

Hesperia Water District Application

Attachment 2

RESOLUTION NO. HWD 2010-02

A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR A REORGANIZATION TO INCLUDE ANNEXATION TO THE HESPERIA WATER DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREA 70 AND ITS ZONE J OF APPROXIMATELY 938 ACRES GENERALLY LOCATED BETWEEN MAPLE AVENUE AND TOPAZ AVENUE, NORTH OF WHITEHAVEN STREET AND SOUTH OF MUSCATEL STREET (ANX10-10117)

WHEREAS, the boundary of the Hesperia Water District is inconsistent with that of the Hesperia Fire Protection District and the City; and

WHEREAS, the Hesperia Water District is currently serving three subdivisions within the area without Out-of-Agency service contracts; and

WHEREAS, the Board of Directors of the Hesperia Water District desires to initiate proceedings pursuant to Division 3 of Title 5 of the California Government Code (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) for a reorganization consisting of approximately 938 acres adjacent to the current Hesperia Water District boundary; and

WHEREAS, a description of the boundaries of the territory proposed to be annexed to the Hesperia Water District and detached from County Service Area 70, Zone J is attached hereto as Exhibit "A" and by this reference incorporated herein; and

WHEREAS, the subject territory is legally inhabited and this proposal is consistent with the sphere of influence assigned by the Local Agency Formation Commission for the District; and

WHEREAS, the Hesperia Water District requests that the proposed change of organization be subject to the following terms and conditions:

1. The Hesperia Water District shall be designated as the successor to any and all priorities of use, and rights to use of water of County Service Area 70 Zone J within the territory detached from said County Service Area and its Zone J, in accordance with Section 56886 (j) of the Government Code; and
2. The standard LAFCO terms and conditions.

WHEREAS, the reason for this proposal is to permit the Hesperia Water District to extend water and sewer services to the subject territory so as to provide orderly growth and development within the subject territory; to place those properties currently being served by the Hesperia Water District into its jurisdiction, and to make the boundaries of the Hesperia Water District coterminous with that of the Hesperia Fire Protection District and City of Hesperia boundaries; and

WHEREAS, the Local Agency Formation Commission, through its review of the Hesperia Water District's Municipal Service Review in 2008, requested that the District initiate such annexation within five years; and

WHEREAS, on December 21, 2010, the Board of Directors of the Hesperia Water District conducted a duly noticed public hearing pertaining to the proposed annexation and concluded said hearing on that date; and

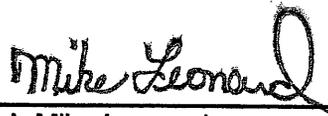
WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HESPERIA WATER DISTRICT AS FOLLOWS:

Section 1. This Resolution of Application is hereby adopted and approved by the Board of Directors of the Hesperia Water District, and the Local Agency Formation Commission of the County of San Bernardino is hereby requested to take proceedings for the reorganization of territory as described above, according to the terms and conditions stated above, and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Section 2. That the Secretary to the Board of Directors shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 21st day of December 2010.



Chair Mike Leonard

ATTEST:



Melinda Sayre-Castro
Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF HESPERIA)

I, Melinda Sayre-Castro, Assistant City Clerk of the Hesperia Water District, Hesperia, California, do hereby certify that Resolution No. HWD 2010-02 was duly adopted by the Board members of the Hesperia Water District, Hesperia, California at a Regular Meeting thereof held on the 21st day of December 2010 by the following vote to wit:

AYES: Leonard, Bosacki, Holland, Blewett and Smith
NOES: None
ABSTAIN: None
ABSENT: None

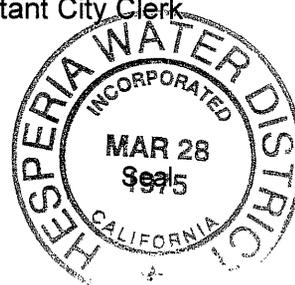
Melinda Sayre-Castro
Melinda Sayre-Castro
Assistant City Clerk



I, Melinda Sayre-Castro, Secretary of the Hesperia Water District, Hesperia, California, do hereby certify that the foregoing Resolution No. HWD 2010-02 is a full, true and correct copy of that now in file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Hesperia, California, this 4th day of January, 2011.

Melinda Sayre-Castro
Melinda Sayre-Castro
Assistant City Clerk



Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Annexation of approximately 938 acres into the Hesperia Water District and detachment from County Service Area 70 Zone J to make the boundary consistent with the Hesperia City Limits and the Hesperia Fire Protection District boundary.

2. NAME OF APPLICANT: Hesperia Water District
 MAILING ADDRESS:
9700 Seventh Avenue
Hesperia, CA 92345
 PHONE: (760) 947-1231
 FAX: (760) 947-1221
 E-MAIL ADDRESS: dreno@cityofhesperia.us

3. GENERAL LOCATION OF PROPOSAL: Generally north of Whitehaven Street, south of Muscatel Street, east of Topaz Avenue, and west of Maple Avenue.

4. Does the application possess 100% written consent of each landowner in the subject territory?
 YES ___ NO X If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. This application will make the City and Water District boundary coterminous, facilitating provision of services. LAFCO requested that this application be submitted inasmuch as some properties within the annexation boundary are currently being served by the Hesperia Water District. Staff identified a need for ten Out-of-Area service contracts to be completed. Due to ownership changes and other issues, only four of the contracts were able to be completed. Therefore, the Hesperia Water District needs to annex the area to resolve this problem. This annexation will assist in providing for orderly growth.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
 YES ___ NO X If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

- 1. Total land area (defined in acres): 938 acres
- 2. Current dwelling units in area: 152 single-family residences
- 3. Approximate current population in area:
496

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Public (P), Very Low density residential (VL), Low density residential (L), Medium Low density residential (ML), and Commercial (C) designations within the City of Hesperia. These designations allow public facilities, including the existing electric power transmission corridor and the California Aqueduct, single-family residential densities between 0.25 and 4.0 dwelling units per gross acre, and commercial uses.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Not applicable, as the properties subject to the annexation are currently within the City of Hesperia.

5. Describe any special land use concerns expressed in the above plans.
None.

6. Indicate the existing land use. 152 single-family residences, predominantly on large lots. 52 of the 152 residences are within two single-family residential subdivisions exhibiting 1/2-acre or smaller lot sizes. Two Hesperia Water District and two County Service Area 70 Zone J facilities also occur within the annexation area.

What is the proposed land use? The current City land use designations are to remain.

- 7. 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 X NO ___ City zoning has been effect for several years.
 - 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.

See response to question 6.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: The California Aqueduct traverses the northern portion of the annexation area.
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. 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.
N/A

10. 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 X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Generally flat, with slopes under five percent, becoming increasingly steep at the extreme southern boundary of the annexation area. A very small portion of the southernmost annexation area exceeds 20 percent.

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

Residential	<u>29.2</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>69.4</u> %
Industrial	<u>0</u> %	Other	<u>1.4</u> %

3. Describe the surrounding land uses:

NORTH Single-family residential subdivisions at a density of 4 units per gross acre.

EAST Single-family residential subdivisions at densities of 2 units per gross acre.

SOUTH Vacant properties with the Burlington Northern & Santa Fe railroad beyond.

WEST Scattered single-family residences at a density of 0.4 units per gross acre.

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The Hesperia Water District currently provides water and sewer for 15 single-family residences within Tract 14744 and 37 within Tract 16553. Out-of-Area Service agreements were not able to be executed for these and other properties within the 938 acres currently within the Hesperia City Limits.

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

Although service extensions may induce growth at some point in the future, this annexation will remove the need for Out-of-Area service agreements and rectify existing situations wherein properties outside the Hesperia Water District are currently being served by the District.

6. Is this project a part of a larger project or series of projects? YES ___ NO X If YES, please explain.

Although the City and the Water District may ultimately file annexation requests for areas adjacent to this annexation at some time in the future, this annexation is requested due to the discrepancy between the boundary of the City and the Water District.

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 Mike Podegracz TELEPHONE NO. (760) 947-1018

ADDRESS:
9700 Seventh Avenue, Hesperia, CA 92345

NAME Scott Priester TELEPHONE NO. (760) 947-1473

ADDRESS:
Same as above

NAME Dave Reno TELEPHONE NO. (760) 947-1224

ADDRESS:

Same as previous

CERTIFICATION

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. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 1/4/14



SIGNATURE OF APPLICANT

SCOTT PRIESTER

PRINTED NAME OF APPLICANT

DIRECTOR OF DEVELOPMENT SERVICES

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
 215 NORTH D STREET, SUITE 204
 SAN BERNARDINO, CA 92415-0490
 PHONE: (909) 383-9900 • FAX: (909) 383-9901
 E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

**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 Commission, staff and others to adequately assess the project. 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
Hesperia Water District

DETACHED FROM
County Service Area 70 Zone J

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

The properties will be subject to the assessments and fees within the Hesperia Water District instead of the County Service Area Zone J. The area is currently subject to all City of Hesperia assessments and fees.

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

N/A

4. 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.

Almost the entire area is currently zoned and land use designated for residential development and residential development is subject to the City's requirements and incentives offered under its housing programs, which includes the Density Bonus Program.

5. 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.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. 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.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. 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.
6. 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

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 1/4/11



SIGNATURE OF APPLICANT

/krm – 12/8/2000

PLAN FOR PROVISION OF SERVICES

HESPERIA WATER DISTRICT – MAPLE AVENUE/TOPAZ AVENUE STRIP - ANX10-10117

INTRODUCTION

This is a proposal for a reorganization consisting of the annexation of certain territories known as the Maple Avenue/Topaz Avenue Strip to the Hesperia Water District (a subsidiary district of the City).

The proposal would annex approximately 938 acres to the Hesperia Water District. A legal description of the area proposed for annexation is included as Exhibit A.

The main purpose of this proposal is to place properties currently served by the Hesperia Water District into the district's jurisdiction. At present, this strip of properties ½-mile wide located generally between Maple Avenue and Topaz Avenue from Whitehaven Street to Muscatel Street is within the City Limits, but outside the Hesperia Water District boundaries. Staff identified a need for ten Out-of-Area service contracts to be completed for projects which were currently being served or were proposed to be served by the district. Due to ownership changes and other issues, only four of the contracts were able to be completed. Therefore, the Hesperia Water District needs to annex the area to resolve this problem. This annexation will adjust the boundaries of the Hesperia Water District to be coterminous with that of the City of Hesperia and the Hesperia Fire Protection District (also a subsidiary district of the City). This proposal will permit the subject agencies to extend municipal services to the subject territory so as to provide orderly growth and development to properties within the area, and to permit the Hesperia Water District authorization to extend municipal services to cover the subject territory.

The area proposed for annexation is contiguous to the Hesperia Water District boundaries and is within the current City Limits and the Hesperia Fire Protection District boundary. The area is legally defined as inhabited and contains 152 single-family residences with an approximate population of 496 persons. A map depicting the area is attached as Exhibit B.

The area is currently within the service boundary of County Service Area 70, Zone J (CSA 70-J). CSA 70-J does not have sewer lines in this area. Tracts 16553 and 17117 are currently served by sewer and water lines under the control of the Hesperia Water District. Tract 16553 is completed and occupied while Tract 17117 has structures partially completed and is unoccupied. The Hesperia Water District is also providing water services to Tract 14744, which is partially occupied. None of these subdivisions are covered by Out-of-Area service contracts. As such, annexation of these properties is needed to correct this issue. In addition to this important issue, the territory is located adjacent to the Hesperia Water District boundary, is within the sphere of influence of the District, and is the only logical agency to provide water and sewer services to this area. Failure to annex this area into the District will result in much of the area not being able to be developed in accordance with current City zoning and General Plan, due to the limitations of CSA 70-J.

The ultimate development of this area will impact the Hesperia Water District in terms of its requirements for water and sewer capacity. The Hesperia Water District Master Plan has addressed ultimate growth of the City at build-out and based upon the plan, adequate water supplies and sewer capacity is provided. It is only logical, therefore, that the area be annexed to the Hesperia Water District. This will permit the City to approve permits for planned uses as well as to coordinate development in conjunction with the City's zoning and General Plan.

SERVICES TO BE EXTENDED TO THE AFFECTED TERRITORY

The Hesperia Water District will extend services for which it is responsible following reorganization in accordance with the City's existing General plan. The services involved are:

1. The provision of domestic water.
2. Wastewater collection, treatment and disposal.

LEVEL, RANGE, TIMING AND FINANCING SERVICES TO BE EXTENDED

Provision of Domestic Water

Domestic water in the subject area is currently provided by County Service Area 70, Zone J (CSA 70-J), with the exception of three developments. Tracts 14744, 16553, and 17117 are currently served by the Hesperia Water District. Out-of-Area Service Agreements for other properties in this area have been executed. However, only Tract 17117 has been included within an Agreement. Annexation of these projects into the Hesperia Water District is a priority and will rectify the situation.

The City has established a development impact fee, a portion of which is used to purchase additional water rights. Following the reorganization, the Hesperia Water District shall have the responsibility of providing domestic water service at the same level and range as is currently provided by CSA 70-J.

CSA 70-J has basically six existing six-inch water pipelines in the annexation area, which do not have the capacity to provide adequate fire flow for the allowable residential density planned for the area. These pipelines are interconnected to the CSA 70-J distribution system, and are used to convey water from the County's reservoirs to the CSA 70-J customers. Disconnection and transfer of the pipelines in the annexation area from CSA 70-J should not have a significant negative impact on the operation of the County system. The undersized water pipelines will be replaced as needed to serve the annexation area.

There will be no interruption in the provision of domestic water service to the Hesperia Water District's current customers, or the customers served by CSA 70-J. Parallel services have been provided to Tract 14744, which allowed the subdivision to be detached from CSA 70-J. Further, the Hesperia Water District has already connected Tracts 16553 and 17117 to its system. CSA 70-J water pipelines do not exist in the portion of the annexation area north of the California Aqueduct in proximity to these two subdivisions. An agreement between the Hesperia Water District and CSA 70-J could be entered into that would allow those existing developed properties in the annexation area served by CSA 70-J to continue to receive CSA 70-J water service until such time as the Hesperia Water District installs the new pipeline and associated facilities to provide water services.

Construction of water lines, booster stations, and reservoirs will be the responsibility of both the City and developers. The City will collect development impact fees from new development as it occurs. These fees help to finance the construction of new facilities needed to serve new growth. A portion of the development impact fees is also used for the purchase of water rights. The City and County must also negotiate an agreement to transfer existing water rights on a

gross per-acre basis. The operation and maintenance costs will be funded entirely by the City's schedule of water rates.

Mello Roos financing or an alternative funding mechanism may be used to build the required water system if a large project is constructed or if property owners within the annexation area desire to form such a district. As previously mentioned, the adequacy of revenues will be confirmed as the public facilities and financing plan is developed. Any such plan can only be adopted by the City in conformance with generally accepted financial practices and laws governing the formation of such financing plans. Also as previously mentioned, the City has established a development impact fee of which a portion will be used to purchase available water rights for use within the City.

Provision of Wastewater Collection and Disposal Services

With the exception of Tracts 16553 and 17117, the City's existing sewer pipeline does not extend west of Maple Avenue within the proposed annexation area. A 12-inch sewer trunk line exists in Maple Avenue from Muscatel Street south to about Cedar Street. Extension south will require approval by the State Department of Water Resources to install sewer lines in the overshoot at the California Aqueduct. It should be noted that projects exceeding a density of two dwelling units per gross acre have been conditioned to provide for the required sewer line extension. Many properties within the area south of Cedar Street will not require extension of sewer, consistent with the City's General Plan.

The existing sewer system conveys wastewater flow to the Victor Valley Wastewater Reclamation Authority (VWRA) interceptor sewer located in Bear Valley Road near I Avenue. These interceptors convey flow to VWRA's regional wastewater treatment plant in Victorville, east of the Southern California Logistics Airport. VWRA is a regional joint power agency formed in 1978 and consists of the City of Hesperia, City of Victorville, Town of Apple Valley, and County Service Areas 42 and 64. Development within the proposed annexation area, some of which is currently connected to the existing City sewer system, would continue to flow and be treated at the VWRA facility. The City has established a development impact fee for the construction of new interceptor sewers and expansion of wastewater reclamation facilities.

It is estimated that the complete sewer system for the annexation area can be completed as needed, in accordance with the City's amended wastewater plan. Developers will have to extend the system as required for developments exceeding the Lahontan requirements for use of septic systems. The City will also collect development impact fees from new development as it occurs. Property owners may elect to establish a Mello Roos Community Facilities District or an alternative financing mechanism. The operation and maintenance costs will be funded entirely by user fees. As noted above, the adequacy of revenues will be confirmed as the public facilities and financing plan is developed. Any such plan can only be adopted by the City in conformance with generally accepted financial practices and laws governing the formation of such financing plans.

EXHIBIT "A"
LEGAL DESCRIPTION

HESPERIA WATER DISTRICT ANNEXATION

ALL THAT REAL PROPERTY LOCATED WITHIN THE EAST ONE-HALF OF SECTION 1, T3N, R5W, S.B.M., TOGETHER WITH THE EAST ONE-HALF OF SECTION 36 AND A PORTION OF SECTION 25, T4N, R5W, S.B.M., IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

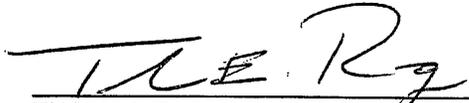
1. **BEGINNING** AT THE SOUTHEAST CORNER OF SAID SECTION 1, SAID POINT BEING ON THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE;
2. THENCE LEAVING THE HESPERIA WATER DISTRICT BOUNDARY LINE, WESTERLY ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SAID SECTION 1, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EAST ONE-HALF OF SAID SECTION 1, SAID POINT BEING ON THE CITY OF HESPERIA AND HESPERIA WATER DISTRICT EXISTING BOUNDARY LINE;
3. THENCE LEAVING THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, NORTHERLY ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 1 AND THE EXISTING CITY OF HESPERIA BOUNDARY LINE, A DISTANCE OF 5280 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF OF SAID SECTION 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 36, T4N, R5W, S.B.M.;
4. THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 36 AND THE EXISTING CITY OF HESPERIA BOUNDARY LINE, A DISTANCE OF 5280 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF OF SAID SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 25;
5. THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 25 AND THE EXISTING CITY OF HESPERIA BOUNDARY LINE, A DISTANCE OF 3507 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF THE CALIFORNIA AQUEDUCT BEING THE CITY OF HESPERIA BOUNDARY LINE;
6. THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID CALIFORNIA AQUEDUCT, A DISTANCE OF 2055 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 25, SAID POINT BEING ON THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE;
7. THENCE EASTERLY ALONG SAID NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 25 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 612 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF SAID SECTION 25;
8. THENCE EASTERLY ALONG THE NORTH LINE OF THE EAST ONE-HALF OF SAID SECTION 25 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 25;

9. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 25 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 1320', MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;
10. THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 AND THE EXISTING WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;
11. THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 1082 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CALIFORNIA AQUEDUCT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1945 FEET, MORE OR LESS, A RADIAL LINE FROM SAID POINT BEARS SOUTHWEST;
12. THENCE SOUTHEASTERLY ALONG SAID CURVE, SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CALIFORNIA AQUEDUCT AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 602 FEET, MORE OR LESS, TO THE POINT OF TANGENCY;
13. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CALIFORNIA AQUEDUCT AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 1604 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25;
14. THENCE SOUTHERLY ALONG SAID EAST LINE AND THE EXISTING WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 1229 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 36;
15. THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36 AND THE EXISTING WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 36;
16. THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 1, T3N, R5W, S.B.M.;
17. THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF SAID SECTION 1;

18. THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1 AND THE EXISTING HESPERIA WATER DISTRICT BOUNDARY LINE, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 938 ACRES

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



THOMAS E. RAGEN, L.S. 6205
EXPIRES: 3/31/2012

DATE

