

**LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN BERNARDINO**

215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490 • (909) 383-9900 • Fax (909) 383-9901
E-mail: lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3048F

HEARING DATE: AUGUST 16, 2006

RESOLUTION NO. 2936

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3048F AND APPROVING THE REORGANIZATION TO INCLUDE CITY OF FONTANA ANNEXATION NO. 168 (FOOTHILL CORRIDOR REGION — THREE ISLANDS).

The reorganization area consists of three separate annexation areas (identified as "islands") encompassing a total of approximately 217+/- acres. The Foothill Corridor Region, including Islands 12, 21, and 22, generally includes territory easterly of Cherry Avenue and north and south of Foothill Boulevard.

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

WHEREAS, an application for the proposed reorganization in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 *et seq.*), and the Executive Officer has examined the application and executed her 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 her 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 held upon the date and at the time and place specified in the notice of public hearing and in order or orders continuing the hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written protests; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received 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; and,

WHEREAS, the Commission determines to modify LAFCO 3048 to divide it for consideration into four regions, each established as a separate proposal, with the Foothill Corridor Region to be known as LAFCO 3048F;

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

RESOLUTION NO. 2936

DETERMINATIONS:

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

CONDITIONS:

Condition No. 1. The boundaries are approved as set forth in Exhibits A-1 through A-3 (legal descriptions) and B-1 through B-3 (maps) attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3048F.

Condition No. 3. All previously authorized charges, fees and/or assessments currently in effect by the City of Fontana (annexing agency) 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 City of Fontana's 5% Utility Users Tax on commercial properties will not be extended to the reorganization area.

Condition No. 5. The City of Fontana shall indemnify, defend, and hold harmless the Commission from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 6. 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. 7. All streetlights currently the responsibility of County Service Area SL-1 within the annexation areas shall be transferred to the City of Fontana upon successful completion of the reorganization. The County Special Districts Department shall prepare the appropriate documentation to transfer the lights; LAFCO staff shall verify the data; and the City of Fontana shall sign the authorization form requesting Southern California Edison to transfer the specific lights to the City of Fontana accounts, prior to issuance of the Certificate of Completion.

Condition No. 8. The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

SECTION 2. Pursuant to Government Code Section 56375.3(a), the Commission is required to make findings related to this proposal for reorganization. The Commission makes the findings as required by Government Code Section 56375.3(a) and its Island Policies for the six individual islands comprising LAFCO 3048F-Reorganization to Include City of Fontana Annexation 168 (Foothill Corridor Region--Three Islands), as set forth in Exhibit "C" attached hereto and made a part of this resolution by its reference herein.

Having made said findings, the Commission determines to waive the protest proceedings. This proposal is subject to the provisions of Government Code Section 56375(a)(3) which mandates Commission approval of the proposal if it complies with the provisions of Government Code Section 56375.3.

SECTION 3. FINDINGS. The following findings are noted in conformance with Commission policy:

1. The subject 217+/- acre reorganization area is legally inhabited as certified by the County Registrar of Voters office. The breakdown of Registered Voters by island area is as follows:

Island 12	139 voters
Island 21	33 voters
Island 22	27 voters

2. The area is within the sphere of influence of the City of Fontana.

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3. The County Assessor has determined that the assessed value of land and improvements for the entirety of the three islands is \$43,586,734 (\$20,089,568—land; \$23,497,166—improvements). The values by individual island are identified as follows:

ISLAND IDENTIFICATION	TAX RATE AREA	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
#12	74031	\$8,732,779.00	\$17,039,626.00	\$25,772,405.00
#21	74025	\$1,733,018.00	\$1,447,626.00	\$3,180,644.00
#22	74025	\$6,582,453.00	\$4,798,039.00	\$11,380,492.00
	74040	\$3,041,318.00	\$211,875.00	\$3,253,193.00
Total for Island #22				\$14,633,685.00
TOTALS		\$20,089,568.00	\$23,497,166.00	\$43,586,734.00

4. Notice of this hearing has been advertised as required by law through publication in The Sun and the Fontana Herald News, newspapers of general circulation in the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those agencies and individuals requesting mailed notice.
5. In compliance with the requirements of Government Code Section 56157 and Commission policy, individual notice was mailed to landowners and registered voters within the boundaries of the reorganization area and to landowners and registered voters surrounding the exterior boundaries of the reorganization area. Comments from landowners and any affected local agency have been reviewed and considered by the Commission in making its determination. Protest to this reorganization, and its island provisions, has been received and considered by the Commission in making its determinations.
6. The City of Fontana pre-zoned its sphere of influence through adoption of its General Plan Update in October 2003 and its Zoning Map was updated to include the pre-zoning of its sphere of influence on April 15, 2004. The land use designations to be applied within the reorganization area upon annexation are varied ranging from residential zoning, including designations of R-1, R-2, and R-PC; commercial zoning classifications of C-1 and C-2; manufacturing zoning classifications of M-1 and M-2, and public facilities under the PF zone designation. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council at a public hearing.
7. The Local Agency Formation Commission has determined that this proposal is statutorily exempt from environmental review. The basis for this determination is that this island area reorganization can be implemented without causing any identifiable physical changes to the environment or any adverse environmental impacts. Approval of this proposal is mandated by Government Code Section 56375, since the Commission has made those findings contained in Government Code Section 56375.3 related to annexation of these islands. Since the Commission has no discretion in this matter, approval of this proposal is a ministerial action that is exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), Section 21080(b), the State CEQA Guidelines, Section 15268, and the Commission's adopted CEQA Guidelines. The Commission adopted the Statutory Exemption and directed its Clerk to file a Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

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8. The local agencies currently serving the area are: County of San Bernardino, Inland Empire Resource Conservation District, Inland Empire Utilities Agency, Central Valley Fire Protection District, County Service Area SL-1 (portion), and County Service Area 70.

County Service Areas SL-1 and 70 will be detached from the reorganization area upon successful completion of the reorganization pursuant to the provisions of Government Code Section 25210.90. None of the other agencies are affected by this proposal.

9. Upon reorganization, the City of Fontana will extend its services as required by the existing and anticipated land use. The City has submitted a plan for the provision of services, as mandated by Government Code Section 56653, which indicates that revenues are anticipated to be sufficient to provide the level of services identified by the City for such items as law enforcement, planning, street maintenance, etc. The Plan notes that additional personnel will be required for provision of law enforcement services and other services to the reorganization area. Water service to the island areas is currently provided by the Fontana Water Company; fire protection/paramedics are currently provided by the Central Valley Fire Protection District; and ambulance service is provided by American Medical Response. All of these service providers will remain unchanged.

The City of Fontana has indicated in its application and Plan for Service that its 5% Utility Users tax on commercial properties will not be extended to this area upon reorganization. In addition, this resolution includes a condition that indicates that the utility tax will not be applied to the island annexation areas.

The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.

10. This proposal complies with Commission policies and directives and State law that indicate the preference for all island areas to be included within the boundaries of the City surrounding them to provide for a more efficient and effective service delivery system.
11. The reorganization area can benefit from the availability and extension of municipal services, as evidenced by the Plan for Service, and numerous parcels within the areas of annexation have benefited in the past from the receipt of out-of-agency sewer service from the City.
12. This proposal will have minimal effect on the City's ability to achieve its fair share of the regional housing needs as it is primarily built-out residential uses. The undeveloped residential lands represent less than 5% of the territory.
13. The City and County have negotiated the transfer of ad valorem taxes as required by State law. Copies of the resolutions adopted by the City Council of the City of Fontana and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues. Due to the modification in this reorganization proposal, separating it into four separate actions, renegotiation of the ad valorem property tax transfer will be required pursuant to the provisions outlined in Revenue and Taxation Code Section 99(b)(7).
14. The maps and legal descriptions, as revised, are in substantial conformance with LAFCO and State standards as determined by the County Surveyor's Office.

SECTION 4. The affected territory will not be taxed for existing bonded indebtedness and/or contractual obligations of the City of Fontana. The regular County assessment roll will be utilized by the City of Fontana.

SECTION 5. The reasons for this reorganization, as provided by the City, are: (1) in response to Senate Bill 1266 (the "island" annexation bill) and the annexation policy adopted by the Local Agency Formation Commission, the City of Fontana is initiating the annexation of 32 unincorporated island areas, which will assist in strengthening the City's tax base without raising taxes; (2) the annexation of the island areas will assist in reducing jurisdictional confusion between the City's limits and the County's unincorporated area and will aid in the delivery of public services in an efficient manner; (3) the annexation of the island areas will assist in ensuring consistency in

LAFCO 3048
REORGANIZATION TO INCLUDE CITY OF FONTANA
ANNEXATION NO. 168 (28 ISLANDS)
(ISLAND AREA NO. 12)

Revised Legal #2 8/8/06

ALL THAT PROPERTY SITUATED IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BOUNDARY OF THE CITY OF FONTANA, SAID POINT BEING THE CENTERLINE INTERSECTION OF ALMERIA AVENUE AND FOOTHILL BOULEVARD, SAID POINT ALSO BEING ON THE BOUNDARY OF THE WEST FOOTHILL ANNEXATION NO. 2, LAFCO 454;

- 1) THENCE ALONG SAID WEST FOOTHILL ANNEXATION NO. 2, EASTERLY, ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CATAWBA STREET, SAID POINT BEING THE NORTHWEST CORNER OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA AS ESTABLISHED BY ANNEXATION NO. 156, LAFCO 2954;
- 2) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 2, FOLLOWING SAID ANNEXATION NO. 156 SOUTHERLY, ALONG SAID CENTERLINE OF SAID CATAWBA STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MISSION STREET;
- 3) THENCE CONTINUING ALONG SAID ANNEXATION NO. 156 EASTERLY, ALONG THE CENTERLINE OF SAID MISSION STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF TOKAY AVENUE, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY SAID WEST FOOTHILL ANNEXATION NO. 2;
- 4) THENCE LEAVING SAID ANNEXATION NO. 156, FOLLOWING SAID WEST FOOTHILL ANNEXATION NO. 2 SOUTHERLY, ALONG THE CENTERLINE OF SAID TOKAY AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NO. 3924, AS PER MAP RECORDED IN BOOK 50 OF MAPS, PAGE 57, RECORDS OF SAN BERNARDINO, CALIFORNIA;
- 5) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 EASTERLY, ALONG SAID WESTERLY PROLONGATION AND NORTHERLY LINE OF SAID TRACT NO. 3924 TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT 10, SAID TRACT NO. 3924;
- 6) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 10 AND ITS SOUTHERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF IVY AVENUE;
- 7) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 EASTERLY, ALONG THE CENTERLINE OF SAID IVY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS AVENUE,

SAID POINT BEING ON THE WESTERLY LINE OF THE CORPORATE CITY LIMITS OF THE CITY OF FONTANA, INCORPORATED JUNE 23, 1952;

- 8) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 2, SOUTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CITRUS AVENUE AND WESTERLY LINE OF THE CORPORATE CITY LIMITS TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE NORTHEAST CORNER OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA AS ESTABLISHED BY ANNEXATION NO. 121, LAFCO 2370;
- 9) THENCE LEAVING THE CORPORATE CITY LIMITS, FOLLOWING ANNEXATION NO. 121 NORTHWESTERLY, ALONG THE CENTERLINE OF SAID SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE CENTERLINE OF TOKAY AVENUE;
- 10) THENCE CONTINUING ALONG SAID ANNEXATION NO. 121 SOUTHERLY, ALONG THE CENTERLINE OF SAID TOKAY AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ARROW BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ANNEXATION NO. 121 AND ON THE NORTHERLY LINE OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY THE WEST ARROW ANNEXATION NO. 1, LAFCO 237;
- 11) THENCE LEAVING SAID ANNEXATION NO. 121, WESTERLY ALONG THE CENTERLINE OF SAID ARROW BOULEVARD AND THE NORTHERLY LINE OF SAID WEST ARROW ANNEXATION NO. 1, TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 195, ETIWANDA VINEYARDS TRACT, AS PER MAP RECORDED IN BOOK 17 OF MAPS, PAGE 29, RECORDS OF SAN BERNARDINO, CALIFORNIA, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY THE WEST ARROW ANNEXATION NO. 3, LAFCO 1483;
- 12) THENCE LEAVING SAID WEST ARROW ANNEXATION NO. 1, WESTERLY, ALONG THE CENTERLINE OF SAID ARROW BOULEVARD AND THE NORTHERLY LINE OF SAID WEST ARROW ANNEXATION NO. 3, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID ALMERIA AVENUE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID WEST ARROW ANNEXATION NO. 3;
- 13) THENCE LEAVING SAID WEST ARROW ANNEXATION NO. 3, NORTHERLY, ALONG THE CENTERLINE OF SAID ALMERIA AVENUE TO THE POINT OF BEGINNING.

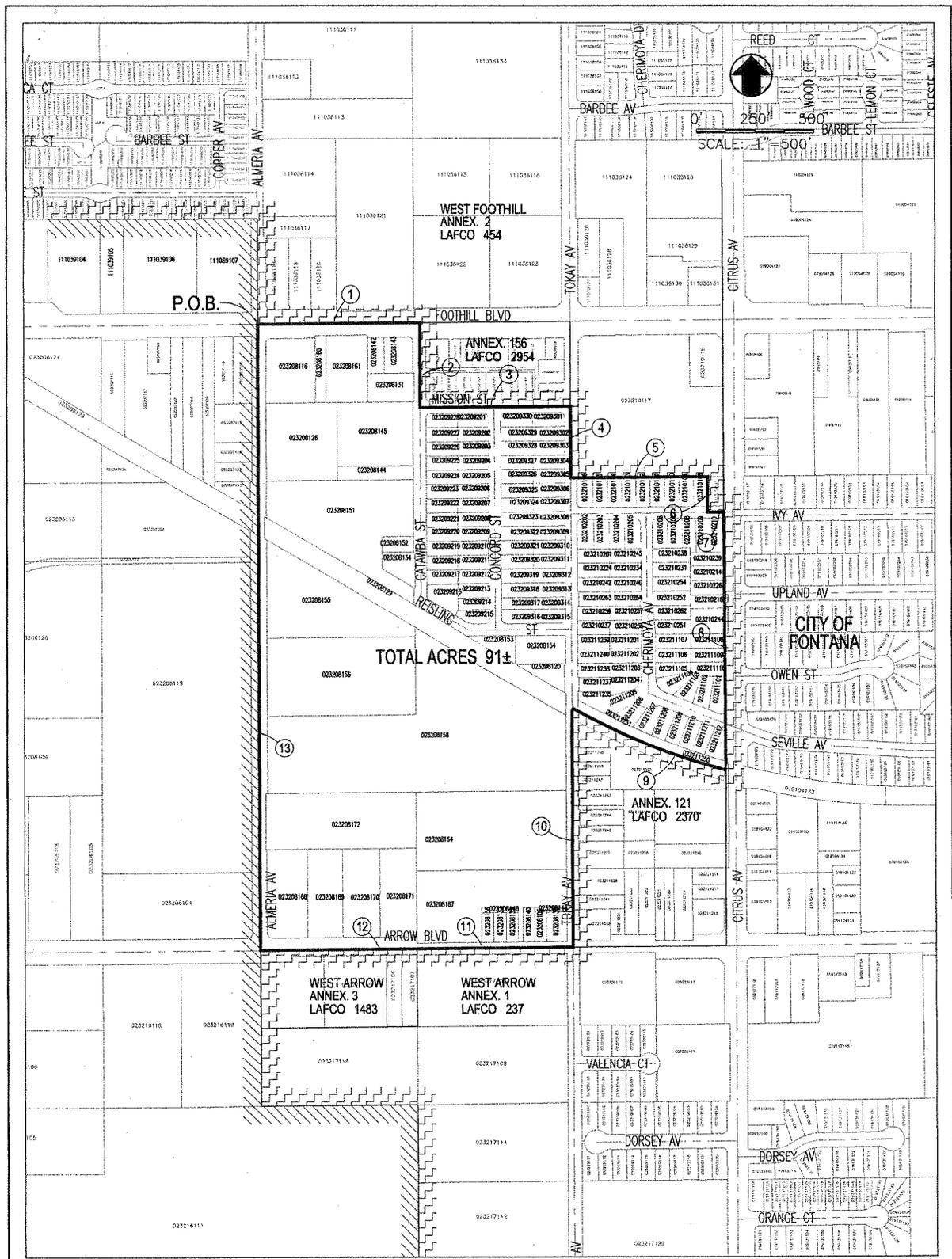
CONTAINING 91 ACRES MORE OR LESS.




MARK P. PFEILER L.S. 5959
EXPIRES: 12-31-06.

8/2/06
DATE

25089-B ANNEX 12
08/02/06.



LEGEND
 SEC 12 T1S R6W, SBM
 Proposed Island Annexation
 County Of San Bernardino
 Existing City Of Fontana Limits

ISLAND AREA 12
 Revised Map #2 8/8/06

Mark P. Pfeiler
 MARK P. PFEILER L.S. 5959
 EXPIRES 12-31-06

9/2/06
 DATE

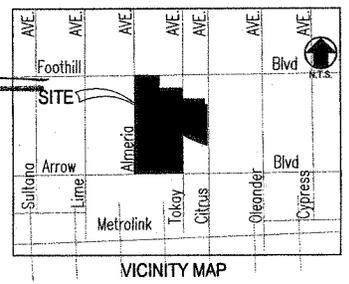


EXHIBIT
 B-1

PREPARED FOR:
City of Fontana
 8353 Sierra Avenue
 Fontana, CA 92335

PREPARED BY:
PFEILER & ASSOCIATES ENGINEERS, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 14181 Fern Avenue, Chino, CA 91710
 Telephone (909) 993-5800 Fax (909) 993-5801

LAFCO NO. 3048
 REORGANIZATION TO INCLUDE CITY OF FONTANA
 ANNEXATION # 168 (28 ISLANDS)
 General Location: Almeria Ave / Arrow Blvd.
AFFECTED AGENCIES:
 CITY OF FONTANA
 SAN BERNARDINO COUNTY

LAFCO 3048
REORGANIZATION TO INCLUDE CITY OF FONTANA
ANNEXATION NO. 168 (28 ISLANDS)
(ISLAND AREA NO. 21)

Revised Legal #2 8/8/06

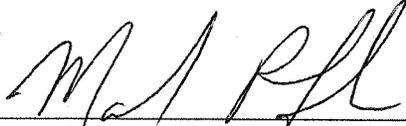
ALL THAT PROPERTY SITUATED IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BOUNDARY OF THE CITY OF FONTANA, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF FOOTHILL BOULEVARD WITH THE WESTERLY LINE OF LOT 46, ARROWHEAD VINEYARDS TRACT NO. 1, AS PER MAP RECORDED IN BOOK 16 OF MAPS, PAGE 69, RECORDS OF SAN BERNARDINO, CALIFORNIA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST FOOTHILL ANNEXATION NO. 3, LAFCO 863;

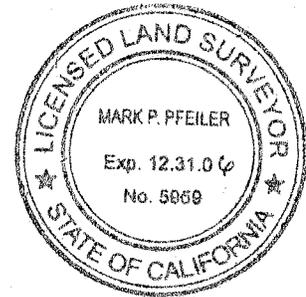
- 1) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 3, WESTERLY ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 330 FEET OF THE SOUTH 660 FEET OF LOT 37 OF SAID TRACT, SAID POINT BEING AN ANGLE POINT ON THE SOUTH LINE OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY ANNEXATION NO. 133, LAFCO 2580;
- 2) THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG SAID ANNEXATION NO. 133 TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 39 OF SAID TRACT;
- 3) THENCE EASTERLY, CONTINUING ALONG SAID ANNEXATION NO. 133 AND ALONG SAID WESTERLY PROLONGATION AND THE SOUTHERLY LINE OF SAID LOT 39 AND ITS EASTERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF REDWOOD AVENUE, SAID POINT BEING ON THE WESTERLY LINE OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY THE WEST FOOTHILL ANNEXATION NO. 4, LAFCO 921;
- 4) THENCE LEAVING SAID ANNEXATION NO. 133, SOUTHERLY, ALONG SAID WEST FOOTHILL ANNEXATION NO. 4 AND ALONG THE CENTERLINE OF SAID REDWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 43 OF SAID TRACT;
- 5) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 4 EASTERLY ALONG SAID WESTERLY PROLONGATION AND SOUTHERLY LINE OF SAID LOT 43 TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 46 OF SAID TRACT, SAID POINT BEING ON THE WESTERLY LINE OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY SAID WEST FOOTHILL ANNEXATION NO. 3;

6) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 4, SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 46 AND ALONG SAID WEST FOOTHILL ANNEXATION NO. 3 TO THE POINT OF BEGINNING.

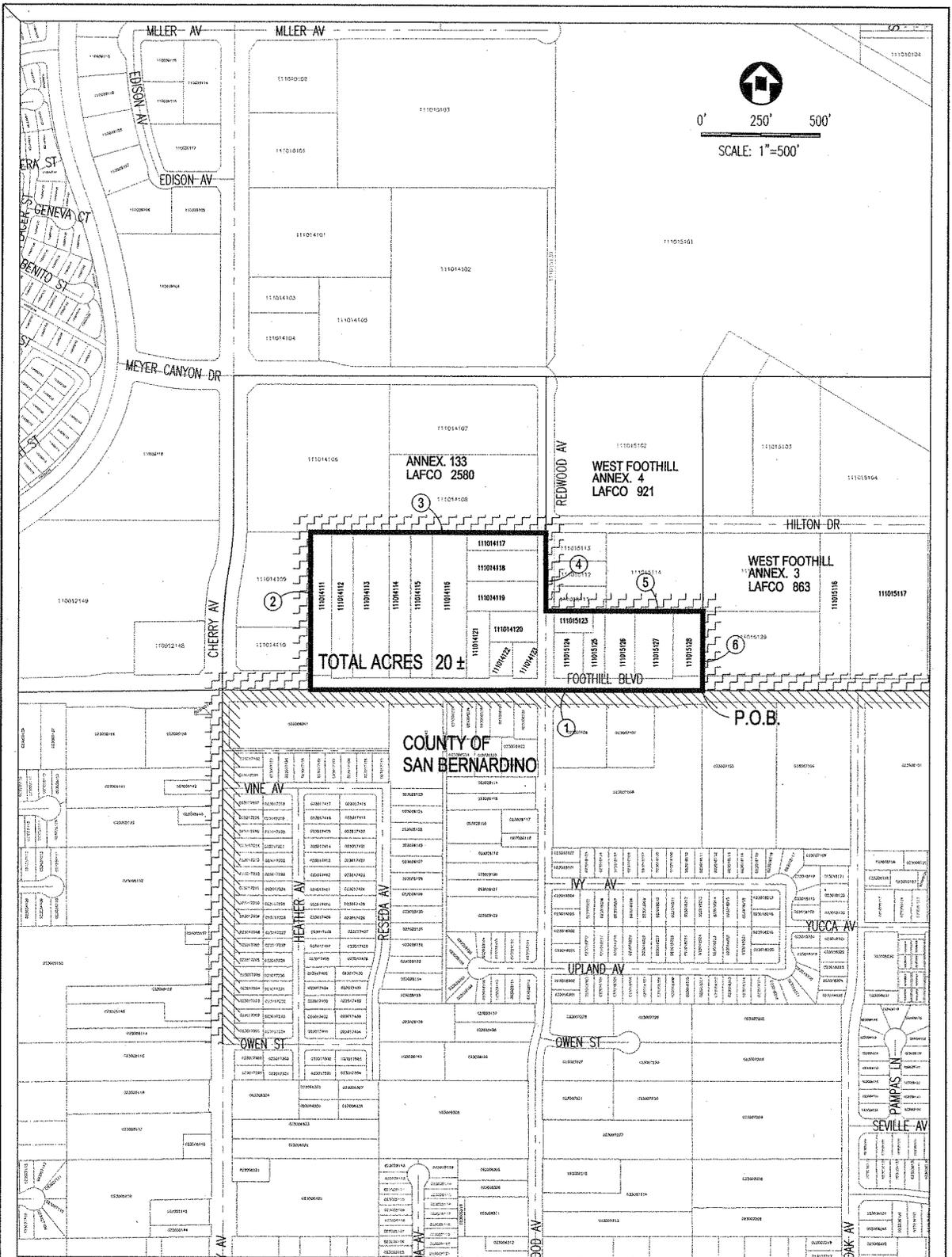
CONTAINING 20 ACRES, MORE OR LESS.


MARK P. PFEILER L.S. 5959
EXPIRES: 12-31-06.

8/2/06
DATE



PFEILER & ASSOCIATES ENGINEERS, INC.
14181 FERN AVENUE
CHINO, CALIFORNIA 91710



LEGEND SEC 2 T1S R6W, SBM

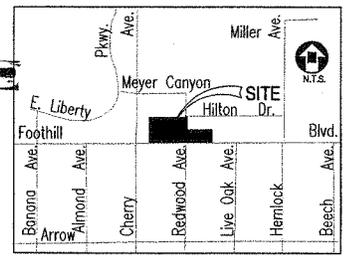
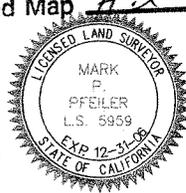
ISLAND AREA 21

- Proposed Island Annexation
- County Of San Bernardino
- Existing City Of Fontana Limits

Revised Map #2 8/8/06

Mark P. Pfeiler
 MARK P. PFEILER L.S. 5959
 EXPIRES 12-31-06

8/2/06
 DATE



EXHIBIT

B-2

PREPARED FOR:
City of Fontana
 8353 Sierra Avenue
 Fontana, CA 92335

PREPARED BY:
PFEILER & ASSOCIATES ENGINEERS, INC.
 CIVIL ENGINEERING & LAND SURVEYING
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LAFCO NO. 3048
 REORGANIZATION TO INCLUDE CITY OF FONTANA
 ANNEXATION # 166 (28 ISLANDS)
 General Location: Redwood Ave. / Foothill Blvd.

AFFECTED AGENCIES:
 CITY OF FONTANA
 SAN BERNARDINO COUNTY

REVISION DATE: 08/02/06

LAFCO 3048
REORGANIZATION TO INCLUDE CITY OF FONTANA
ANNEXATION NO. 168 (28 ISLANDS)
(ISLAND AREA NO. 22)

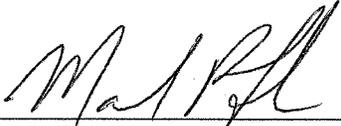
ALL THAT PROPERTY SITUATED IN SECTIONS ^{Revised Legal #2 8/8/06} 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY THE WEST FOOTHILL ANNEXATION NO. 2, LAFCO 454, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF FOOTHILL BOULEVARD WITH THE CENTERLINE OF ALMERIA AVENUE;

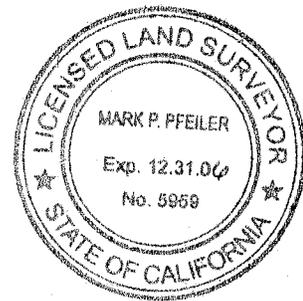
- 1) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 2, WESTERLY, ALONG THE CENTERLINE OF SAID FOOTHILL BOULEVARD TO A POINT OF INTERSECTION WITH EAST LINE OF THE WEST ½ OF THE EAST ½ OF LOT 46, ARROWHEAD VINEYARD TRACT NO. 1, AS PER PLAT RECORDED IN BOOK 16 OF MAPS, PAGE 69, RECORDS OF SAN BERNARDINO, CALIFORNIA, SAID POINT BEING THE SOUTHEAST CORNER OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY THE WEST FOOTHILL ANNEXATION NO. 3, LAFCO 863;
- 2) THENCE NORTHERLY, ALONG SAID EAST LINE AND ALONG THE EASTERLY LINE OF SAID WEST FOOTHILL ANNEXATION NO. 3 TO A POINT OF INTERSECTION WITH A LINE THAT IS 660 FEET SOUTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 34 OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY ANNEXATION NO. 126, LAFCO 2459;
- 3) THENCE LEAVING SAID WEST FOOTHILL ANNEXATION NO. 3 EASTERLY, ALONG SAID PARALLEL LINE AND ALONG ANNEXATION NO. 126 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HEMLOCK AVENUE;
- 4) THENCE NORTHERLY, CONTINUING ALONG SAID ANNEXATION NO. 126 AND THE CENTERLINE OF SAID HEMLOCK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 33, OF SAID TRACT, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE CITY OF FONTANA, AS ESTABLISHED BY SAID WEST FOOTHILL ANNEXATION NO. 2;
- 5) THENCE LEAVING ANNEXATION NO. 126, EASTERLY, ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 AND ALONG THE SOUTHERLY LINE OF SAID LOT 33, TO A POINT OF INTERSECTION WITH NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PACIFIC ELECTRIC RAILROAD;

- 6) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 SOUTHEASTERLY, ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 119, ETIWANDA VINEYARD, AS PER MAP RECORDED IN BOOK 17 OF MAPS, PAGE 29, RECORDS OF SAN BERNARDINO, CALIFORNIA;
- 7) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 119, AND THE SOUTHERLY LINES OF LOTS 118, 117, 116 AND THEIR RESPECTIVE PROLONGATIONS TO A POINT OF INTERSECTION WITH CENTERLINE OF SAID ALMERIA AVENUE;
- 8) THENCE CONTINUING ALONG SAID WEST FOOTHILL ANNEXATION NO. 2 SOUTHERLY, ALONG THE CENTERLINE OF SAID ALMERIA AVENUE TO THE POINT OF BEGINNING.

CONTAINING 106 ACRES, MORE OR LESS.


MARK P. PFEILER L.S. 5959
EXPIRES: 12-31-06.

8/2/06
DATE



PFEILER & ASSOCIATES ENGINEERS, INC.
14181 FERN AVENUE
CHINO, CALIFORNIA 91710

EXHIBIT "C"

FACTORS REQUIRED BY GOVERNMENT CODE SECTION 56375.3 AND COMMISSION POLICY

FOOTHILL CORRIDOR REGION

This region includes Islands 12, 21, and 22 as identified by the City of Fontana. The region generally includes territory easterly of Cherry Avenue and north and south of Foothill Boulevard. The descriptions and determinations for each of these islands are as follows:

- **Island 12** is the unincorporated area generally east of Almeria Avenue, south of Foothill Boulevard, west of Citrus Avenue, and north of Arrow Boulevard:
 - The area is 91 +/- acres in size as verified by the County Surveyor's Department, within the 150 acre threshold, and encompasses the entire substantially surrounded island;
 - The area is substantially surrounded. The island is 73% surrounded by existing City of Fontana boundaries in compliance with Commission policy as verified by the County Surveyor's Department;
 - The study area is substantially developed or developing, on the basis that public services are available in the area; there are public improvements in the area, and there are physical improvements on many, if not most, of the properties;
 - The study area does not contain prime agricultural land as such is defined by LAFCO statutes;
 - The study area will benefit from the annexation or is receiving benefits from the annexing city;
 - The City of Fontana has conducted an extensive outreach program prior to submission of the reorganization application; and,
 - The area is not included within a County Redevelopment Area.

- **Island 21** is generally located east of Cherry Avenue, south of the logical extension of Hilton Drive, and north of Foothill Boulevard:
 - The area is 20 +/- acres in size as verified by the County Surveyor's Department, within the 150 acre threshold and encompasses the entire substantially surrounded island;
 - The area is substantially surrounded. The island is 64% surrounded by existing City of Fontana boundaries in compliance

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- with Commission policy as verified by the County Surveyor's Department;
- The study area is substantially developed or developing, on the basis that public services are available in the area; there are public improvements in the area, and there are physical improvements on many, if not most, of the properties;
 - The study area does not contain prime agricultural land as such is defined by LAFCO statutes;
 - The study area will benefit from the annexation or is receiving benefits from the annexing city;
 - The City of Fontana has conducted an extensive outreach program prior to submission of the reorganization application; and,
 - The area is not included within a County Redevelopment Area.
- **Island 22** is generally located south of the Union Pacific Railroad right-of-way, west of Almeria Avenue, and north of Foothill Boulevard:
 - The area is 106 +/- acres in size as verified by the County Surveyor's Department, within the 150 acre threshold, and encompasses the entire substantially surrounded island;
 - The area is substantially surrounded. The island is 57% surrounded by existing City of Fontana boundaries in compliance with Commission policy as verified by the County Surveyor's Department;
 - The study area is substantially developed or developing, on the basis that public services are available in the area; there are public improvements in the area, and there are physical improvements on many, if not most, of the properties;
 - The study area does not contain prime agricultural land as such is defined by LAFCO statutes;
 - The study area will benefit from the annexation or is receiving benefits from the annexing city;
 - The City of Fontana has conducted an extensive outreach program prior to submission of the reorganization application; and,
 - The area is not included within a County Redevelopment Area.