

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3243

HEARING DATE: JANUARY 20, 2021

RESOLUTION NO. 3325

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3243 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF FONTANA, THE FONTANA FIRE PROTECTION DISTRICT, THE WEST VALLEY WATER DISTRICT, AND THE SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT, AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE, AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (I-15 LOGISTICS PROJECT). The overall reorganization area encompasses approximately 152 and is generally located northerly of the I-15 Freeway, westerly of Sierra Avenue, southerly of Lytle Creek Road and easterly of the natural extension of Citrus Avenue, within the northern City of Fontana's sphere of influence.

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

WHEREAS, an application for the proposed reorganization in San Bernardino County was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient; and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for January 20, 2021 at the time and place specified in the notice of public hearing; and,

RESOLUTION NO. 3325

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", "A-1", "B", "B-1", "C", "C-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3243.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes 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 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 3. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally inhabited containing 16 registered voters as certified by the Registrar of Voters as of December 9, 2020.
2. The County Assessor's Office has determined that the total assessed value of land and improvements within the reorganization area is \$1,436,078 (land--\$1,175,329; improvements--\$260,749) as of September 17, 2020.

RESOLUTION NO. 3325

3. Through approval of the companion proposal, LAFCO 3242, the entire reorganization area is within the spheres of influence of the City of Fontana, Fontana Fire Protection District, West Valley Water District, and San Bernardino Valley Municipal Water District.
4. Legal notice of the Commission's consideration of the proposal has been provided through publication in *The Sun*, 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 (23) and registered voters (16) within the reorganization area (totaling 39 notices) and to landowners (87) and registered voters (21) within the reorganization area (totaling 108 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 Fontana pre-zoned the reorganization area as follows: Light Industrial (I-L), Public Utility (P-UC), Residential Estates (R-E) and General Commercial (C-G).

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 3243 is adjacent to 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.
8. The City of Fontana approved and adopted its 2017 Local Hazard Mitigation Plan on August 14, 2018 that show the reorganization area is adjacent to both high and very high Fire Hazard Severity Zones.
9. A Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of Fontana for the I-15 Logistics Project (SCH No. 2018011008). This Complete Final EIR addresses environmental impacts of the Project itself including the proposed spheres of influence amendments and the jurisdictional changes associated with said Project. (Copies of the City's Complete Final EIR and all associated documents were previously provided to Commission members). The Commission's staff and its Environmental Consultant have independently reviewed the Complete Final EIR and found them to be adequate for the reorganization proposal (LAFCO 3243) decision.

The Commission certified that it had reviewed and considered the City's Complete Final EIR and the environmental effects outlined therein, and as referenced in the Findings and Statement of Overriding Considerations, prior to reaching a decision as

RESOLUTION NO. 3325

a CEQA responsible agency. The Commission acknowledged the mitigation measures and Mitigation Monitoring and Reporting Program contained in the City's Complete Final EIR and found that no additional alternatives or mitigation measures would be adopted by the Commission. The Commission found that all changes alterations, and mitigation measures are within the responsibility and jurisdiction of the City and other agencies, not the Commission. The Commission found that it is the responsibility of the City to oversee and implement these measures and the Mitigation Monitoring and Reporting Program.

The Commission adopted the Findings and Statement of Overriding Considerations by resolution, LAFCO Resolution No. 3323, regarding the environmental effects of the reorganization. The Commission found that all feasible changes or alterations have been incorporated into the project; that these changes are the responsibility of the City and other agencies identified in the Findings 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.

10. The reorganization area is served by the following local agencies: County of San Bernardino, Inland Empire Resource Conservation District, Fontana Fire Protection District (portion), West Valley Water District (portion), San Bernardino Valley Municipal Water District (portion), San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5 (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. A portion of the reorganization area will also be detached from San Bernardino County Fire Protection District and its associated service zones.

11. The City of Fontana 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 Fontana 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 Fontana, Fontana Fire Protection District, West Valley Water District, and San Bernardino Valley Municipal Water District, as evidenced by the Plan for Service certified by the City.

RESOLUTION NO. 3325

- 14. This proposal may or may not have an effect on the City of Fontana’s ability to achieve its fair share of the regional housing needs since the only project known at this time is the proposed warehouse facility; however, there are areas within the reorganization area that are designated for low density residential development; however, no development is anticipated at this time.
- 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 Fontana and the reorganization (2020 data):

Demographic and Income Comparison	City of Fontana (%)	Reorganization Area (%)
Race and Ethnicity		
• African American Alone	10.0 %	12.5 %
• American Indian Alone	1.0 %	0 %
• Asian Alone	6.6 %	6.2 %
• Pacific Islander Alone	0.3 %	0 %
• Hispanic Origin (Any Race)	66.8 %	35.3 %
Median Household Income	\$76,225	\$117,097

Through future development of the warehouse facility, the reorganization area will benefit from the extension of services and facilities from the City including the other agencies that serve the community 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 Fontana have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This fulfills the requirements of Section 99 of the Revenue and Taxation Code.
- 17. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor’s Office.

SECTION 4. 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

RESOLUTION NO. 3325

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 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, Farrell, McCallon, Rowe and Warren.

NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: Curatalo (Farrell voting in his stead) and Rutherford.

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 January 21, 2021.

DATED: January 21, 2021



SAMUEL MARTINEZ
Executive Officer



EXHIBIT "A"

LAFCO 3243

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF FONTANA, THE FONTANA FIRE PROTECTION DISTRICT, WEST VALLEY WATER DISTRICT, AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (I-15 LOGISTICS PROJECT)

**ANNEXATION TO THE CITY OF FONTANA
AND DETACHMENT FROM COUNTY SERVICE AREA 70**

That portion of the Southeast Quarter and the Southwest Quarter of Section 7, that portion of the Northeast Quarter, Southwest Quarter and the Northwest Quarter of Section 18, Township 1 North, Range 5 West, San Bernardino Meridian, together with that portion of Lot 19 and Lot 11 of the subdivision of lands belonging to Semi-Tropic Land And Water Company recorded in Book 6 of Maps, Page 12, located in the County of San Bernardino, State of California more particularly described as follows:

BEGINNING at the intersection of the existing boundary for the city of Fontana per Annexation No. 102 LAFCO No. 2098-A with Annexation No. 169 LAFCO No. 3056, said intersection also being the intersection of the centerline of state highway Interstate 15 with the westerly line of said Section 18,

1. Thence along said existing city boundary as shown on said Annexation No. 169, North $00^{\circ}35'30''$ East a distance of 485.45 feet, more or less, to the intersection of the northerly right of way line of Lytle Creek Road, 60 feet wide, as described in the deed dated July 19, 1934 and recorded in Book 982, page 158 of Official Records of said county;

Thence leaving said existing city boundary and continuing along said northerly right of way line the following courses:

2. North $45^{\circ}23'17''$ East a distance of 102.47 feet;
3. North $31^{\circ}48'03''$ East a distance of 1,127.54 feet to the beginning of a curve, concave northwesterly, having a radius of 542.78 feet;

4. Thence along said curve through a central angle of $10^{\circ}00'12''$ an arc distance of 94.76 feet;
5. Thence North $21^{\circ}48'03''$ East a distance of 343.66 feet to the beginning of a curve, concave southeasterly, having a radius of 602.78 feet;
6. Thence along said curve through a central angle of $15^{\circ}00'16''$ an arc distance of 157.85 feet;
7. Thence North $36^{\circ}48'03''$ East a distance of 375.74 feet to the beginning of a curve, concave southeasterly, having a radius of 1,175.59 feet;
8. Thence along said curve through a central angle of $11^{\circ}50'13''$ an arc distance of 242.87 feet;
9. Thence North $48^{\circ}38'03''$ East a distance of 65.03 feet to the beginning of a curve, concave northwesterly, having a radius of 1,115.48 feet;
10. Thence along said curve through a central angle of $05^{\circ}13'07''$ an arc distance of 101.60 feet;
11. Thence North $43^{\circ}25'03''$ East a distance of 285.71 feet to the beginning of a curve, concave southeasterly, having a radius of 507.25 feet;
12. Thence along said curve through a central angle of $30^{\circ}40'48''$ an arc distance of 271.61 feet;
13. Thence North $74^{\circ}05'03''$ East a distance of 54.23 feet to the beginning of a curve, concave northwesterly, having a radius of 351.91 feet;
14. Thence along said curve through a central angle of $27^{\circ}00'19''$ an arc distance of 165.86 feet;
15. Thence North $47^{\circ}05'03''$ East a distance of 48.36 feet to the beginning of a curve, concave southeasterly, having a radius of 551.07 feet;

16. Thence along said curve through a central angle of $22^{\circ}26'31''$ an arc distance of 215.68 feet;
17. Thence North $69^{\circ}31'03''$ East a distance of 406.57 feet, more or less, to the easterly line of the Southwest Quarter of said Section 7;
18. Thence leaving the northerly right of way line of said Lytle Creek Road, along said easterly line North $00^{\circ}47'57''$ West a distance of 107.96 feet, more or less, to the northwest corner of Parcel "H" as shown on said Record of Survey 00-100 recorded in Record of Survey Book 114, pages 114 and 115;
19. Thence along the north line of said Parcel "H" South $89^{\circ}18'41''$ East a distance of 101.58 feet to the northeast corner of said Parcel "H", said point being the most westerly corner of said Lot 19 and marked as "M42" on said map;
20. Thence along the northwesterly boundary line of said Lot 19 North $25^{\circ}29'02''$ East a distance of 1,009.16 feet more or less, to the northeasterly boundary line of the lands conveyed to Phil and April Valvo by deed dated June 26, 1990 filed as Instrument No. 1990250235 of Official Records of said county;
21. Thence along said northeasterly boundary line South $61^{\circ}05'52''$ East a distance of 152.50 feet, more or less, to the northerly right of way line of said Lytle Creek Road (60 feet wide) as described in Document recorded in Book 9361, page 1431 of Official Records of said county;

Thence continuing along said northerly right of way line the following courses:

22. North $81^{\circ}27'03''$ East a distance of 232.11 feet;
23. North $61^{\circ}55'03''$ East a distance of 448.49 feet;
24. Thence at right angles to said northerly right of way line South $28^{\circ}04'57''$ East a distance of 3.67 feet to the northerly right of way line of Lytle Creek Road, 40 feet wide;
25. Thence along said northerly right of way line, and its northeasterly prolongation, North $25^{\circ}29'03''$ East a distance of 953.89 feet to the intersection with the centerline of Sierra Avenue;

26. Thence along said centerline South 24°15'04" East a distance of 527.78 feet to a point on the existing boundary for the city of Fontana per Annexation No. 145;

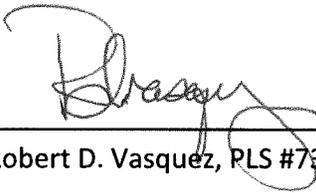
27. Thence in a generally southwesterly, southeasterly and southwesterly direction along the existing boundary for the city of Fontana per Annexation No. 145 LAFCO No. 2812 and Annexation No. 102 LAFCO No. 2098-A to the **POINT OF BEGINNING**.

ANNEXATION AREA = 6,396,011 SQ.FT. (146.832 ACRES +/-)

All as shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me, or under with the Professional Land Surveyors' Act.

ce



11-04-2020

Robert D. Vasquez, PLS #7300

DATE

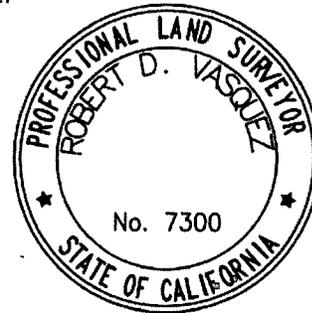
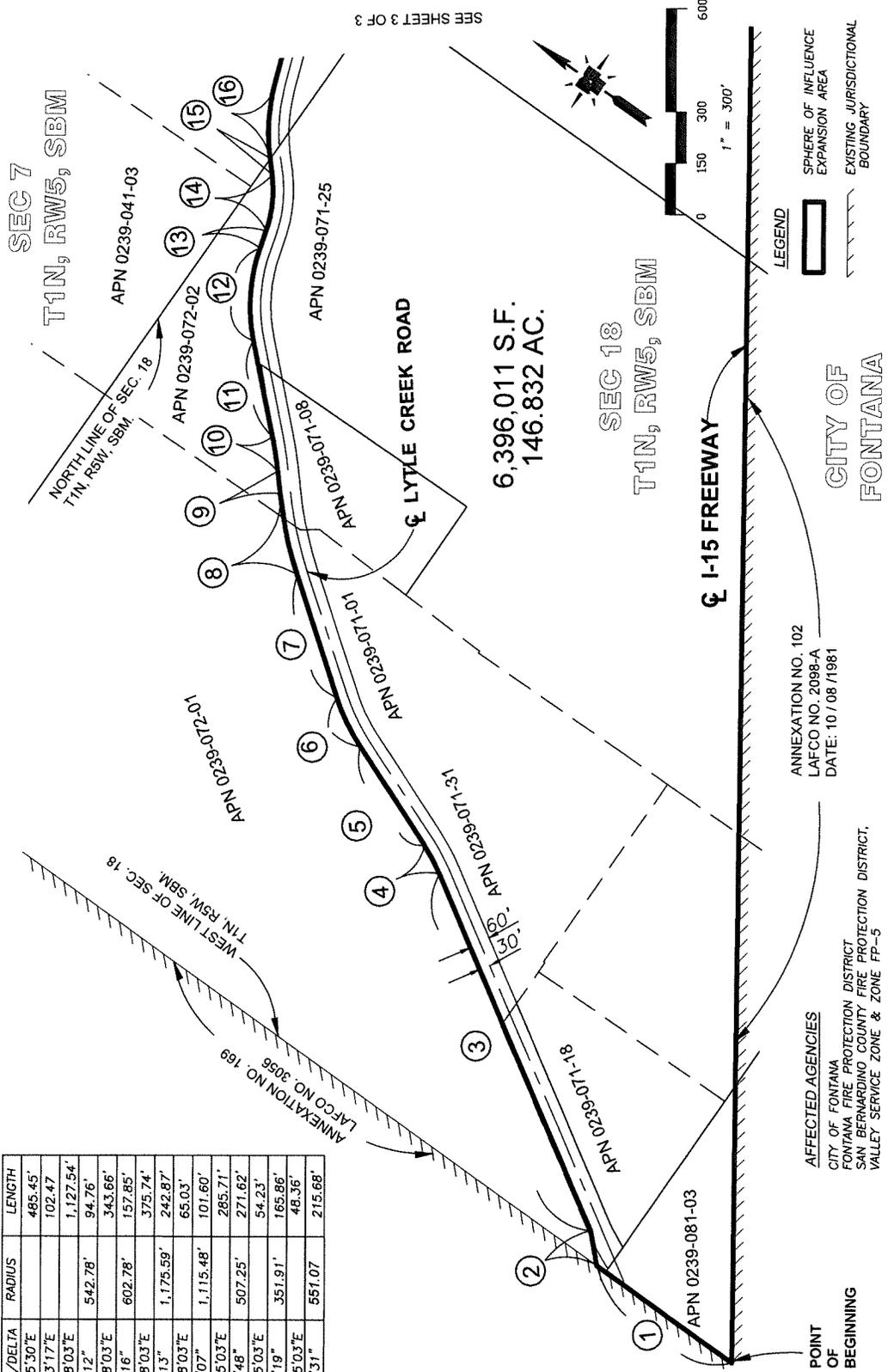


EXHIBIT B

LAFCO 3243 - Reorganization to Include Annexation to the City of Fontana, the Fontana Fire Protection District, the West Valley Water District, and the San Bernardino Valley Municipal Water District and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70 (I-15 Logistics Project)

LINE	BEARING/Delta	RADIUS	LENGTH
1	N00°35'30"E		485.45'
2	N45°23'17"E		102.47'
3	N31°48'03"E		1,127.54'
4	10°00'12"	542.78'	94.76'
5	N21°48'03"E	602.78'	343.66'
6	15°00'16"	1,175.59'	157.85'
7	N36°48'03"E	1,115.48'	375.74'
8	11°50'13"	507.25'	242.87'
9	N48°38'03"E	1,115.48'	65.03'
10	05°13'07"	285.71'	101.60'
11	N43°25'03"E	271.62'	285.71'
12	30°40'48"	54.23'	271.62'
13	N74°05'03"E	351.91'	54.23'
14	27°00'19"	165.86'	165.86'
15	N47°05'03"E	48.36'	48.36'
16	22°26'31"	551.07'	215.68'



ANNEXATION NO. 102
LAFCO NO. 2098-A
DATE: 10/08/1981

AFFECTED AGENCIES
CITY OF FONTANA
FONTANA FIRE PROTECTION DISTRICT
SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT,
VALLEY SERVICE ZONE & ZONE FP-5

POINT OF BEGINNING

LEGEND
SPHERE OF INFLUENCE EXPANSION AREA
EXISTING JURISDICTIONAL BOUNDARY

ANNEXATION TO THE CITY OF FONTANA
AND DETACHMENT FROM COUNTY SERVICE AREA 70

DAVID EVANS AND ASSOCIATES INC.
1411 E. Main Street, Suite 300
Ontario, California 91764
Phone: 909.481.5750

REVISIONS: APPR.
DATE: OCT. 30, 2020
DESIGN: JMT
CHECKED: RDV
REVISION NUMBER:
SCALE: 1"=300'

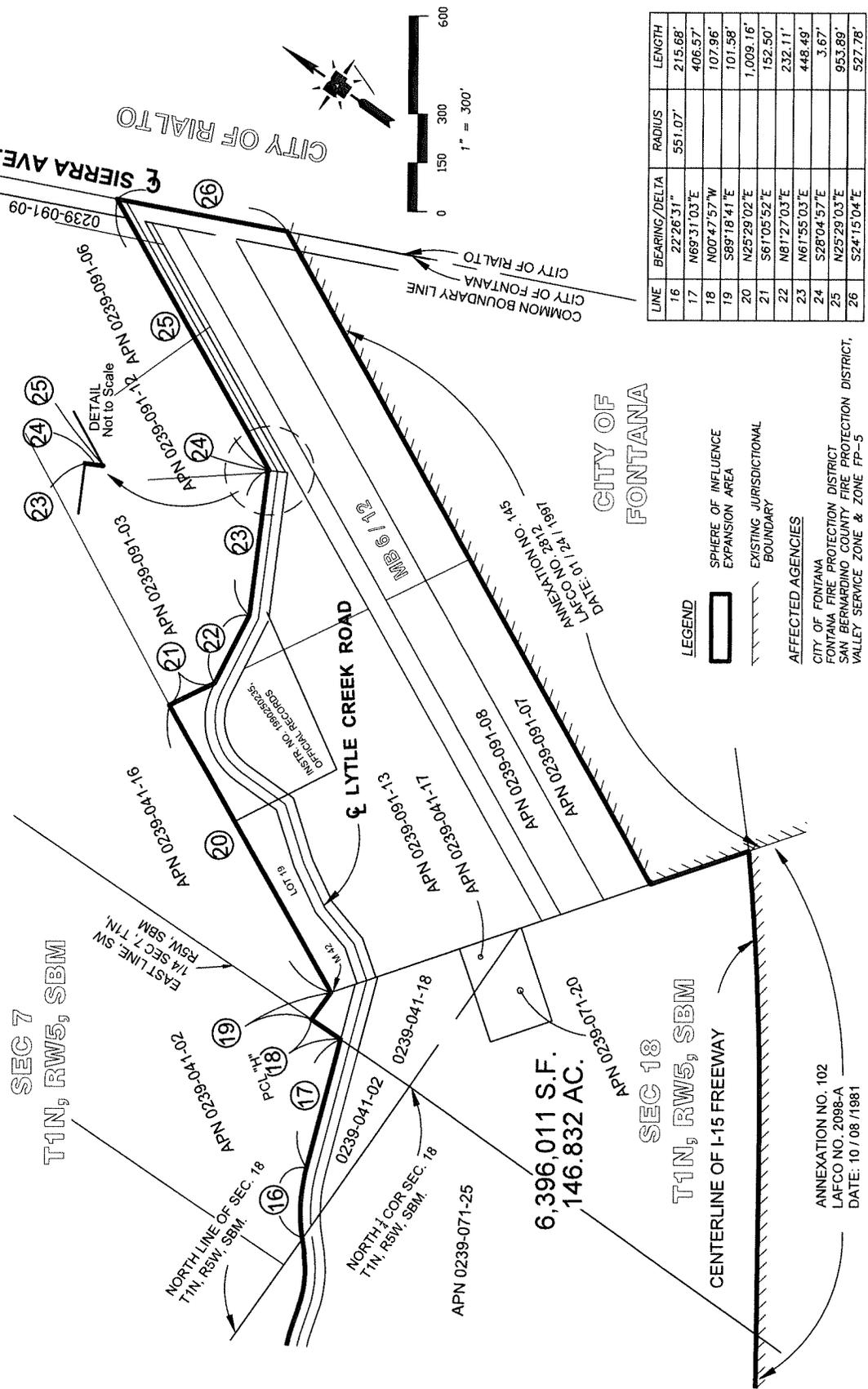
PROJECT NUMBER: CPRK115L0001
DRAWING FILE: LAFCO Annex I-15 Logistics
DATE: 11-2-2020.dwg
SHEET NO. 2
OF 3

EXHIBIT "A-1"

EXHIBIT "A-1"

EXHIBIT B

LAFCO 3243 - Reorganization to Include Annexation to the City of Fontana, the Fontana Fire Protection District, the West Valley Water District, and the San Bernardino Valley Municipal Water District and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70 (I-15 Logistics Project)



ANNEXATION TO THE CITY OF FONTANA
AND DETACHMENT FROM COUNTY SERVICE AREA 70

DAVID EVANS AND ASSOCIATES INC.
4111 E. Main Street, Suite 200
Ontario, California 91764
Phone: 951.881.5750

REVISIONS

NO.	DATE	BY	REVISION
1	OCT. 30, 2020	JMHE	ISSUE FOR PERMITS
2		RDV	REVISION NUMBER

SCALE: 1"=300'

PROJECT NUMBER: CPRK115L0001

ISSUING AGENCY: I-15 LOGISTICS PROJECT

DATE: 10/08/1981

EXHIBIT "A"

LAFCO 3243

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF FONTANA, THE FONTANA FIRE PROTECTION DISTRICT, WEST VALLEY WATER DISTRICT, AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (I-15 LOGISTICS PROJECT)

ANNEXATION TO THE FONTANA FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE SAN BEARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5

That portion of the Southeast Quarter and the Southwest Quarter of Section 7, that portion of the Northeast Quarter, Southwest Quarter and the Northwest Quarter of Section 18, Township 1 North, Range 5 West, San Bernardino Meridian, together with that portion of Lot 19 and Lot 11 of the subdivision of lands belonging to Semi-Tropic Land And Water Company recorded in Book 6 of Maps, Page 12, located in the County of San Bernardino, State of California more particularly described as follows:

BEGINNING at the intersection of the existing boundary line for the Fontana Fire Protection District with the southerly line of said Section 7, said existing boundary line shown on and being the centerline of Lytle Creek Road (60 feet wide);

1. Thence leaving said existing boundary line and continuing along said southerly line of Section 7, South $89^{\circ}51'25''$ West a distance of 45.53 feet to the intersection with the northerly right of way line of said Lytle Creek Road (60 feet wide);

Thence continuing along said northerly right of way the following courses:

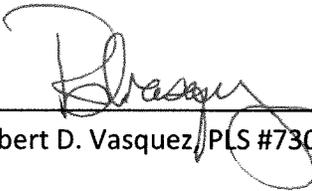
2. North $47^{\circ}05'03''$ East 2.48 feet to the beginning of a curve, concave southeasterly, having a radius of 551.07 feet,
3. Thence along said curve through a central angle of $22^{\circ}26'31''$ an arc distance of 215.68 feet;
4. Thence North $69^{\circ}31'03''$ East a distance of 406.57 feet, more or less, to the easterly line of the Southwest Quarter of said Section 7;

5. Thence leaving said northerly right of way line, and continuing along said easterly line, North $00^{\circ}47'57''$ West a distance of 107.96 feet, more or less, to the northwest corner of Parcel "H" as shown on Record of Survey 00-100 recorded in Record of Survey Book 114, pages 114 and 115;
6. Thence along the north line of said Parcel "H" South $89^{\circ}18'41''$ East a distance of 101.58 feet to the northeast corner of said Parcel "H", said point being the most westerly corner of said Lot 19 and marked as "M42" on said map;
7. Thence along the northwesterly boundary line of said Lot 19 North $25^{\circ}29'02''$ East a distance of 1,009.16 feet more or less, to the northeasterly boundary line of the lands conveyed to Phil and April Valvo by deed dated June 26, 1990 filed as Instrument No. 1990250235 of Official Records of said county;
8. Thence along said northeasterly boundary line South $61^{\circ}05'52''$ East a distance of 152.50 feet, more or less, to the northerly right of way line of said Lytle Creek Road (60 feet wide) as described in Document recorded in Book 9361, page 1431 of Official Records of said county;
9. Thence along said northerly right of way line North $81^{\circ}27'03''$ East a distance of 232.11 feet;
10. Thence continuing along said northerly right of way North $61^{\circ}55'03''$ East a distance of 448.49 feet;
11. Thence at right angles to said northerly right of way line South $28^{\circ}04'57''$ East a distance of 3.67 feet to the northerly right of way line of Lytle Creek Road, 40 feet wide;
12. Thence along said northerly right of way line, and its northeasterly prolongation, North $25^{\circ}29'03''$ East a distance of 953.89 feet to the intersection with the centerline of Sierra Avenue;
13. Thence along said centerline South $24^{\circ}15'04''$ East a distance of 26.21 feet to a point on the existing boundary for the Fontana Fire Protection District;
14. Thence in a generally southerly, southwesterly, southerly and southwesterly direction to the **POINT OF BEGINNING**.

ANNEXATION AREA = 194,774 SQ.FT. (4.471 ACRES +/-)

All as shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



Robert D. Vasquez / PLS #7300 11-04-2020
DATE



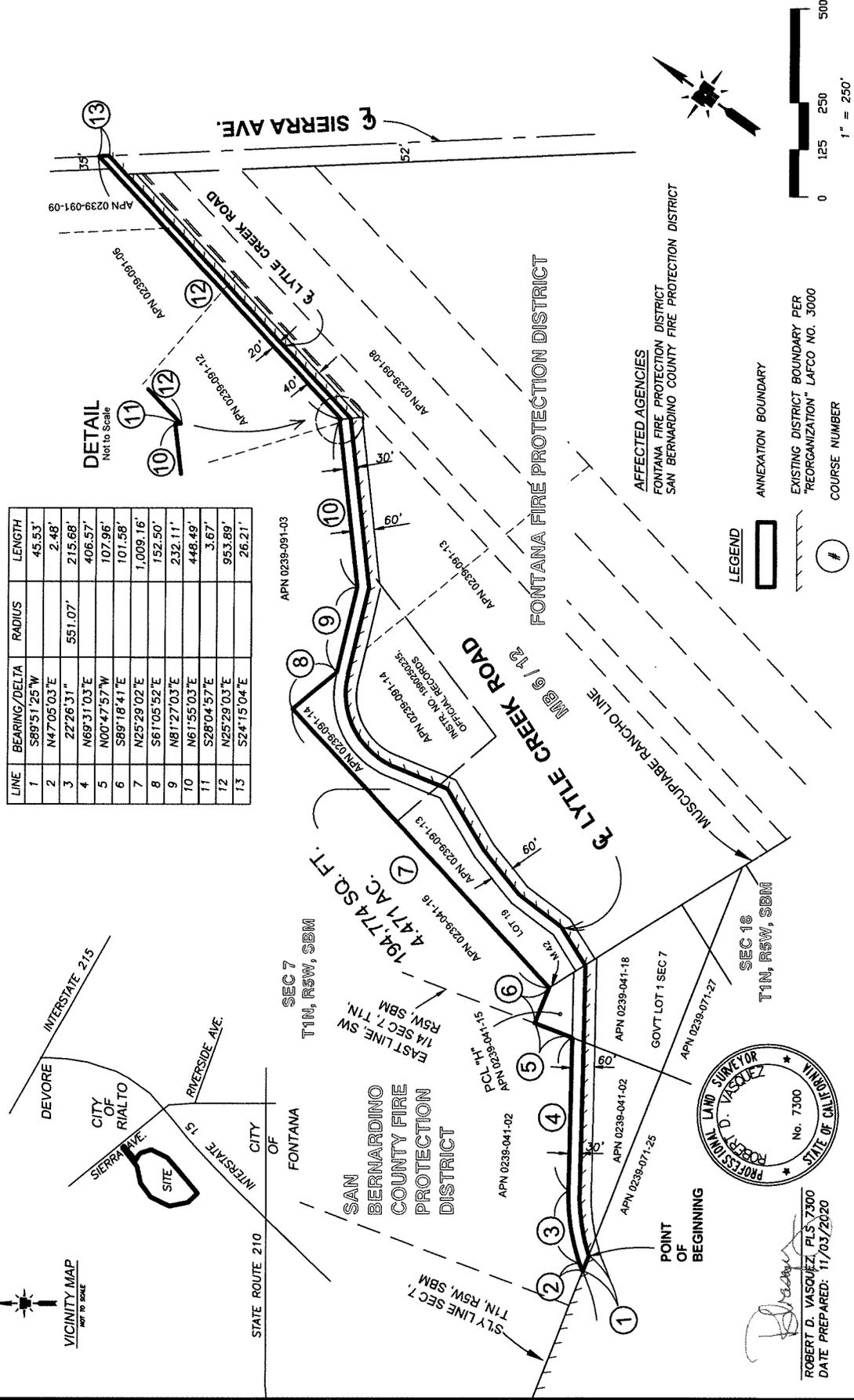
EXHIBIT B

LAFCO 3243 - Reorganization to Include Annexation to the City of Fontana, the Fontana Fire Protection District, the West Valley Water District, and the San Bernardino Valley Municipal Water District and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70 (I-15 Logistics Project)

ANNEXATION TO THE FONTANA FIRE PROTECTION DISTRICT, AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5



DATE:	OCT. 30, 2020
DESIGN:	JMT
CHECKER:	RJV
REVISION NUMBER:	
SCALE:	1"=250'
PROJECT NUMBER:	CPRK115L0001
DRAWING FILE:	LAFCO Area 70 I-15 Logistics
DATE:	11-03-2020
SHEET NO.:	1
OF 1	



LINE	BEARING/Delta	RADIUS	LENGTH
1	S89°51'25"W	45.53'	45.53'
2	N47°05'03"E	2.48'	2.48'
3	S22°26'31"W	551.07'	215.68'
4	N69°31'03"E	406.57'	406.57'
5	N00°47'57"W	107.96'	107.96'
6	S89°18'41"E	101.58'	101.58'
7	N25°29'02"E	1,009.16'	1,009.16'
8	S61°05'52"E	152.50'	152.50'
9	N81°27'03"E	232.11'	232.11'
10	N61°55'03"E	448.49'	448.49'
11	S28°04'57"E	3.67'	3.67'
12	N25°29'03"E	953.89'	953.89'
13	S24°15'04"E	26.21'	26.21'

DETAIL
Not to Scale

AFFECTED AGENCIES
 FONTANA FIRE PROTECTION DISTRICT
 SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

ANNEXATION BOUNDARY
 EXISTING DISTRICT BOUNDARY PER "REORGANIZATION" LAFCO NO. 3000
 COURSE NUMBER



ROBERT D. VASQUEZ, PLS. 7300
 DATE PREPARED: 11/03/2020

EXHIBIT "A"

LAFCO 3243

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF FONTANA, THE FONTANA FIRE PROTECTION DISTRICT, WEST VALLEY WATER DISTRICT, AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (I-15 LOGISTICS PROJECT)

ANNEXATION TO THE WEST VALLEY WATER DISTRICT AND TO THE SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT

Government Lot 1 and that portion of the Southwest Quarter of Section 7, Township 1 North, Range 5 West, San Bernardino Meridian in the unincorporated area of San Bernardino County, State of California more particularly described as follows:

BEGINNING at the intersection of the southerly line of said Section 7 with the southwesterly line of the Muscupiabe Rancho Line, said lines being also the existing boundary line for West Valley Water District as shown on LAFCO No. 2164 and Annexation No. 54A LAFCO No. 2720;

Thence in a general westerly direction along the existing boundary line as show on said LAFCO 2164 to the intersection with the northerly right of way line of Lytle Creek Road (60.00 feet wide);

Thence along said northerly right of way line the following courses:

1. North 47°05'03" East a distance of 2.48 feet to the beginning of a curve, concave southeasterly, having a radius of 551.07 feet;
2. Thence along said curve through a central angle of 22°26'31" an arc distance of 215.68 feet;
3. Thence North 69°31'03" East a distance of 406.57 feet, more or less, to the easterly line of the Southwest Quarter of said Section 7;
4. Thence leaving said northerly right of way line of Lytle Creek Road and continuing along said section line, North 00°47'57" West a distance of 107.96 feet, more or less, to the northwest corner of Parcel "H" as shown on Record of Survey 00-100 recorded in Record of Survey Book 114, pages 114 and 115;
5. Thence along the northerly boundary line of said Parcel "H", South 89°18'41" East a distance of 101.58 feet, more or less, to the westerly corner of the existing boundary line of said District

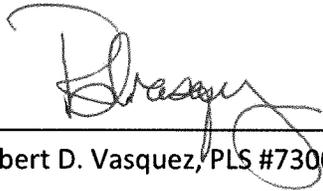
as shown on Annexation No. 54A LAFCO 2720, said corner also being a point along the Muscupiabe Rancho line and marked "M42" on said maps;

Thence in a generally southeasterly direction along said district boundary per said annexation to the **Point of Beginning**;

ANNEXATION AREA = 206,633 SQ.FT. (4.744 ACRES +/-)

All as shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.



11-04-2020

Robert D. Vasquez, PLS #7300

DATE



