

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3241

HEARING DATE: JULY 15, 2020

RESOLUTION NO. 3312

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3241 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF RANCHO CUCAMONGA AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN). The reorganization area encompasses approximately 4,085 acres, which generally includes the northern unincorporated sphere of influence for the City of Rancho Cucamonga easterly of Haven Avenue. The area is bordered by the natural extension of Haven Avenue on the west, parcel lines along the San Bernardino National Forest boundary on the north, parcel lines (City of Fontana boundary) on the east, and a combination of parcel lines, Wilson Avenue, Wilson Street and Milliken Avenue (City of Rancho Cucamonga boundary) on the south, within the City of Rancho Cucamonga's existing northern sphere of influence.

On motion of Commissioner Rutherford, duly seconded by Commissioner Lovingood, 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,

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WHEREAS, the public hearing by this Commission was called for July 15, 2020 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 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:

DETERMINATIONS:

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" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3241.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Rancho Cucamonga (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 Rancho Cucamonga 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 to override its policy related to concurrent city-district annexation based on fact that the concurrent annexation to the Cucamonga Valley Water District and the Inland Empire Utilities Agency (including the Metropolitan Water District of Southern California) to include the entirety of the area being annexed into the City is not necessary since the area that is outside of these agencies' boundaries is to remain rural/conservation area and will not need services from these agencies.

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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 10 registered voters as certified by the Registrar of Voters as of May 13, 2020.
2. The County Assessor's Office has determined that the total assessed value of land and improvements within the reorganization area is \$24,763,577 (land--\$22,593,649; improvements--\$2,169,928) as of February 26, 2020.

Pursuant to the provisions of Government Code Section 56126, the County Assessor's office has been requested to assign a land value for protest purposes to the exempt lands within the reorganization boundary. The values for these publicly held lands are listed separately as shown below for each of the individual parcels:

Landowner Name	Assessor Parcel Number	Land Value Assigned for Protest Purposes Only
City of Rancho Cucamonga	0225-091-03	\$0
County of San Bernardino	1087-051-08	\$0
	1087-061-17	\$100,000
County Service Area 120	0201-281-06	\$87,861
	0226-061-63	\$13,488
	0226-082-08	\$279,005
	0226-082-20	\$63,961
	0226-082-21	\$209,916
	1087-051-04	\$338,040
	1087-051-05	\$6,872,341
	1087-051-16	\$256,865
	1087-051-18	\$10,451,793
	1087-051-19	\$286,562
1087-061-02	\$4,150,860	
County Service Area 70 Improv Zone 0	1087-061-03	\$196,117
Cucamonga County Water District	0201-033-36	\$0
	0201-281-18	\$0
Government Land	0201-281-02	\$25,000
	0201-281-04	\$50,000
	0201-281-17	\$25,000
Inland Empire Resource Conservation District	0226-061-16	\$173,189
	0226-061-62	\$54,122
Metropolitan WD of Southern California	0226-082-19	\$0
San Bernardino County Flood Control District	0201-033-35	\$0
	0201-033-37	\$0
	0201-033-38	\$0
	0201-281-19	\$0
	0201-281-22	\$0
	0225-091-05	\$0
	0225-091-06	\$0
	0225-092-01	\$0
	1087-051-13	\$0
	1087-051-14	\$0

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	1087-061-13	\$0
	1087-071-01	\$0
	1087-071-02	\$0
	1087-071-03	\$0
	1087-071-04	\$0
	1087-071-05	\$0
	1087-071-06	\$0
	1087-071-07	\$0
	1087-071-08	\$0
	1087-071-09	\$0
	1087-071-10	\$0
	1087-071-11	\$0
	1087-071-12	\$0
	1087-071-13	\$0
	1087-071-14	\$0
	1087-071-18	\$0
	1087-071-19	\$0
	1087-071-20	\$0
United States Of America (USDA)	1087-051-03	\$69,677
Southern California Edison Company	0201-281-13	\$2,000,000
	0226-082-30	\$1,062,000
	1087-051-11	\$2,448,000
	1087-051-12	\$3,985,000
	1087-051-24	\$1,815,000
Total Exempt Land Value		\$35,013,797

3. The reorganization area is within the sphere of influence assigned the City of Rancho Cucamonga.
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 (126) and registered voters (10) within the reorganization area (totaling 136 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 through its approval of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) with the following underlying specific plan zone/sub-zone designations: for the Rural/Conservation Area -- Rural-Hillside, Rural-Open Space, Rural-Conservation, and Rural-Flood Control/Utility Corridor; for the Neighborhood Area -- Neighborhood Estate, Neighborhood General 1, Neighborhood General 2, Shops and Restaurants, and an overlay -- Camino Overlay.

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These zoning designations are consistent with the City's General Plan and are generally compatible with the surrounding land uses in the area. The City's pre-zone designations 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 3241 is nearby the I-15 Freeway, which is part of the RTP-SCS's regional express lane network that will be adding two express lanes in each direction for completion by 2040. The Sustainable Communities Strategy include strategies such as prioritizing infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods, which approval of LAFCO 3241 will support.
8. The City and the Rancho Cucamonga Fire Protection District are currently in the process of preparing a revised Local Hazard Mitigation Plan (prior version: January 2013) as well as a Community Wildfire Protection Plan. These plans will identify threats from wildfires and other natural and human-caused hazards and will recommend specific strategies and actions to proactively decrease these threats before disasters occur. Information contained in the Safety Element of the City's General Plan was provided to the Commission. San Bernardino County Fire Protection District also had its Multi-Jurisdictional Hazard Mitigation Plan approved by FEMA in July 2017.
9. A Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of Rancho Cucamonga for its approval of the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) project (SCH No. 2017091027). The Commission, its staff, and its Environmental Consultant have independently reviewed the City's Complete Final EIR and found it to be adequate for the reorganization decision.

The Commission certifies that it has reviewed and considered the City's Complete Final EIR and the effects outlined therein, and as referenced in the Facts, Findings and Statement of Overriding Considerations, prior to reaching a decision on the project. By considering the Complete Final EIR adopted by the City of Rancho Cucamonga and adopting the revised Facts, Findings and Statement of Overriding Considerations for the proposal, the Commission is reconfirming its position regarding the adequacy of the City's Complete Final EIR and originally-approved Statement of Overriding Considerations in light of the reduced Project scope, for purposes of its approval of LAFCO 3241 as a Responsible Agency under CEQA.

The Commission hereby acknowledges the mitigation measures and mitigation monitoring and reporting program contained in the City's Complete Final EIR and finds that no additional feasible alternatives or mitigation measures will be adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the City and other agencies, and not the Commission. The Commission finds that it is the responsibility of the City to oversee and implement these measures and the mitigation monitoring and reporting program.

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The Commission hereby adopts the Facts, Findings and Statement of Overriding Considerations regarding the environmental effects of the reorganization. The Commission finds 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 Facts, Findings and Statement of Overriding Considerations and the City's Complete Final EIR; and that specific economic, social or other considerations make infeasible adoption of the alternatives identified in the City's Complete Final EIR.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors. The Commission, as a Responsible Agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the City of Rancho Cucamonga as a CEQA Lead Agency.

10. The reorganization area is served by the following local agencies: County of San Bernardino, Inland Empire Resource Conservation District, West Valley Mosquito and Vector Control District, Cucamonga Valley Water District (portion) and its Improvement Districts, Inland Empire Utilities Agency (portion) and its Improvement Districts, Metropolitan Water District of Southern California (portion), Rancho Cucamonga Fire Protection District (city subsidiary district), County Service Area 120 (portion), and County Service Area 70 (multi-function unincorporated County-wide).

County Service Area 70 will be detached and its sphere of influence reduced upon successful completion of this proposal. None of the other agencies will be directly affected by the completion of this proposal as they are regional in nature.

11. The City of Rancho Cucamonga has submitted a plan for the extension of municipal services to the study area as required by Government Code Section 56653, which indicate that the City of Rancho Cucamonga can, at a minimum, maintain the existing level of service delivery and can improve the level and range of services currently available in the area.

The certified Plan 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 Plan for Service 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 as evidenced by the Plan for Service certified by the City.
14. This proposal will assist the City of Rancho Cucamonga's ability to achieve its fair share of the regional housing needs as it proposes the addition of 2,700 (up to 3,000) residential units.

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15. With respect to environmental justice, which is the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services, the following demographic and income profile was generated using ESRI's Community Analyst for the City of Rancho Cucamonga and the reorganization and adjacent unincorporated areas (2020 data):

Demographic and Income Comparison	City of Rancho Cucamonga (%)	Reorganization Area and Adjacent Unincorporated Area (%)
Race and Ethnicity		
• African American Alone	9.0 %	3.4 %
• American Indian Alone	0.7 %	1.0 %
• Asian Alone	13.6 %	16.3 %
• Pacific Islander Alone	0.3 %	0 %
• Hispanic Origin (Any Race)	45.0 %	27.1 %
Median Household Income	\$93,308	\$83,160

Through future development, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, the approval of the reorganization proposal will not result in the unfair treatment of any person based on race, culture or income.

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 map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 4. 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.

SECTION 5. 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.

SECTION 6. The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000) and set the matter for consideration of the protest proceedings, providing notice of hearing pursuant to Government Code Sections 57025 and 57026.

SECTION 7. Upon conclusion of the protest proceedings, the Executive Officer shall adopt a resolution setting forth his determination on the levels of protest filed and not withdrawn

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and setting forth the action on the proposal considered.

SECTION 8. Upon adoption of the final resolution by the Executive Officer, either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

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

AYES:	COMMISSIONERS:	Bagley, Cox, Lovingood, McCallon, Rutherford, Warren and Farrell
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Rowe (Rutherford voting in her stead), Curatalo (Farrell voting in his stead)

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 July 15, 2020.

DATED: July 16, 2020



SAMUEL MARTINEZ
 Executive Officer



LEGAL DESCRIPTION

LAFCO 3241 - ANNEXATION TO THE CITY OF RANCHO CUCAMONGA
AND DETACHMENT FROM COUNTY SERVICE AREA 70

THOSE PORTIONS OF SECTIONS 15, 16, 17, 18, 19, 22 & 30, TOWNSHIP 1 NORTH, RANGE 6 WEST, AND SECTION 13, TOWNSHIP 1 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE, (1) SOUTH 89°09'57" WEST 1288.14 FEET ALONG THE SOUTH LINE OF SAID SECTION 13, ALSO BEING THE BOUNDARY LINE OF THE CITY OF RANCHO CUCAMONGA PER LAFCO 1608 DATED NOVEMBER 30, 1977;

THENCE, CONTINUING ALONG SAID SOUTH LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 1608, (2) SOUTH 89°11'29" WEST 3842.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE, LEAVING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 1608, (3) NORTH 00°21'17" WEST 2624.73 FEET ALONG THE WEST LINE OF SAID SECTION 13 TO THE WEST QUARTER CORNER OF SAID SECTION 13;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 13, (4) NORTH 06°41'02" EAST 2678.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE, (5) NORTH 89°49'12" EAST 2484.62 FEET ALONG THE NORTH LINE OF SAID SECTION 13 TO THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE, CONTINUING ALONG SAID NORTH LINE OF SAID SECTION 13, (6) NORTH 89°49'12" EAST 2484.62 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE, (7) SOUTH 03°20'47" WEST 2608.74 FEET ALONG THE EAST LINE OF SAID SECTION 13 TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18;

THENCE, (8) SOUTH 89°32'38" EAST 1377.83 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE, (9) NORTH 02°08'31" EAST 2547.05 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SECTION 18;

THENCE, (10) SOUTH 86°58'00" EAST 1322.56 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 18, (11) NORTH 88°19'37" EAST 2658.07 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18;

THENCE, (12) SOUTH 83°09'38" EAST 2639.29 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE, CONTINUING ALONG SAID NORTH LINE, (13) SOUTH 82°57'27" EAST 2644.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE, (14) NORTH 82°51'56" EAST 2643.47 FEET ALONG THE NORTH LINE OF SAID SECTION 16 TO THE NORTH QUARTER CORNER OF SAID SECTION 16;

THENCE, CONTINUING ALONG SAID NORTH LINE, (15) NORTH 82°51'56" EAST 2719.93 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE, (16) NORTH 89°06'02" EAST 2633.09 FEET ALONG THE NORTH LINE OF SAID SECTION 15 TO THE NORTH QUARTER CORNER OF SAID SECTION 15;

THENCE, CONTINUING ALONG SAID NORTH LINE, (17) NORTH 89°04'59" EAST 2652.51 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15, SAID CORNER ALSO BEING THE CITY OF FONTANA BOUNDARY PER LAFCO 2281 DATED MAY 14, 1985;

THENCE, (18) SOUTH 00°15'57" EAST 2625.94 FEET ALONG THE EAST LINE OF SAID SECTION 15, ALSO BEING THE CITY OF FONTANA BOUNDARY, TO THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID SECTION 15, ALSO BEING THE CITY OF FONTANA BOUNDARY, (19) SOUTH 00°18'28" WEST 2627.50 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE, (20) SOUTH 00°04'59" WEST 2630.48 FEET ALONG THE EAST LINE OF SAID SECTION 22, ALSO BEING THE CITY OF FONTANA BOUNDARY, TO THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID SECTION 22, ALSO BEING THE CITY OF FONTANA BOUNDARY, (21) SOUTH 00°11'29" EAST 2625.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22 AND THE CITY OF RANCHO CUCAMONGA BOUNDARY PER SAID LAFCO 1608;

THENCE, LEAVING THE CITY OF FONTANA BOUNDARY, (22) SOUTH 89°26'30" WEST 1326.53 FEET ALONG THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 22 AND CITY OF RANCHO CUCAMONGA BOUNDARY PER LAFCO 2505 DATED JANUARY 30, 1989;

THENCE, LEAVING LAFCO 1608, (23) NORTH 00°06'23" WEST 2628.03 FEET ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2505 TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22;

THENCE, CONTINUING ALONG SAID WEST LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2505, (24) NORTH 00°01'49" EAST 2590.57 FEET;

THENCE, (25) SOUTH 76°32'53" WEST 1264.11 FEET ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2505;

THENCE, CONTINUING ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2505, (26) SOUTH 89°40'14" WEST 1420.60 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 22, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY PER LAFCO 2964 DATED DECEMBER 20, 2004;

THENCE, LEAVING LAFCO 2505, (27) NORTH 00°00'00" EAST 330.01 FEET ALONG SAID EAST LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2964, TO THE NORTH LINE OF SAID SECTION 22, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2964;

THENCE, (28) SOUTH 89°40'13" WEST 1325.06 FEET ALONG SAID NORTH LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2964, TO THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE, (29) SOUTH 89°14'45" WEST 1325.07 FEET ALONG THE NORTH LINE OF SAID SECTION 21, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2964, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 AND LAFCO 2970A DATED APRIL 18, 2005;

THENCE, LEAVING LAFCO 2964 AND CONTINUING ALONG THE NORTH LINE OF SAID SECTION 21, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2970A, (30) SOUTH 89°14'45" WEST 1325.08 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 21, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2970A, (31) SOUTH 89°14'53" WEST 2650.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 AND LAFCO 2879 DATED FEBRUARY 1, 2002;

THENCE, LEAVING LAFCO 2970A, (32) NORTH 89°29'50" WEST 2657.41 FEET ALONG THE NORTH LINE OF SAID SECTION 20, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2879, TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 20, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2879, (33) NORTH 89°29'20" WEST 2658.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE, (34) SOUTH 00°15'41" EAST 2636.56 FEET ALONG THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2879, TO THE WEST QUARTER CORNER OF SAID SECTION 20 AND LAFCO 2864 DATED DECEMBER 4, 2000;

THENCE, LEAVING LAFCO 2879 AND CONTINUING ALONG THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2864, (35) SOUTH 00°15'25" EAST 2636.28 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE, (36) SOUTH 00°24'22" EAST 2617.18 FEET ALONG THE EAST LINE OF SAID SECTION 30, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2864, TO A LINE PARALLEL WITH AND DISTANT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY PER LAFCO 2317 DATED APRIL 3, 1985;

THENCE, LEAVING LAFCO 2864, (37) NORTH 89°34'51" WEST 2655.16 FEET ALONG SAID PARALLEL LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2317, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, ALSO BEING ON A LINE PARALLEL WITH AND DISTANT NORTH, 40 FEET OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2317;

THENCE, (38) NORTH 89°34'46" WEST 810.26 FEET ALONG SAID PARALLEL LINE, BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2317, TO THE CITY OF RANCHO CUCAMONGA BOUNDARY PER LAFCO 2872 DATED MARCH 27, 2001;

THENCE, LEAVING LAFCO 2317, (39) NORTH 00°20'16" WEST 1044.98 FEET ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2872;

THENCE, CONTINUING ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2872, (40) NORTH 34°10'55" WEST 420.69 FEET;

THENCE, CONTINUING ALONG THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 2872, (41) NORTH 89°34'46" WEST 1662.86 FEET TO THE WEST LINE OF SAID SECTION 30 AND SAID LAFCO 1608;

THENCE, LEAVING LAFCO 2872, (42) NORTH 00°20'16" WEST 1212.90 FEET ALONG THE WEST LINE OF SAID SECTION 30, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 1608, TO THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE, (43) NORTH 00°19'35" WEST 2641.58 FEET ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 1608, TO THE WEST QUARTER CORNER OF SAID SECTION 19;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE CITY OF RANCHO CUCAMONGA BOUNDARY AND LAFCO 1608, (44) NORTH 00°20'34" WEST 2634.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 4085.26 ACRES MORE OR LESS.

SEE EXHIBIT "B" ATTACHED AND MADE A PART THEREOF.



Neal J. McPherson
NEAL JACOB MCPHERSON
LICENSED LAND SURVEYOR 8892

4/28/2020
DATE

