


LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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DATE: NOVEMBER 13, 2024 
FROM: SAMUEL MARTINEZ, Executive Officer
MICHAEL TUERPE, Assistant Executive Officer
TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #7: LAFCO 3270 - Annexation to the Cucamonga Valley Water District (Southeastern Sphere of Influence)

INITIATED BY:

Resolution of the Cucamonga Valley Water District

RECOMMENDATION:

Staff recommends that the Commission approve LAFCO 3270 by taking the following actions:

1. For environmental review, certify that LAFCO 3270 is exempt from the provisions of the California Environmental Quality Act and direct the Executive Officer to file the Notice of Exemption within five (5) days;
2. Approve LAFCO 3270, with the standard LAFCO terms and conditions that include the "hold harmless" clause for potential litigation costs by the applicant and the continuation of fees, charges, and/or assessments currently authorized by the annexing agency; and,
3. Adopt LAFCO Resolution No. 3410, setting forth the Commission's determinations and conditions of approval concerning this reorganization proposal.

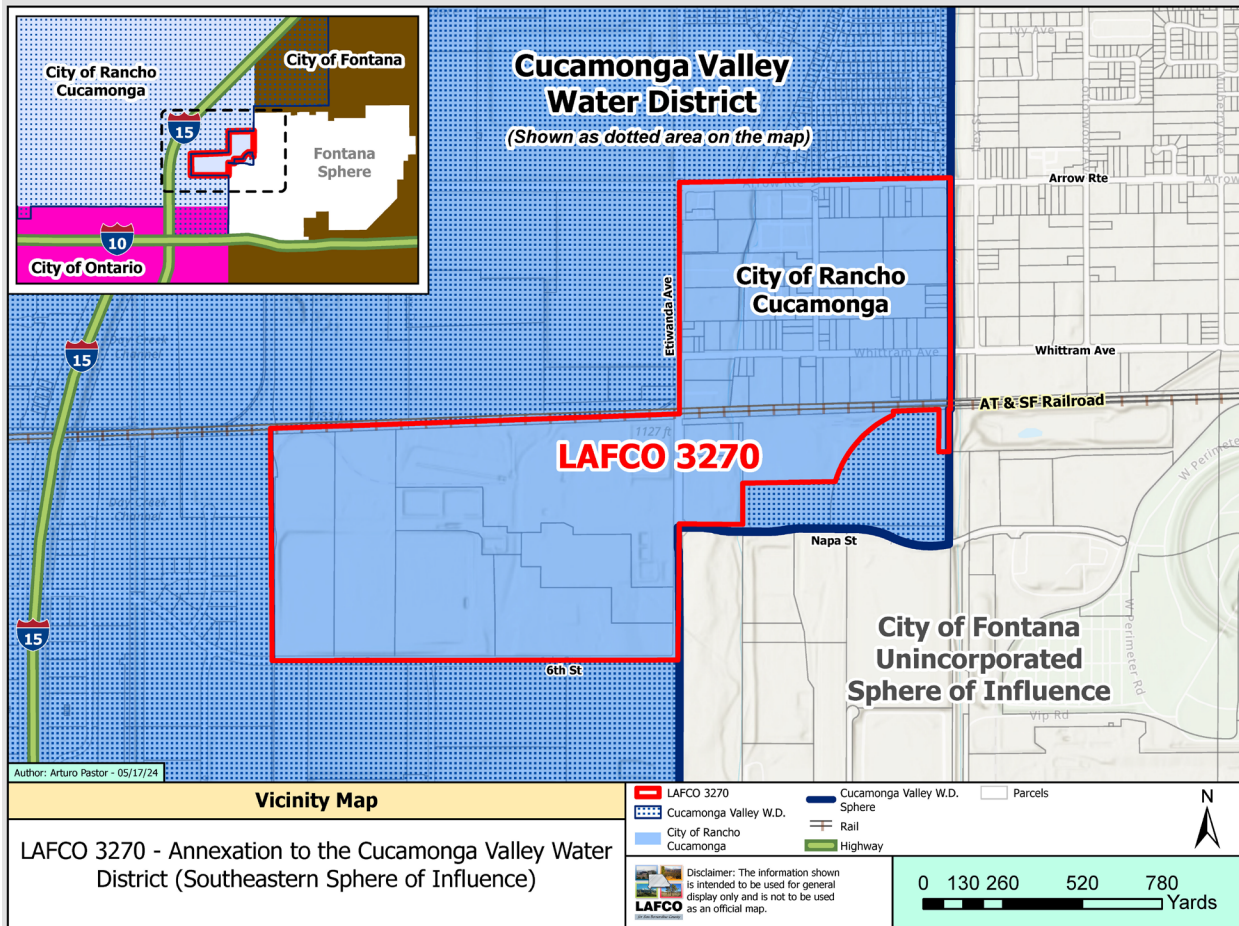
BACKGROUND INFORMATION:

LAFCO 3270 is a proposal initiated by the Cucamonga Valley Water District (hereafter the District) requesting annexation of the remainder of its southern sphere of influence. The rationale for the annexation request is based on current and future development in the area that will require water and/or sewer service from the District. In addition, as the water and/or sewer service provider for the Rancho Cucamonga community, the annexation of the

District's remaining southern sphere of influence will match its boundary with that of the City of Rancho Cucamonga.

LOCATION

The proposed annexation area encompasses approximately 383.5 acres located entirely within the City of Rancho Cucamonga and is located east and west of Etiwanda Avenue generally north of 6th Street and south of Arrow Route. Below is a vicinity map of the annexation area (outlined in red). Included as Attachment #1 to this report is the vicinity map and official annexation map.



Vicinity Map

This report will provide the Commission with the information related to the four major areas of consideration required for a jurisdictional change: (1) boundaries, (2) land use, (3) service issues and effects on other local governments, and (4) environmental considerations.

AREAS OF CONSIDERATION

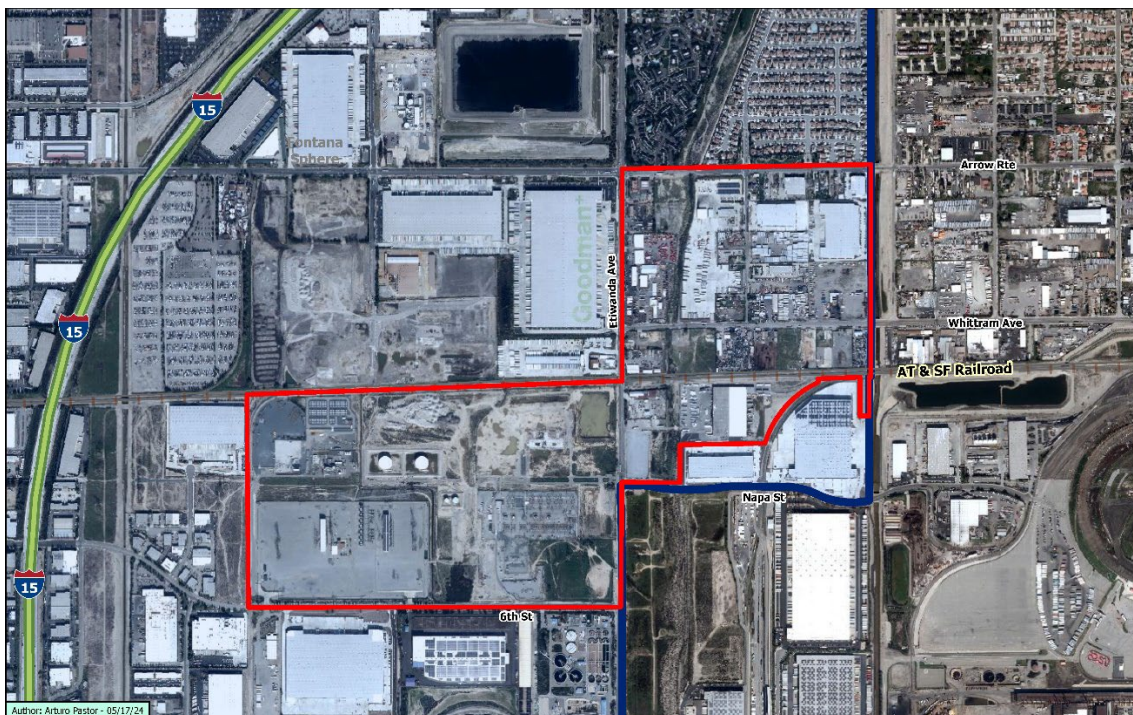
1. BOUNDARIES:

The area is bounded by a combination of Hickory Avenue and parcel lines on the east, a combination of Etiwanda Avenue, 6th Street, and parcel lines (portion of existing District boundary) on the south, parcel lines (existing District boundary) on the west, and a combination of the Metrolink Railroad, Etiwanda Avenue, and Arrow Route (existing District boundary) on the north. The annexation area includes the remaining area of the District's southern sphere of influence that is not within its boundary. The inclusion of the area matches the District's boundary with that of the City of Rancho Cucamonga, which is the water and/or sewer service provider for the community.

LAFCO 3270 has no boundary concern. It is staff's position that this annexation proposal provides for a logical boundary since it annexes the remainder of the District's southern sphere of influence into its boundary. In addition, the District's boundary in the area now matches the community agencies serving the area.

2. LAND USE:

The annexation area is a mix of vacant lands and mostly light industrial uses, with some existing residential development. The decommissioned electric power generating station within the annexation area is being developed as Phase 2 of the Etiwanda Commerce Center encompassing five (5) industrial (logistics) facilities.



Aerial Map

The City of Rancho Cucamonga’s current General Plan land use designation for the annexation area are: Neighborhood Center (Commercial), Neo-Industrial Employment District, and Industrial Employment District.

No change in land use is anticipated as a result of the annexation. In addition, approval of this proposal will have no direct impact on the current land use designations assigned to the area. Therefore, there are no land use concerns related to this proposal.

3. SERVICE ISSUES AND EFFECTS ON OTHER LOCAL GOVERNMENTS:

In every consideration for jurisdictional change, the Commission is required to look at the existing and proposed service providers within an area. The service providers within the entire annexation area include the City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District (City subsidiary district – providing fire protection and emergency medical response services), West Valley Mosquito and Vector Control District, Inland Empire Utilities Agency (wastewater treatment provider), Metropolitan Water District of Southern California (State Water Contractor), and the Inland Empire Resource Conservation District. The Fontana Water Company, a private water company that provides retail water service overlays the portion of the annexation area east of Etiwanda Avenue.

A. Plan for Service

The application includes a plan for the extension of services for the annexation area as required by law and Commission policy (included as part of Attachment #2 to this report). As required by Commission policy and State law, the Plan for Service shows that the extension of the District’s services will maintain, and/or exceed, current service levels.

Water

The District provides potable water and recycled water service within its boundaries. Upon annexation, the portion of the annexation area west of Etiwanda Avenue will receive water service from the District. As noted previously, the portion of the annexation area east of Etiwanda Avenue is already within the service area for Fontana Water Company (FWC), a private water company. Therefore, said area east of Etiwanda Avenue will continue to receive water service from FWC.

In addition, the annexation area is also within the boundaries of Inland Empire Utilities Agency (IEUA), an agency that provides wholesale water service within the western San Bernardino Valley area. IEUA is a member agency of the Metropolitan Water District of Southern California, the State Water Contractor for the region.

Wastewater

The District provides wastewater collection within its boundaries and wastewater treatment is the responsibility of IEUA. Treatment of wastewater will be conveyed to

IEUA’s Regional Plant No. 4 (RP-4), which is the nearest regional plant to the annexation area. RP-4 currently treats an average flow of 10 MGD of wastewater and it has a treatment capacity of 14 MGD.

B. Fiscal Impact Analysis

The Plan for Service includes a Fiscal Impact Analysis that indicates that there will be a net zero impact to the District’s General Fund since properties will pay the prevailing water and wastewater service rates for its water and/or wastewater service. In addition, developers will be required to pay development impact fees (i.e. water capacity fee, sewer capacity fee, etc.), which are one-time fees to fund a project’s fair share of infrastructure and capital needs.

4. ENVIRONMENTAL:

As the CEQA lead agency, the Commission’s Environmental Consultant, Tom Dodson from Tom Dodson and Associates, has indicated that the review of LAFCO 3270 is exempt from the California Environmental Quality Act (CEQA). This recommendation is based on the finding that the annexation to the District has no potential to cause a significant adverse impact on the environment. Therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3). Staff recommends that the Commission adopt the “Common Sense” Exemption for this proposal. A copy of Mr. Dodson’s analysis is included as Attachment #3 to this report.

CONCLUSION:

LAFCO 3270 is currently not within the District’s boundary and there are a number parcels that are either being developed or proposed to be developed that require water and/or sewer service from the District; therefore, annexation to the District is required. In addition, the District is annexing the remainder of its southern sphere of influence to match the agencies serving the Rancho Cucamonga community. For these reasons, and those outlined throughout the staff report, staff supports the approval of LAFCO 3270.

DETERMINATIONS:

The following determinations are required to be provided by Commission policy and Government Code Section 56668 for any change of organization/reorganization proposal:

1. The County Registrar of Voters has determined that the annexation area is legally inhabited, containing 33 registered voters as of October 16, 2024.
2. The County Assessor has determined that the total assessed value of land and improvements within the annexation area are as follows:

Land:	\$ 194,177,240
<u>Improvements:</u>	<u>\$ 85,547,718</u>
Total:	\$ 279,724,958

3. The annexation area is within the sphere of influence assigned the Cucamonga Valley Water District.
4. Legal notice of the Commission’s consideration of the proposal has been provided through publication of a 1/8th page legal advertisement in *The Sun*, a newspaper of general circulation in the area. As required by State law, individual notices were provided to all 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 (109 total) and registered voters (33 total) within the annexation area. Comments from landowners, registered voters, 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’s current General Plan designations for the annexation area are: Neighborhood Center, Neo-Industrial Employment District, and D Industrial Employment District. This annexation has no direct impact on said land use designations.
7. The Southern California Associated Governments (SCAG) has adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3270 has no direct impact on SCAG’s Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 and I-15 Freeways, which are part of the RTP-SCS’s regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.
8. The Local Agency Formation Commission has determined that this proposal is exempt from environmental review. The basis for this determination is that the Commission's approval of the annexation has no potential to cause a significant adverse impact on the environment; and therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3). The Commission adopted the Exemption and directed its Executive Officer to file a Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.
9. The annexation area is served by the following local agencies: City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District, Inland Empire Resource Conservation District, West Valley Mosquito and Vector Control District, Inland Empire Utilities Agency and its Improvement Districts, and Metropolitan Water District of Southern California.

None of these agencies are affected by this annexation proposal as they are either regional in nature or identified for other services for the annexation area.

10. A plan was prepared for the extension of services to the annexation area, as required by law. The Plan for Service indicates that the Cucamonga Valley Water District can provide water and/or sewer service to the area and can maintain and/or improve the level of said services currently available in the area.

The 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 Commission finds that the Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.

11. The annexation area can and will continue to benefit from the availability and extension of water and/or sewer services from the Cucamonga Valley Water District.
12. This proposal will not affect the fair share allocation of the regional housing needs assigned to the City of Rancho Cucamonga through the Southern California Association of Government’s (SCAG) Regional Housing Needs Allocation (RHNA) process.
13. 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 Business Analyst within the current Cucamonga Valley Water District territory and within the annexation area.

Demographic and Income Comparison	Cucamonga Valley WD Current Area	Annexation Area
Race		
• White Alone	38.3%	23.9%
• Black Alone	9.5%	13.8%
• American Indian Alone	1.2%	1.8%
• Asian Alone	16.0%	16.5%
• Pacific Islander Alone	0.3%	0.0%
• Some Other Race Alone	17.0%	24.8%
• Two or More Races	17.7%	19.3%
Ethnicity		
• Hispanic Origin (Any Race)	40.7%	50.9%
Median Household Income	\$108,443	\$75,000

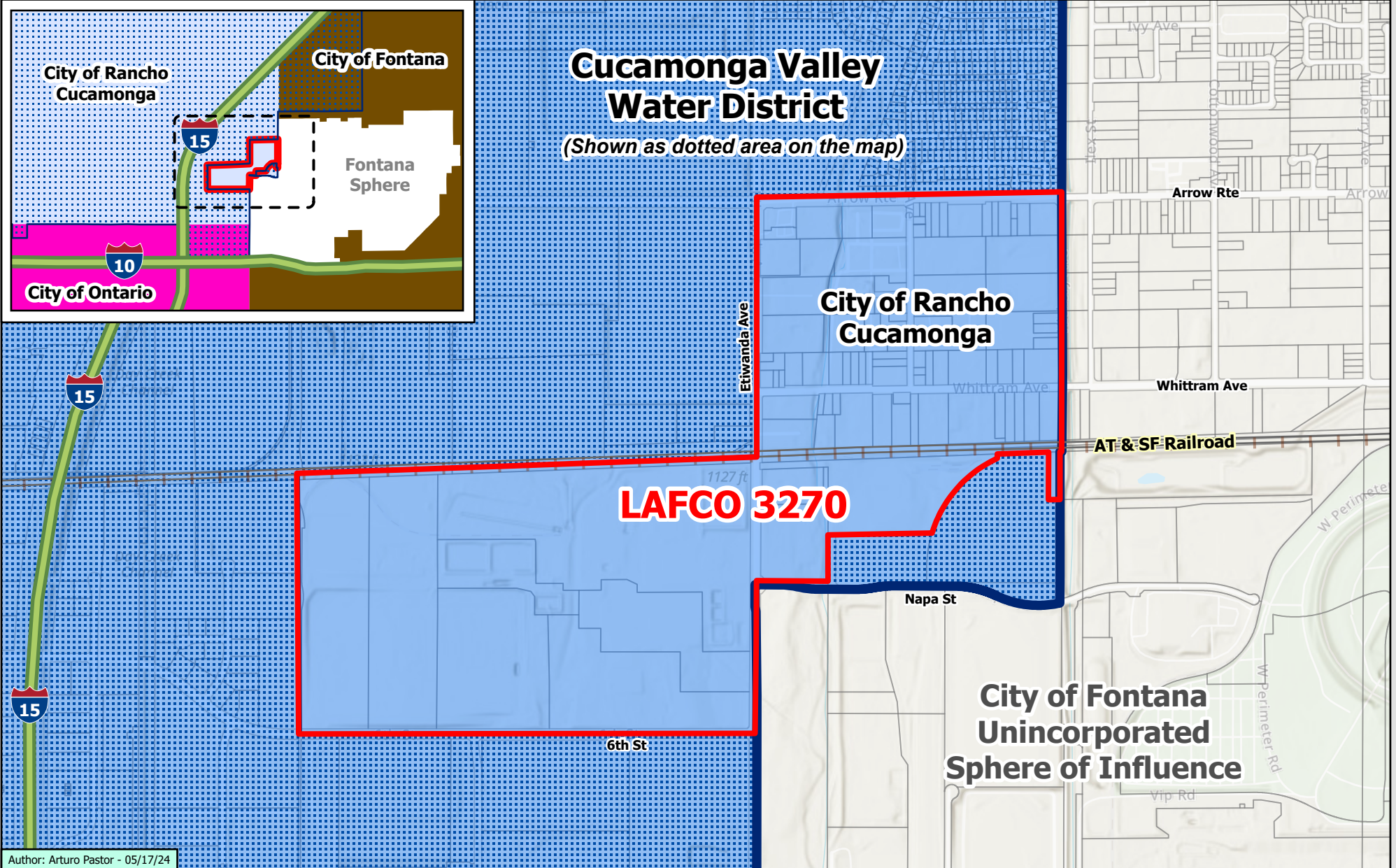
As noted in the staff report, properties east of Etiwanda Avenue receive water service from Fontana Water Company. There are several properties within the annexation area that already receive sewer service from the District through an out-of-agency service agreement and/or through direct connection to Inland Empire Utilities Agency’s regional transmission lines. The annexation area will continue to benefit from the extension of service(s) and facilities from the District, at the same

time, would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income through approval of LAFCO 3270.

14. The County of San Bernardino, acting on behalf of the Cucamonga Valley Water District, determining there will be no transfer of property tax revenues as a result of the annexation. This resolution fulfills the requirement of Section 99 of the Revenue and Taxation Code.
15. The maps and legal descriptions are in substantial compliance with LAFCO and State standards.

Attachments:

1. [Vicinity Map and Official Map](#)
2. [Application and Plan for Service including Fiscal Impact Analysis](#)
3. [Environmental Recommendation](#)
4. [Draft Resolution No. 3410](#)

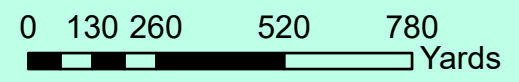


Vicinity Map

LAFCO 3270 - Annexation to the Cucamonga Valley Water District (Southeastern Sphere of Influence)

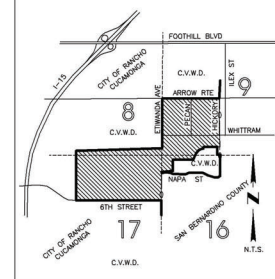
- LAFCO 3270
- Cucamonga Valley W.D.
- City of Rancho Cucamonga
- Cucamonga Valley W.D. Sphere
- Rail
- Highway
- Parcels

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



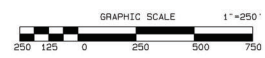
LAFCO 3270

ANNEXATION TO CUCAMONGA VALLEY WATER DISTRICT (SOUTHEASTERN SPHERE OF INFLUENCE)
 PORTION OF SECTIONS 8, 9, 16 & 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.M., SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



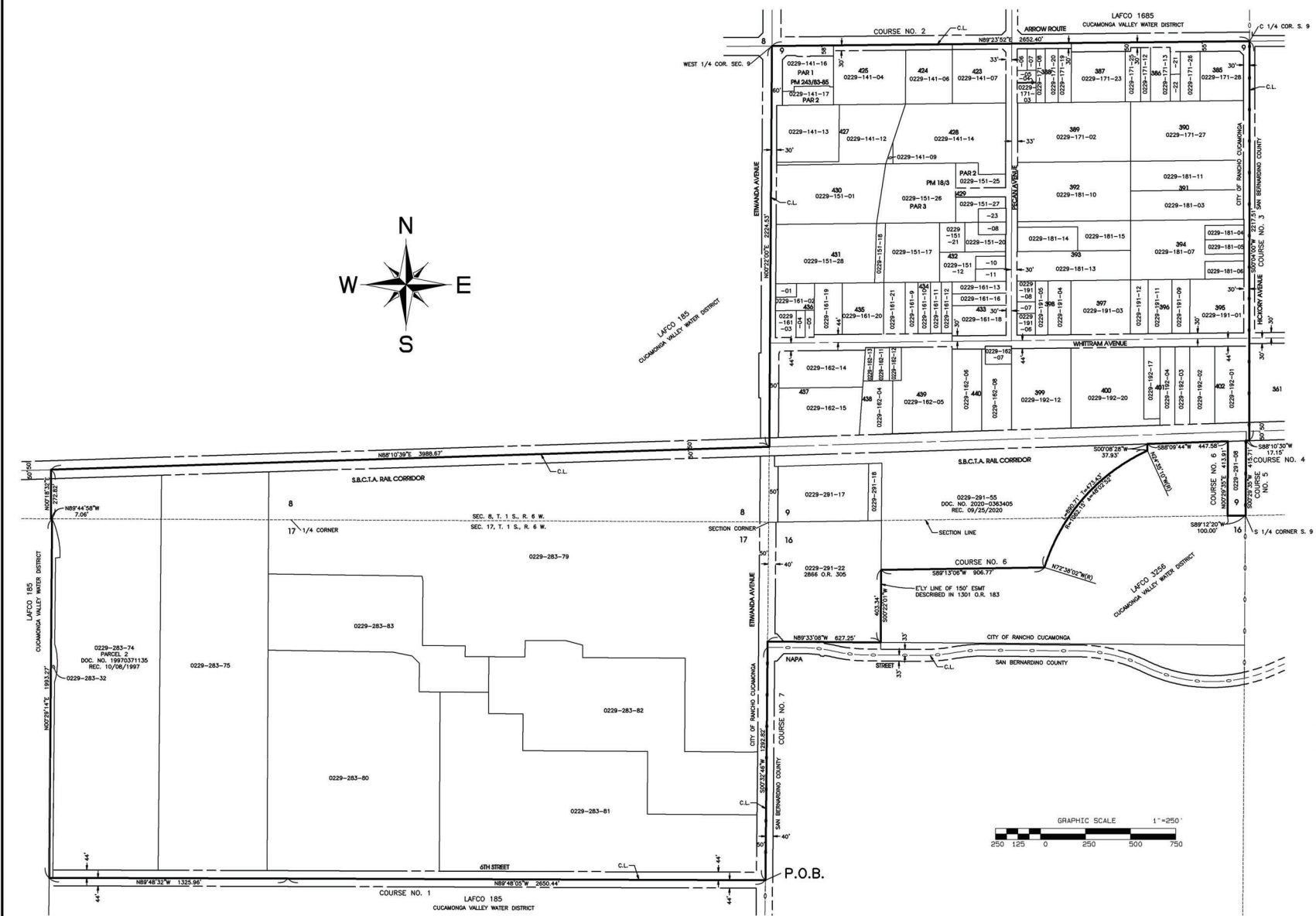
VICINITY MAP
 N.T.S.
LEGEND
 C.V.W.D. CUCAMONGA VALLEY WATER DISTRICT
 EXISTING C.V.W.D. BOUNDARY
 ANNEXATION AREA
 CITY OF RANCHO CUCAMONGA BOUNDARY

LEGEND
 LAFCO LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY
 P.O.B. POINT OF BEGINNING
 S.B.C.T.A. SAN BERNARDINO COUNTY TRANSIT AUTHORITY
 ANNEXATION AREA
 SECTION LINE
 CITY OF RANCHO CUCAMONGA BOUNDARY
AGENCIES AFFECTED
 CUCAMONGA VALLEY WATER DISTRICT



REVISION	DATE	BY

EXHIBIT 'A-1'		DRAWING
ANNEXATION MAP		L.L. PRO
DATE: 08-28-24	BY: HESS	DEVELOPMENT INC. 2800 SOUTH HAVEN DRIVE SUITE 2-301 HARTLAND, CA 92543 951-951-6500
SCALE: 1"=250'	BY: HESS	
DR. BY: HESS	BY: HESS	
DATE: 08-28-24	DATE: 08-28-24	



SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

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

GENERAL INFORMATION

1. NAME OF PROPOSAL: 383 Acre Annexation of Land to CVWD's Service Area

2. NAME OF APPLICANT: Cucamonga Valley Water District (CVWD)
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____

MAILING ADDRESS:
10440 Ashford Street, Rancho Cucamonga, 91730

PHONE: (909) 483-7451

FAX: ()

E-MAIL ADDRESS: gulln@cvwdwater.com

3. GENERAL LOCATION OF PROPOSAL: Property adjacent to Etiwanda Avenue
between Arrow Route & 6th Street in Rancho Cucamonga.

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

5. Indicate the reason(s) that the proposed action has been requested. _____
Industrial business developments are planning to build in the Annexation Area who will need
water and sewer service from CVWD. Annexation of the land to CVWD will allow CVWD
to have a service area that is identical to the City Boundary of Rancho Cucamonga.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
Approximately 383 Acres
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan
3. Approximate current population within area:
There are several industrial businesses in the annexation area.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:
There are several industrial businesses in the annexation area who have access to the existing road system.

6. Indicate the existing use of the subject territory.
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

What is the proposed land use?
Annexation area has a industrial land use designation per City of Rancho Cucamonga's general plan

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES NO If YES, please explain.
CVWD will provide water and sewer services to the annexation area. CVWD has adequate water and sewer capacity to serve the annexation area.

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

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means 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:*

CVWD provides water and sewer service to all residents of Rancho Cucamonga without having any restrictions or limitations based on race, culture, or income.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. _____
Area has existing road system. The terrain is relatively flat with the north end being higher than south end of the annexation area.

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

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>40</u> %
Industrial	<u>60</u> %	Other	_____ %

3. Describe the surrounding land uses:

NORTH	<u>Industrial</u>
EAST	<u>Industrial</u>
SOUTH	<u>Industrial</u>
WEST	<u>Industrial</u>

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).
The southwest portion of the annexation area will have to construct new facilities for the Etiwanda Commerce Center warehouse development. The northeast portion of the annexation area is mostly built out with industrial businesses. The northeast portion could have to build one or two sewer mains that connect to the existing sewer trunk main on Arrow Route.

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

Yes, CVWD's ability to provide water and sewer service to the annexation area can prompt more development of industrial businesses.

6. Are there any existing out-of-agency service contracts/agreements within the area? YES NO If YES, please identify.

8545 Pecan Avenue, Rancho Cucamonga, 91739 has a out-service-agency agreement. It was approved by LAFCO on September 20, 2023 per Resolution No. 3383.

7. Is this proposal a part of a larger project or series of projects? YES NO If YES, please explain.

The proposed action of this annexation is to have CVWD's service area become identical to the city boundary of Rancho Cucamonga so that the proposed industrial developments in the annexation area can receive water and sewer service from CVWD.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Gull Nawaz TELEPHONE NO. 909-483-7451

ADDRESS: 10440 Ashford Street, Rancho Cucamonga, CA 91730

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

NAME _____ TELEPHONE NO. _____

ADDRESS: _____

CERTIFICATION

As a part of this application, the City/Town of _____, or the Cucamonga Valley Water District District/Agency, John Bosler (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE April 22, 2021

John Barler
SIGNATURE
John Barler

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

GM/CEO CVWD
Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

SUPPLEMENT ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO <u>Cucamonga Valley Water District</u> <hr/> <hr/>	DETACHED FROM <hr/> <hr/>
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2. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES NO
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES NO

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

N/A. Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga.

3. For a city annexation, would the proposal create a totally or substantially surrounded island of unincorporated territory?

YES NO If YES, please provide a written justification for the proposed boundary configuration.

N/A. Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga.

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

Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga.

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

Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga.

6. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga. There are mostly commercial or industrial customers within the annexation area that can receive water or sewer service from CVWD if the annexation is accepted by LAFCO.

7. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

Annexation of land will only be to CVWD in order to make the water district's service area identical to the city boundary of Rancho Cucamonga. There are mostly commercial or industrial customers within the annexation area that can receive water or sewer service from CVWD if the annexation is accepted by LAFCO.

8. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

- A. A description of the level and range of each service to be provided to the affected territory.
- B. An indication of when the service can be feasibly extended to the affected territory.
- C. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
- D. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

- E. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
- F. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

As a part of this application, the City/Town of _____, or the Cucamonga Valley Water District District/Agency, John Bosler (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the City/Town of _____ or the Cucamonga Valley Water District District/Agency may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE April 22, 2024


SIGNATURE

John Bosler
Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

GM/CEO CWD
Title and Affiliation (if applicable)



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PLAN FOR SERVICE

CUCAMONGA VALLEY WATER DISTRICT

ANNEXATION OF THE 383-ACRE PROPERTY IN
THE CITY OF RANCHO CUCAMONGA

September 6, 2023

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CUCAMONGA VALLEY WATER DISTRICT



Service Beyond Expectation

PLAN FOR SERVICE

ANNEXATION OF THE 383-ACRE PROPERTY IN THE CITY OF RANCHO CUCAMONGA

Prepared for:

Cucamonga Valley Water District

10440 Ashford St.

Rancho Cucamonga, CA 91730-2799

Attention: Gull Nawaz

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I INTRODUCTION

DTA has been retained to prepare a Plan for Service (“PFS”) for the Cucamonga Valley Water District (the “District”) to serve the proposed annexation of the 383-acre property (the “Annexation Area”) wholly located within the City of Rancho Cucamonga (the “City”).

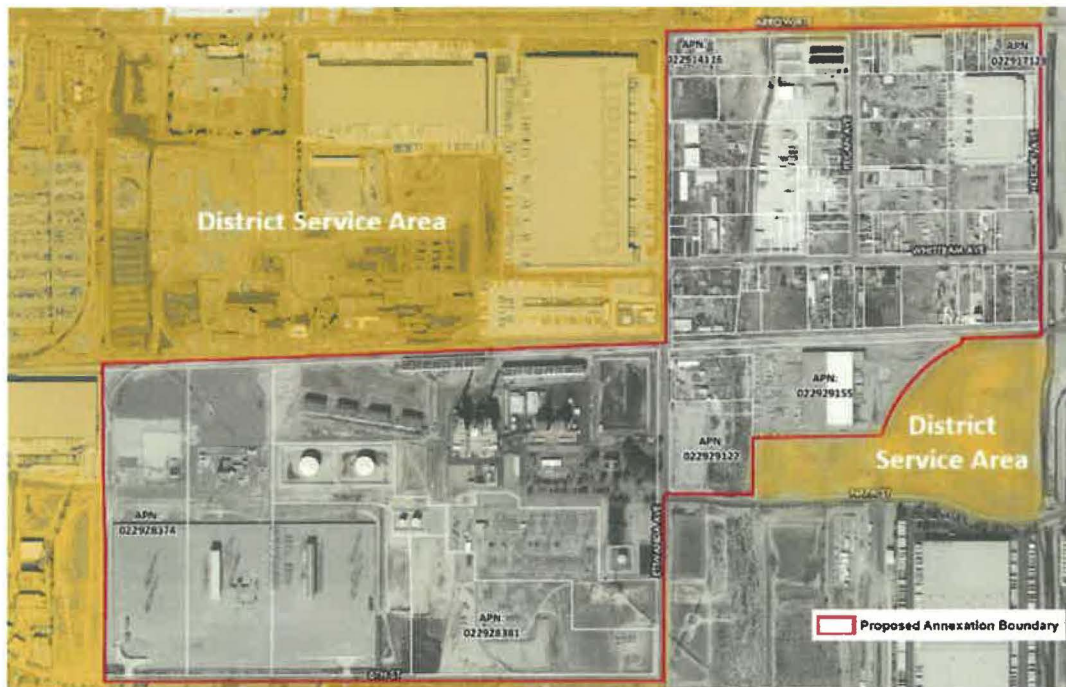
A Purpose of the Plan for Service

The County of San Bernardino’s Local Agency Formation Commission (“LAFCO”) requires the preparation and certification of a study when a jurisdiction is affected by a proposed change of organization or reorganization. The annexation of the entire Annexation Area into the District will ensure the provision of wastewater and water services to both existing and new development therein. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing wastewater and water services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District’s General Fund.

B Description of the Annexation Area

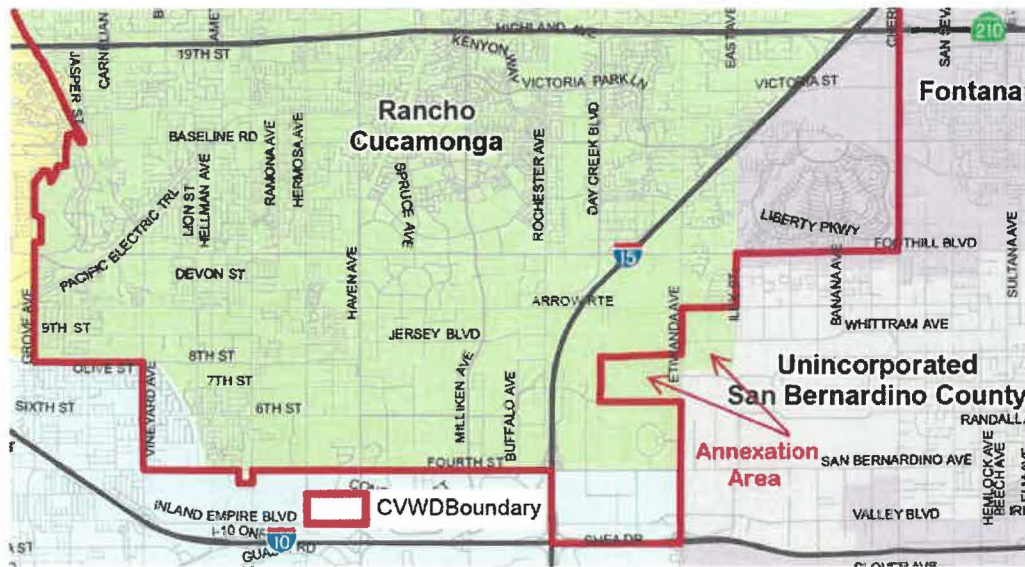
The Annexation Area, as depicted in Figure 1, encompasses approximately 382.55 acres of mostly developed land in the eastern portion of the City generally located south of Arrow Route, west of Hickory Avenue, north of 6th Street, and east of Interstate 15 (“I-15”).

Figure 1: Aerial Map for Proposed Annexation Area



As reflected in Figure 2 depicting the location of the Annexation Area relative to the District's eastern boundaries, the annexation of the entire Annexation Area into the District will create a logical District boundary to match the City limits.

Figure 2: Location of Annexation Area Relative to District's Eastern Boundaries



C Existing and Proposed Developments within the Annexation Area

As illustrated in Figure 3, the Annexation Area east of Etiwanda Avenue is mostly developed and comprised of light industrial buildings, with notable developments including South Bay International, Heartland Express, and Aguilar Trucking. In addition, highlighted in green therein are two active and proposed development projects:

- 8545 Pecan Avenue: An industrial logistics facility encompassing approximately 98,685 square feet ("SF") of gross leasable space that is currently under construction on a 4.75-acre site; and
- 13261 Arrow Route: A proposed industrial building on a 1.688-acre vacant land.

As depicted in Figure 3, the Annexation Area west of Etiwanda Avenue encompasses approximately 198.4 acres of land currently housing the retired Etiwanda Generating Station at 8996 Etiwanda Avenue. Bayview Environmental Services has been selected to perform asbestos remediation for the decommissioning of the 640-megawatt electric power generating station and demolition and removal of existing on-site features, including buildings, piping, boiler insulation, and fire bricks. There is currently a proposed Master Plan amendment to redevelop a portion of the site into an industrial logistics facility encompassing five (5) buildings and approximately 1.2 million SF of gross leasable space known as Phase 2 of the Etiwanda Commerce Center. The conceptual site plan for Phase 2 of the Etiwanda Commerce Center is illustrated in Figure 4.

Figure 3: Notable Existing and Proposed Developments within Annexation Area

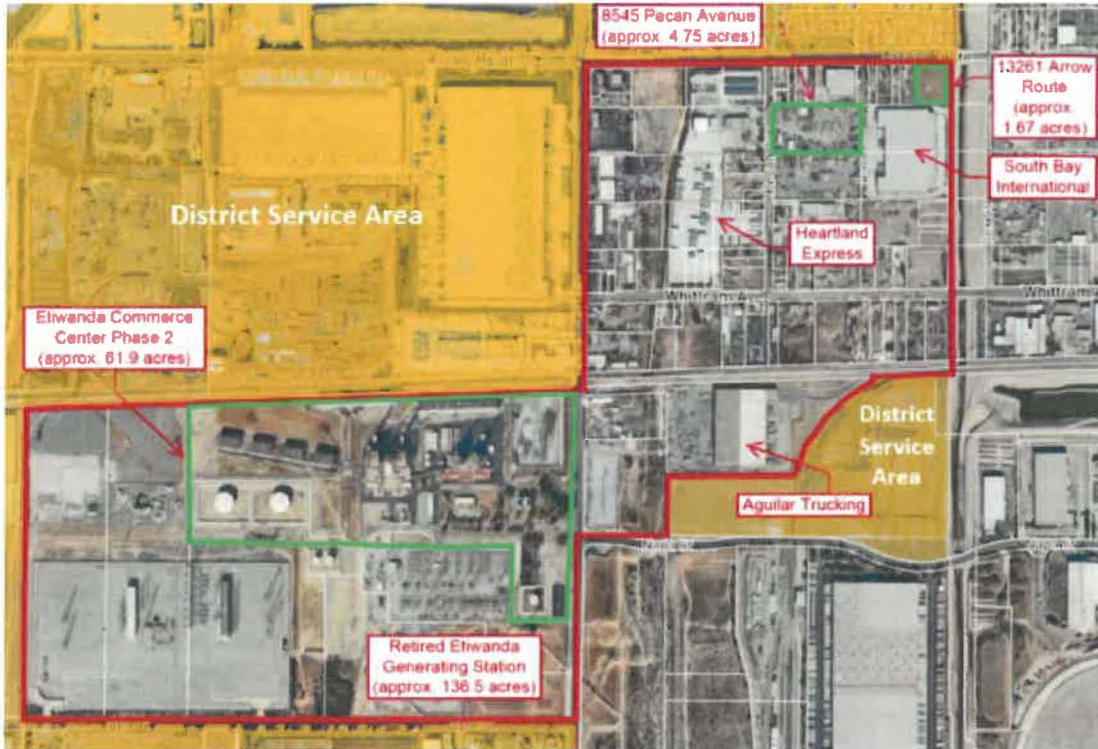
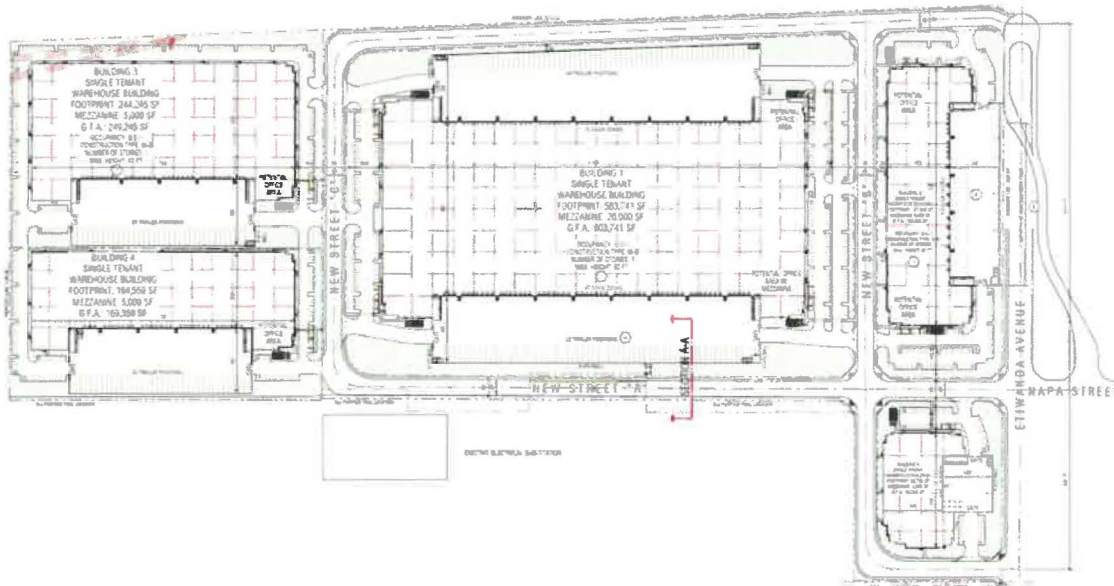


Figure 4: Conceptual Site Plan for Phase 2 of Etiwanda Commerce Center



II PLAN FOR SEWER SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA

As illustrated in Figure 5 below, the entire Annexation Area is currently within the jurisdiction of the Inland Empire Utilities Agency (the "IEUA"), which only provides regional wastewater treatment facilities and does not offer local retail wastewater services. While the Annexation Area east of Etiwanda Avenue is already located within the Fontana Water Company's ("FWC") jurisdiction, the FWC does not provide wastewater services. As a result, the entire Annexation Area will need to be annexed into the District to receive local sewer services as shown in Figure 6.

Figure 5: IEUA Service Area

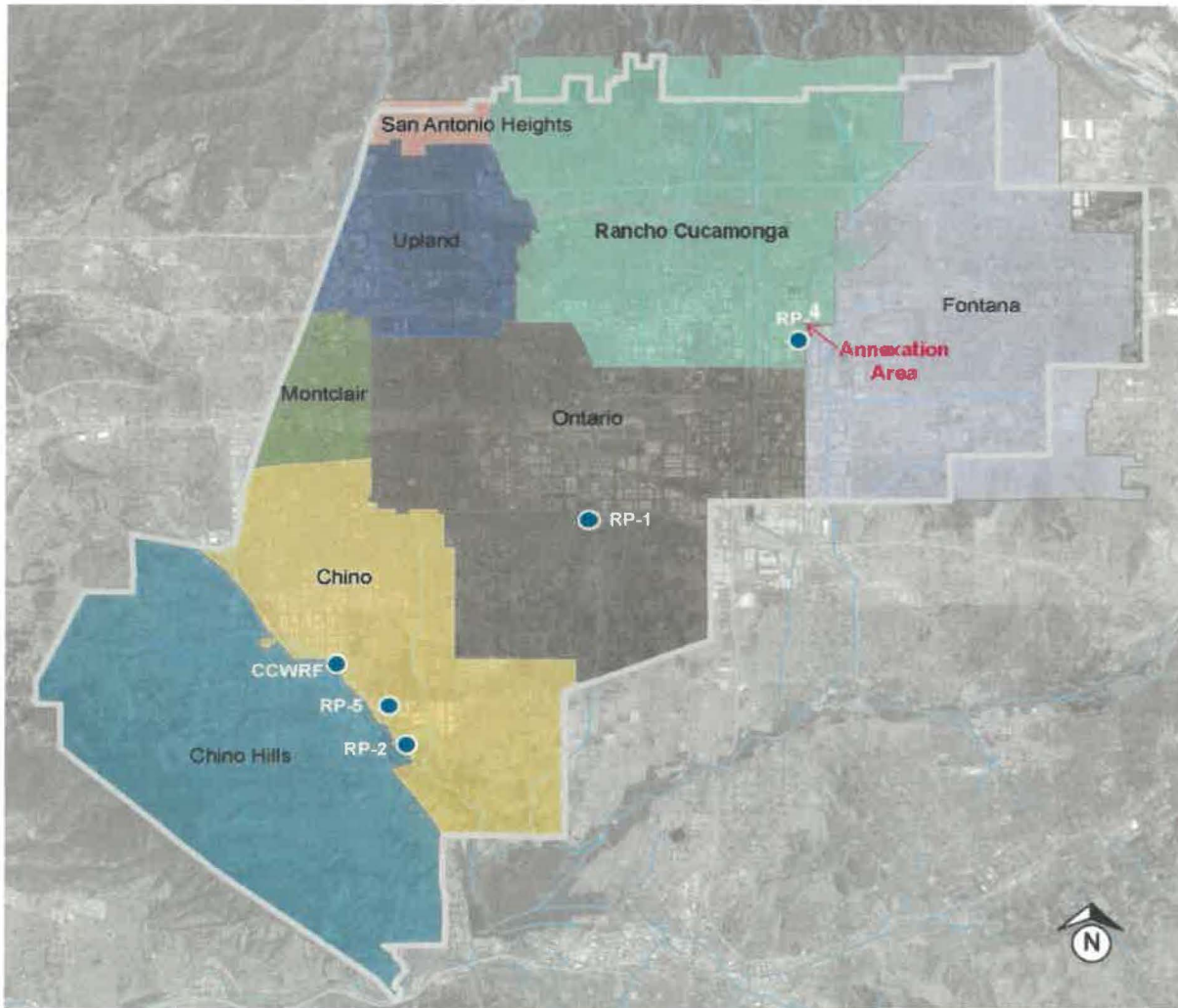
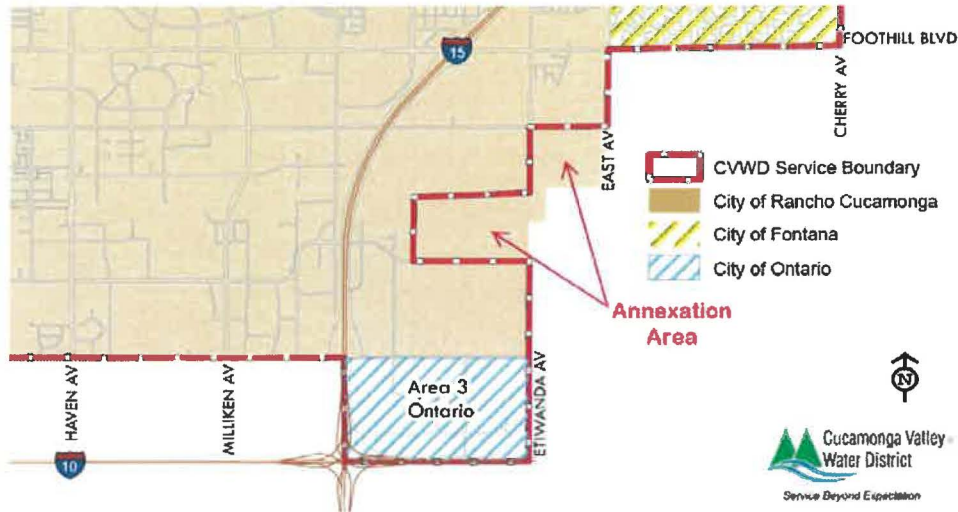


Figure 6: Areas of Annexation Areas to be Annexed into District Sewer Service Area



A Before Annexation

As noted above, IEUA is a regional wastewater treatment agency that operates wastewater treatment facilities. Although the Annexation Area does not currently receive any local wastewater services, the parcels listed below and depicted in Figure 7 already have sewer laterals connected to IEUA’s sewer trunk mains that front such parcels on Arrow Route and Etiwanda Avenue:

- Assessor’s Parcel Number (“APN”) 0229-171-28-0000;
- APN 0229-291-55-0000;
- APN 0229-161-19-0000;
- APN 0229-161-05-0000;
- APN 0229-161-04-0000;
- APN 0229-161-03-0000;
- APN 0229-161-02-0000;
- APN 0229-161-01-0000; and
- APN 0229-151-28-0000.

Figure 7: Parcels Already Connected to IEUA's Sewer Trunk Main within Annexation Area



As noted previously, most of the Annexation Area east of Etiwanda Avenue has been developed. The District indicated that those developed properties, other than those nine (9) parcels previously identified as connected to IEUA's sewer trunk mains on Arrow Route and Etiwanda Avenue, are currently on commercial septic systems.

B After Annexation

IEUA will continue to be the regional wastewater treatment agency for the Annexation Area, while the District will be the local wastewater service program administrator for the Annexation Area. It is important to note that even though the District currently operates and maintains approximately 421 miles of wastewater collection system ranging from 8 to 36 inches in diameter, the Annexation Area will not utilize the District's existing collection system to transport wastewater to IEUA's regional treatment facilities. **Instead, future developments within the Annexation Area, as well as those existing developed properties required to install new off-site sewer connections¹, will be required to construct either tie-ins to IEUA's sewer lines or a new wastewater collection system, with such tie-ins and collection lines owned and maintained by the District, as discussed in greater detail below.**

¹ If a parcel currently on a commercial septic system needs a complete system replacement, the City has the jurisdiction to determine whether a new septic system can be installed or a new off-site sewer connection is required. Typically, the City will mandate a new off-site sewer connection under those circumstances.

The Annexation Area will require two (2) sewer systems for wastewater collection, consisting of an existing regional collection system owned by IEUA and a new local collection system to be owned by the District. Future and existing developments fronting Arrow Route and Etiwanda Avenue will most likely be able to have direct laterals connections to IEUA's sewer trunk mains running in those arterials at their own expense. In contrast, future and existing developments on the internal parcels within the Annexation Area, i.e., not fronting Arrow Route or Etiwanda Avenue, will need to construct an internal sewage collection system at their own expense, which will be conveyed to and maintained by the District. This new collection system will utilize a combination of 8", 10", 12", or 15" sewer mains to convey the wastewater to the 36-inch Etiwanda sewer line (the "Etiwanda Line") and subsequently to IEUA's existing regional treatment plant, as discussed further below.

IEUA owns and operates a system of regional trunk and interceptor sewers that transport wastewater to the regional wastewater treatment plants. RP-4, located at 12811 6th Street in Rancho Cucamonga and the nearest regional water recycling plant to the Annexation Area, was recently expanded to a treatment capacity of 14 million gallons per day ("MGD") and treats an average flow of 10 MGD of wastewater, or 71% of its treatment capacity. Additionally, the Etiwanda Line has a full capacity of 49.94 MGD and is designed to transport a peak flowrate of 14.21 MGD at 37% full condition, leaving an available capacity of 35.73 MGD.

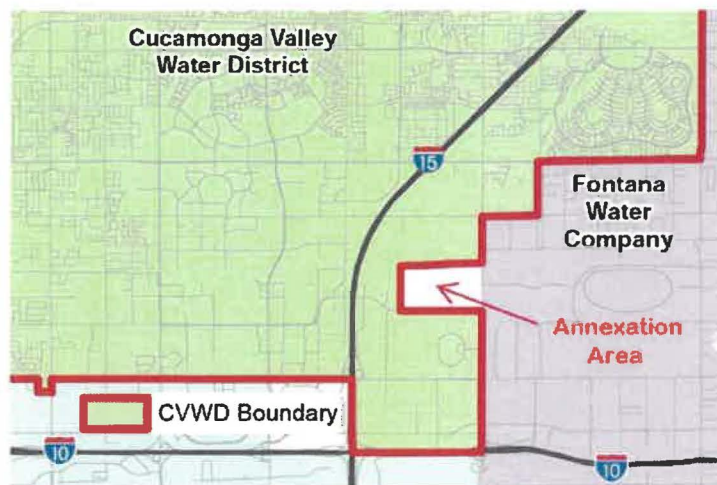
The wastewater generation at the future build-out of the Annexation Area, including the conversion of existing developed properties from commercial septic systems to off-site sewer system connections, is preliminarily estimated to be 1,000 gallons per day ("gpd") per acre, equating to an average dry weather flow ("ADWF") of 0.38 MGD, with a peak wet weather flow ("PWWF") of 2,500 gpd per acre, or 0.96 MGD. This is a very conservative estimate as it assumes that each acre within the Annexation Area would actively produce sewage. The actual acreage of active wastewater generators will be significantly less when accounting for landscape areas, impervious areas such as parking lots and sidewalks, and other non-building areas that do not produce sewage.

Notwithstanding the foregoing conservative estimates of ADWF (0.38 MGD) and PWWF (0.96 MGD), the available treatment capacity at the RP-4 (4 MGD) and Etiwanda Line (35.73 MGD) will be more than sufficient to serve the Annexation Area at its build-out and full conversion.

III PLAN FOR WATER SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA

As illustrated in Figure 8, the Annexation Area west of Etiwanda Avenue, comprising the decommissioned Etiwanda Generating Station, is currently outside of the FWC jurisdiction and will need to be annexed into the District to receive local water services.

Figure 8: Area of Annexation Areas to be Annexed into District Water Service Area



A Before Annexation

As noted above, the Annexation Area west of Etiwanda Avenue is currently not located within the service area of a local retail water service provider, and therefore does not receive local retail water services.

B After Annexation

The District currently provides potable and recycled water services to approximately 48,000 connections. Approximately 48% of District's overall potable water supply comes from local groundwater wells in the Chino Groundwater Basin and the Cucamonga Basin, with approximately 46% of supply purchased from IEUA and the remaining 6% from the canyon sources. The current proposed Phase 2 of the Etiwanda Commerce Center will be required to construct lateral connections to the water main running in Etiwanda Avenue upon its development to receive potable and/or recycled water services.

IV FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION ON THE DISTRICT

As previously noted, the entire Annexation Area will need to be annexed into the District to receive local wastewater service, while the Annexation Area west of Etiwanda Avenue will receive local water services from the District. This section will focus on the recurring and one-time fiscal impacts of the Annexation Area on the District General Fund after its annexation into the District.

A Recurring Fiscal Impacts of the Annexation Area

Since the Project will pay the prevailing water and wastewater service rates for its water demand and wastewater generation, it is assumed there will be a net zero fiscal impact to the District General Fund after annexing the Annexation Area.

B One-Time Fiscal Impacts of the Annexation Area

As previously noted, developers within the Annexation Area, as applicable, will be required to construct new laterals connections or construct a new internal sewage collection system at their own expense. In addition, developers will be required to pay development impact fees ("DIFs"), which are one-time fees utilized to fund a project's fair share of a municipality's infrastructure and capital needs. Development projects within the Annexation Area are subject to the following DIFs collected by the District:

- Water System Capacity Fee ("WSCF"): In addition to constructing the required tie-ins to the water system, the developers will be assessed for each paid meter in accordance with its size. Currently, the WSCF ranges from \$10,351 to \$828,042 for a ¾" - to 10"-meter connection.
- Recycled Water System Capacity Fee ("RWSCF"): Assessed for each paid meter in accordance with its size. Currently, the RWSCF ranges from \$14,796 to \$710,212 for a 1" - to 10"-meter connection.
- Sewer System Capacity Fee ("SSCF"): Assessed for each paid meter in accordance with its size. Currently, the SSCF ranges from \$1,239 to \$99,140 for a ¾" - to 10"-meter connection.
- Capital Capacity Reimbursement Fee ("CCRF"): Currently assessed at \$8,132 per equivalent dwelling unit ("EDU"), where one EDU represents the sewage discharged from a single residential dwelling unit. EDU determinations for industrial projects are calculated based on the type of business operation and the facility's sewer drainage fixture count, or by direct measurement of sewage quality and volume, or a combination of both. Therefore, CCRF for these types of projects must be assessed during the tenant improvement plan check approval process.

The actual amount of WSCF, SSCF, RWSCF, and CCRF payable by developments within the Annexation Area will be contingent on their paid meter sizes and types of on-site business operations.



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18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Certification

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability and that the facts, statements and information presented herein are true and correct to the best of my knowledge.

A handwritten signature in blue ink, appearing to read 'Eduardo Espinoza', is written over a horizontal line.

Eduardo Espinoza, PE
Assistant General Manager
Cucamonga Valley Water District

4/24/2024
Date

TOM DODSON & ASSOCIATES

Mailing Address: PO Box 2307, San Bernardino, CA 92406

Physical Address: 2150 N. Arrowhead Avenue, San Bernardino, CA 92405

Tel: (909) 882-3612 ♦ **Email:** tda@tdaenv.com ♦ **Web:** tdaenvironmental.com



November 8, 2024

Mr. Samuel Martinez
Local Agency Formation Commission
1601 E. 3rd Street, Suite 102
San Bernardino, CA 92415-0490

Dear Sam:

LAFCO 3270 consists of an Annexation to the Cucamonga Valley Water District (CVWD or District). The proposed Annexation encompasses approximately 383 acres located entirely within the City of Rancho Cucamonga and is located east and west of Etiwanda Avenue, generally north of 6th Street and south of Arrow Route. The proposed Annexation area is located within an area bounded by: a combination of Hickory Avenue and parcel lines on the east; a combination of Etiwanda Avenue, 6th Street, and parcel lines (a portion of existing CVWD boundary) on the south; parcel lines (existing CVWD boundary) on the west; and a combination of the Metrolink Railroad, Etiwanda Avenue, and Arrow Route (existing CVWD boundary) on the north. This Annexation will extend District water and sewer services into the approximate 383-acre area, but it would not result in any specific physical changes to the physical environment until specific infrastructure facilities are installed by the District in the future.

Therefore, after careful review, I am recommending that the Commission consider the adoption of a Common Sense Exemption for LAFCO 3270. Thus, I recommend that the Commission find that an Exemption (as defined in CEQA) applies to LAFCO 3270 under Section 15061 (b) (3) of the State CEQA Guidelines, which states: *“The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”* It is my opinion, and recommendation to the Commission, that this circumstance applies to LAFCO 3270 because the District will simply replace the existing water service within the identified action area on an as needed basis.

Based on this review of LAFCO 3270 and the pertinent sections of CEQA and the State CEQA Guidelines, I conclude that LAFCO 3270 does not constitute a project under CEQA and adoption of the Common Sense exemption and filing of a Notice of Exemption is the most appropriate determination to comply with CEQA for this action. The Commission can approve the review and findings for this action and I recommend that you notice

LAFCO 3270 as exempt from CEQA for the reasons outlined in the State CEQA Guideline sections cited above. The Commission needs to file a Notice of Exemption with the County Clerk to the Board for this action once the hearing is completed and assuming the project is approved.

A copy of this exemption recommendation should be retained in LAFCO's project file to serve as verification of this evaluation and as the CEQA environmental determination record. If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive style with a large, looped initial "T".

Tom Dodson
Attachment

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1601 E. 3rd Street, Suite 102, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3270

HEARING DATE: NOVEMBER 20, 2024

RESOLUTION NO. 3410

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3270 AND APPROVING THE ANNEXATION TO THE CUCAMONGA VALLEY WATER DISTRICT (SOUTHEASTERN SPHERE OF INFLUENCE). The annexation area comprises approximately 383.5 acres located entirely within the City of Rancho Cucamonga and is located east and west of Etiwanda Avenue generally north of 6th Street and south of Arrow Route.

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

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

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

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

WHEREAS, the public hearing by this Commission was called for November 20, 2024, 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;

RESOLUTION NO. 3410

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:

Condition No. 1. The boundaries 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 3270.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the Cucamonga Valley Water District (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 Cucamonga Valley Water District 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. The date of issuance of the Certificate of Completion shall be the effective date of this annexation.

SECTION 2. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The County Registrar of Voters has determined that the annexation area is legally inhabited, containing 33 registered voters as of October 16, 2024.
2. The County Assessor has determined that the total assessed value of land and improvements within the annexation area are as follows:

Land:	\$ 194,177,240
<u>Improvements:</u>	<u>\$ 85,547,718</u>
Total:	\$ 279,724,958
3. The annexation area is within the sphere of influence assigned the Cucamonga Valley Water District.
4. Legal notice of the Commission’s consideration of the proposal has been provided through publication of a 1/8th page legal advertisement in *The Sun*, a newspaper of

RESOLUTION NO. 3410

general circulation in the area. As required by State law, individual notices were provided to all 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 (109 total) and registered voters (33 total) within the annexation area. Comments from landowners, registered voters, 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's current General Plan designations for the annexation area are: Neighborhood Center, Neo-Industrial Employment District, and Industrial Employment District. This annexation has no direct impact on said land use designations.
7. The Southern California Associated Governments (SCAG) has adopted its 2020-2045 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3270 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 and I-15 Freeways, which are part of the RTP-SCS's regional express lane network that will be adding two express lanes on both freeways in each direction for completion by 2040.
8. The Local Agency Formation Commission has determined that this proposal is exempt from environmental review. The basis for this determination is that the Commission's approval of the annexation has no potential to cause a significant adverse impact on the environment; and therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061(b)(3). The Commission adopted the Exemption and directed its Executive Officer to file a Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.
9. The annexation area is served by the following local agencies: City of Rancho Cucamonga, Rancho Cucamonga Fire Protection District, Inland Empire Resource Conservation District, West Valley Mosquito and Vector Control District, Inland Empire Utilities Agency and its Improvement Districts, and Metropolitan Water District of Southern California.

None of these agencies are affected by this annexation proposal as they are either regional in nature or identified for other services for the annexation area.
10. A plan was prepared for the extension of services to the annexation area, as required by law. The Plan for Service indicates that the Cucamonga Valley Water District can provide water and/or sewer service to the area and can maintain and/or improve the level of said services currently available in the area.

RESOLUTION NO. 3410

The 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 Commission finds that the Plan for Service and the Fiscal Impact Analysis conform to those adopted standards and requirements.

11. The annexation area can and will continue to benefit from the availability and extension of water and/or sewer services from the Cucamonga Valley Water District.
12. This proposal will not affect the fair share allocation of the regional housing needs assigned to the City of Rancho Cucamonga through the Southern California Association of Government’s (SCAG) Regional Housing Needs Allocation (RHNA) process.
13. 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 Business Analyst within the current Cucamonga Valley Water District territory and within the annexation area.

Demographic and Income Comparison	Cucamonga Valley WD Current Area	Annexation Area
Race		
• White Alone	38.3%	23.9%
• Black Alone	9.5%	13.8%
• American Indian Alone	1.2%	1.8%
• Asian Alone	16.0%	16.5%
• Pacific Islander Alone	0.3%	0.0%
• Some Other Race Alone	17.0%	24.8%
• Two or More Races	17.7%	19.3%
Ethnicity		
• Hispanic Origin (Any Race)	40.7%	50.9%
Median Household Income	\$108,443	\$75,000

As noted in the staff report, properties east of Etiwanda Avenue receive water service from Fontana Water Company. There are several properties within the annexation area that already receive sewer service from the District through an out-of-agency service agreement and/or through direct connection to Inland Empire Utilities Agency’s regional transmission lines. The annexation area will continue to benefit from the extension of service(s) and facilities from the District, at the same time, would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income through approval of LAFCO 3270.

14. The County of San Bernardino, acting on behalf of the Cucamonga Valley Water District, determining there will be no transfer of property tax revenues as a result of

RESOLUTION NO. 3410

the annexation. This resolution fulfills the requirement of Section 99 of the Revenue and Taxation Code.

- 15. The maps and legal descriptions are in substantial compliance with LAFCO and State standards.

SECTION 3. Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed annexation 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 4. 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 5. 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 6. 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 7. 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:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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

RESOLUTION NO. 3410

be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of November 20, 2024.

DATED:

SAMUEL MARTINEZ
Executive Officer

DRAFT

EXHIBIT "A"

LAFCO 3270

Annexation to Cucamonga Valley Water District (Southeastern Sphere of Influence)

LEGAL DESCRIPTION

A PORTION OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.M., IN THE CITY OF RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF 6TH STREET AND ETIWANDA AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SAID SECTION 17, SAID POINT ALSO BEING ON THE CITY OF RANCHO CUCAMONGA BOUNDARY AND ALSO BEING ON THE EXISTING CUCAMONGA VALLEY WATER DISTRICT BOUNDARY ESTABLISHED PER LAFCO 185;

1) THENCE, LEAVING SAID CITY BOUNDARY, ALONG THE CENTERLINE OF 6TH STREET AND ALONG SAID SOUTHERLY SECTION LINE AS ESTABLISHED PER LAFCO 185 THROUGH ITS VARIOUS COURSES IN A GENERALLY WESTERLY, EASTERLY AND NORTHERLY DIRECTION TO THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF SAID ETIWANDA AVENUE AND ARROW ROUTE, AND SAID POINT ALSO BEING ON THE EXISTING CUCAMONGA VALLEY WATER DISTRICT BOUNDARY ESTABLISHED PER LAFCO 1685;

2) THENCE, LEAVING SAID LAFCO 185 BOUNDARY, ALONG THE CENTERLINE OF ARROW ROUTE AND THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, AS ESTABLISHED PER LAFCO 1685 TO THE CENTER QUARTER CORNER OF SAID SECTION 9, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF SAID ARROW ROUTE AND HICKORY AVENUE, SAID POINT ALSO BEING ON THE EXISTING CITY OF RANCHO CUCAMONGA BOUNDARY;

3) THENCE, LEAVING SAID LAFCO 1685 BOUNDARY, ALONG THE CENTERLINE OF HICKORY AVENUE AND THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, AND ALSO ALONG SAID CITY BOUNDARY, SOUTH 00°04'00" WEST, A DISTANCE OF 2217.51 FEET TO THE SOUTHERLY LINE OF THE SBCTA RAIL CORRIDOR;

4) THENCE, ALONG THE SOUTHERLY LINE OF THE SBCTA RAIL CORRIDOR AND SAID CITY BOUNDARY, SOUTH 88°10'30" WEST A DISTANCE OF 17.15 FEET TO SAID EASTERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 9;

5) THENCE, ALONG SAID EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 AND SAID CITY BOUNDARY, SOUTH 00°29'35" WEST A DISTANCE OF 415.71 FEET;

6) THENCE, LEAVING SAID CITY BOUNDARY, ALONG SAID LAFCO 3256 BOUNDARY THROUGH ITS VARIOUS COURSES IN A GENERALLY NORTHERLY, WESTERLY AND SOUTHWESTERLY DIRECTION TO THE CENTERLINE INTERSECTION OF SAID ETIWANDA AVENUE AND NAPA STREET, SAID POINT ALSO BEING ON THE EXISTING CITY OF RANCHO CUCAMONGA BOUNDARY;

7) THENCE, LEAVING SAID LAFCO 3256 BOUNDARY, SOUTHERLY ALONG THE CENTERLINE OF SAID ETIWANDA AVENUE, AND ALSO ALONG THE EXISTING CITY OF RANCHO CUCAMONGA BOUNDARY, SOUTH 00°32'46" WEST, A DISTANCE OF 1292.82 FEET TO THE **POINT OF BEGINNING**.

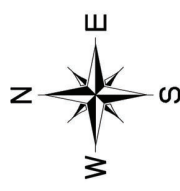
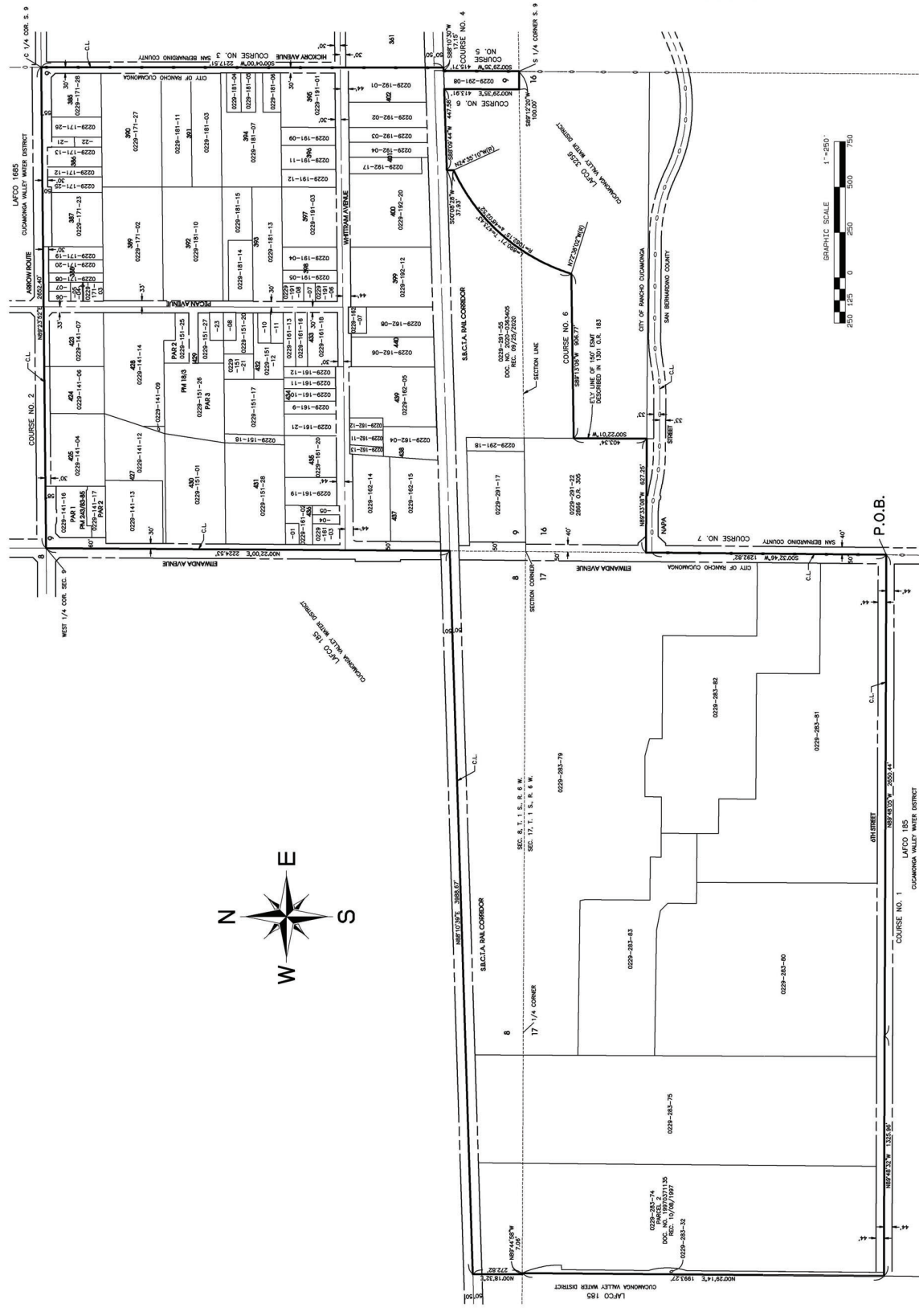
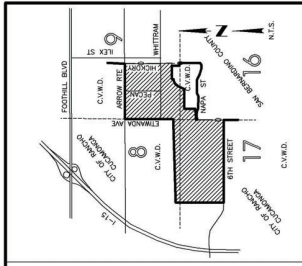
SAID AREA CONTAINING 383.50 AC., MORE OR LESS.



08/28/2024

LAFCO 3270

ANNEXATION TO CUCAMONGA VALLEY WATER DISTRICT (SOUTHEASTERN SPHERE OF INFLUENCE) PORTION OF SECTIONS 8, 9, 16 & 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.M., SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



REVISION	DATE	BY

EXHIBIT A-1
ANNEXATION MAP
LAFCO
DEVELOPMENT
SHEET 1
OF 1