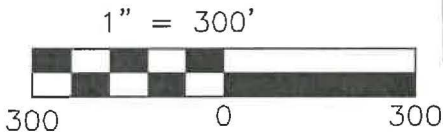
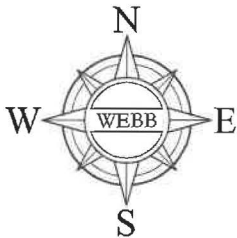
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EXHIBIT "B"
LAFCO 3256

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

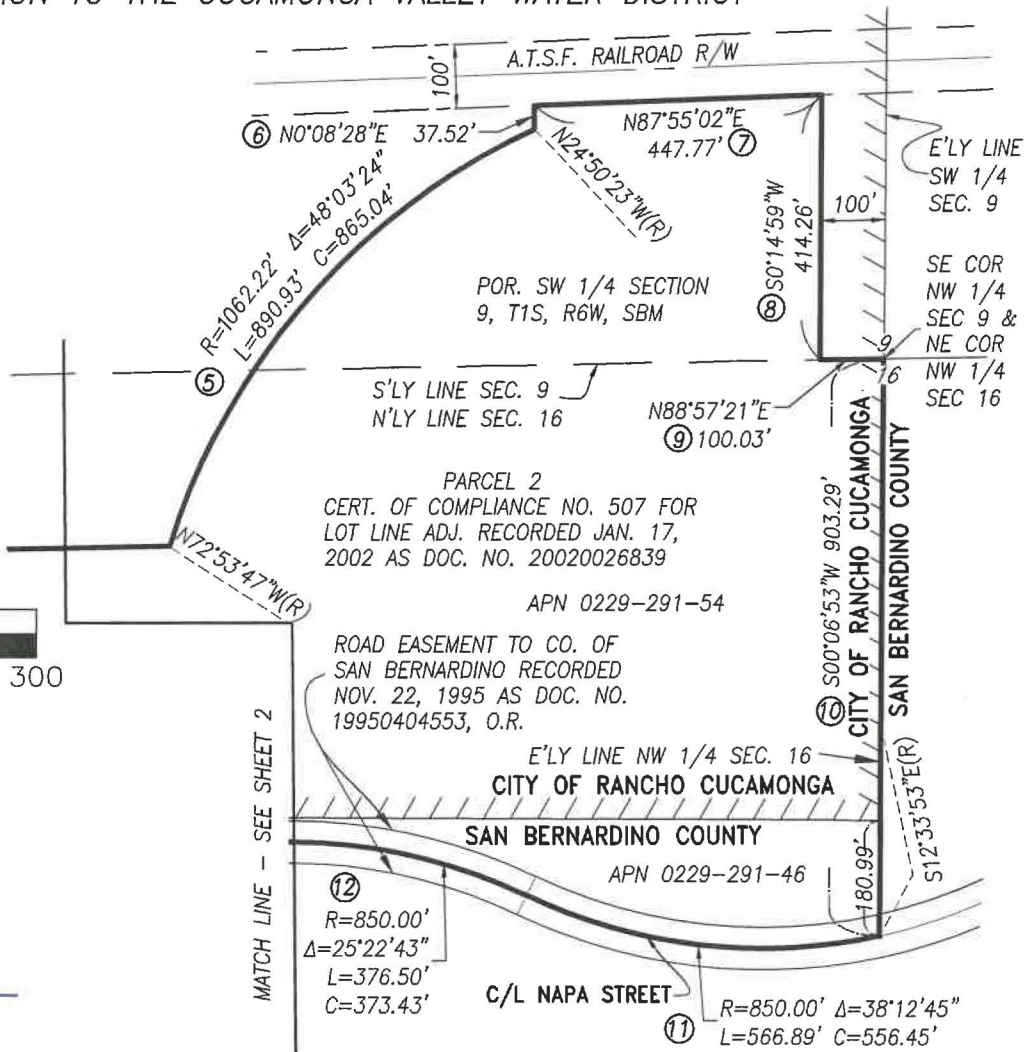
ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT



09/29/22
SEC. 9 & 16, T1S, R6W, SBM

LEGEND

- EXISTING CITY BOUNDARY
- REORGANIZATION BOUNDARY (37.64 ACRES)



PM 210/38-39

ALBERT A.
WEBB
ASSOCIATES

LAFCO 3256

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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

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