

Local Agency Formation Commission for San Bernardino County (LAFCO)  
1601 E. 3<sup>rd</sup> Street, Suite 102  
San Bernardino, CA 92415-0490

RECEIVED

MAR 18 2026

March 17, 2026

LAFCO  
San Bernardino County

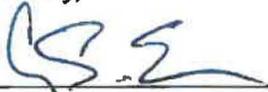
To Whom It May Concern:

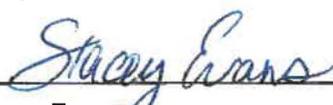
We are contacting you regarding the notice, dated February 25, 2026, which refers to LAFCO 3275. The notice states that the proposed reorganization to annex our "county pocket" into the city would provide municipal-level services from the city. The proposed infrastructure required to bring forth many of these services, such as water and sewer, would be extremely costly to a city already in financial crisis. Those of us residing in the "pocket" are and have been self-sufficient, utilizing our own wells and septic systems, so we do not require nor desire the services of the city. San Bernardino has several other areas with large county pockets, yet those residents are not being threatened with the possibility of forced or involuntary annexation into the city. Please see the attached maps.

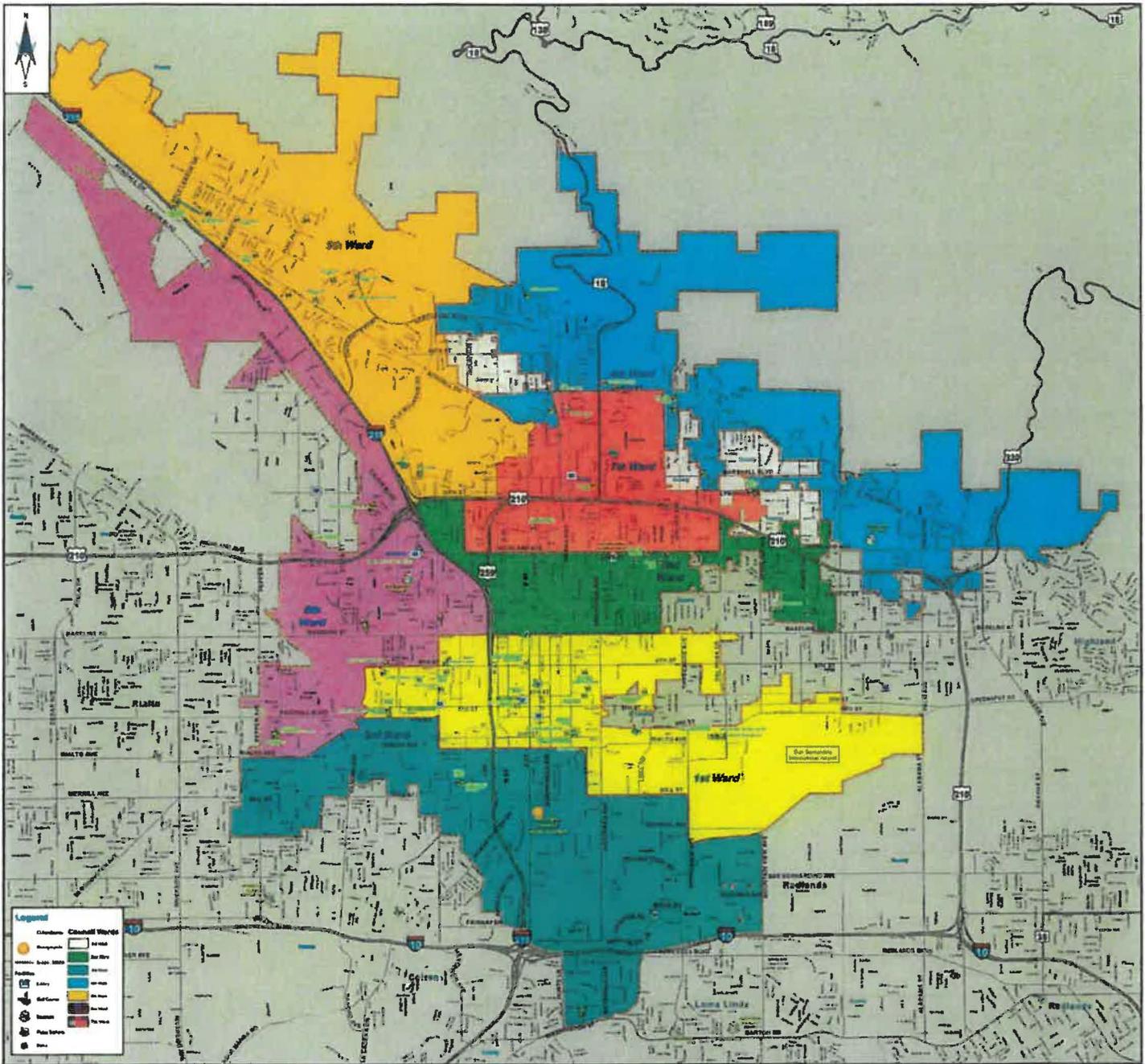
It is our understanding that annexations generally require approval from residents or landowners in the proposed annexation area. Our property, which is referred to as both 1950 W. Meyers Road and 1950 Wendy Ranch Road, borders the southernmost portion of the Spring Trails Specific Plan Project, just to the west. Of the 26.38 acres in the county pocket, we personally own 10.37 acres. Additionally, our family business holds the title of a 2.92-acre parcel in the pocket. This gives us ownership interest in a total of 13.29 acres, which is more than 50% of the total acreage in the pocket.

We submitted a letter (attached) to LAFCO in September 2025, prior to the last meeting regarding this issue. This letter addresses additional concerns regarding our own property access, as well as concerns for our neighborhood and the surrounding area, should the annexation be approved, allowing the Spring Trails Specific Plan Project to move forward. We would appreciate your consideration of this matter. Please understand that we are completely against the annexation and would like our property to remain in the county.

Sincerely,

  
\_\_\_\_\_  
Corey L. Evans

  
\_\_\_\_\_  
Stacey Evans



Printed Date: 11/2/2022 Path: \\s\GIS\Info\Wards\2x42\WardMap1.mxd



City of  
**San Bernardino**  
California

*Council Wards*



E 40th St

Avery St

Dr

E 39th St

El Camino Dr

Camellia Dr

Ferndale Ave

Joelano Dr

N Golden Ave

Nena

Harrison St

Del Rosa

4050 W (4050)

Del Rosa Ave

E 30th St

N Golden Ave

Valencia

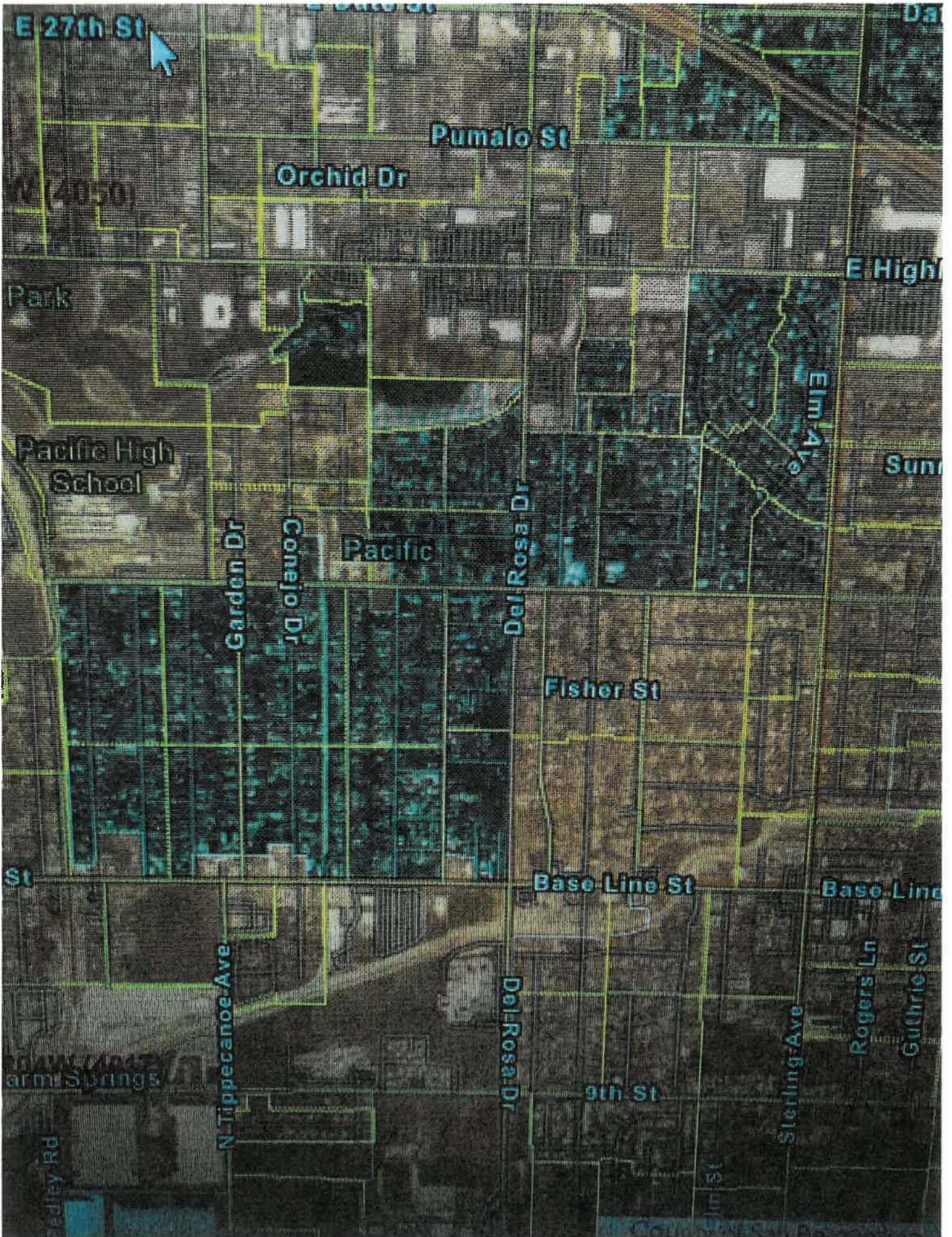


E Dale St

E 27th St

Valer





E 27th St

Pumalo St

Orchid Dr

E High

Park

Pacific High School

Sun

Garden Dr

Conejo Dr

Pacific

Del Rosa Dr

Fisher St

St

Base Line St

Base Line

arm Springs

N Tippecanoe Ave

Del Rosa Dr

9th St

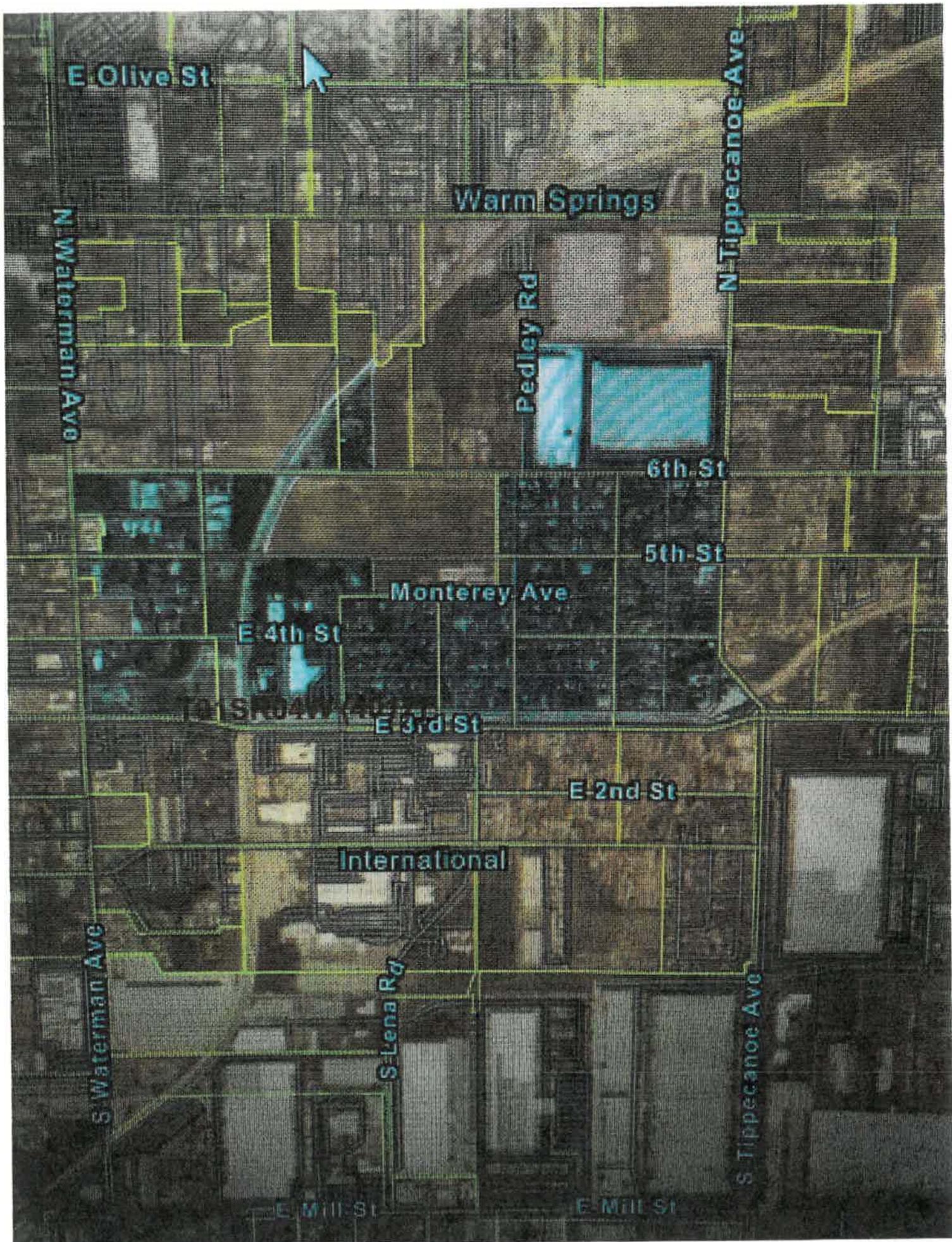
Sterling Ave

Rogers Ln

Guthrie St

Bedley Rd

15th St



E Olive St

Warm Springs

N Waterman Ave

N Tippecanoe Ave

Pedley Rd

6th St

5th St

Monterey Ave

E 4th St

E 3rd St

E 2nd St

International

S Waterman Ave

S Lena Rd

S Tippecanoe Ave

E Mill St

E Mill St

Local Agency Formation Commission for San Bernardino County (LAFCO)  
1601 E. 3<sup>rd</sup> Street, Suite 102  
San Bernardino, CA 92415-0490

September 15, 2025

To Whom It May Concern:

We are contacting you regarding the notice, dated August 27, 2025, which refers to LAFCO 3274. Our property, referred to as both 1950 W. Meyers Road or 1950 Wendy Ranch Road, borders the southernmost portion of the Spring Trails Specific Plan Project, just to the west. When we bought our property, we were notified of a dedicated easement that allows us access to our property, as there are no streets bordering our property lines. The map included in the notice shows a portion of this dedicated easement in the reorganization area. Attached is the LAFCO 3274 notice map that has been marked, in red, to show that easement. Also attached is a Spring Trails development map showing the proposed development area. Again, the dedicated easement has been marked, in red, along with notations showing that the proposed cul-de-sacs do not line up with the easement. The current easement allows us access to our entry gate and driveway. If homes are built on the land that is now the easement, our property access will be taken away. How does LAFCO propose that we access our gate and driveway for entry? In addition, the property located to the north of us (19750 W. Meyers Road) will be unable to access their property.

Currently, our mailbox location is on Meyers Road. We have to drive down what we refer to as "the dirt road" (Wendy Ranch Road) to collect our mail. If this project moves forward, where will our mailbox be relocated to? Our address is on our driver's licenses, insurance and tax information, utility bills, etc. It is connected to everything involving our home and property. Will our address change as a result of the development of this project? A change, as such that, will

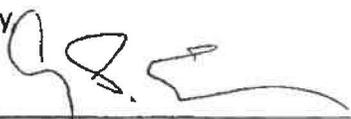
Obviously, the reorganization to include annexation to the City of San Bernardino is just a step leading to the project moving forward. In addition to our concerns of how our own parcel will be affected, we have numerous other concerns regarding this project.

- The wildlife in the proposed area will be pushed out of their environment and forced to seek refuge elsewhere. We are already seeing a large increase in the movement of the animal population due to the homes that have been built in the area north of Meyers Road, off of Little League Drive.

- Traffic in the Verdemont neighborhood is already in disarray due to lack of planning for our three school zones (North Verdemont ES, Chavez MS and Palm Avenue ES). It is especially hazardous during morning drop off and afternoon pick up times.
- The proposed project area is located in a "Red Brush" area and considered a hazardous fire zone by all insurance companies. How will emergency resources reach our area in order to accommodate so many new residences?
- Annexation into the city, will require San Bernardino Police Department to take over any calls for assistance. City residents already complain of the response time for calls. It will take additional time for SBPD to reach our area for burglary and emergency calls. Will a satellite SBPD office be opened in the Verdemont area to accommodate the additional need?
- Adding that number of new homes to our area will most likely bring in families with children. Where will these children attend school? How will the schools in the area absorb a large number of new students?

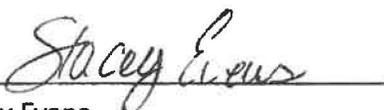
We would appreciate your consideration of the issues that we are bringing before you. There is much to review prior to making a decision on this matter. We ask that you seriously take into deliberation the numerous issues that will affect the safety of all residents living in the area of the proposed Spring Trails Specific Plan Project.

Sincerely



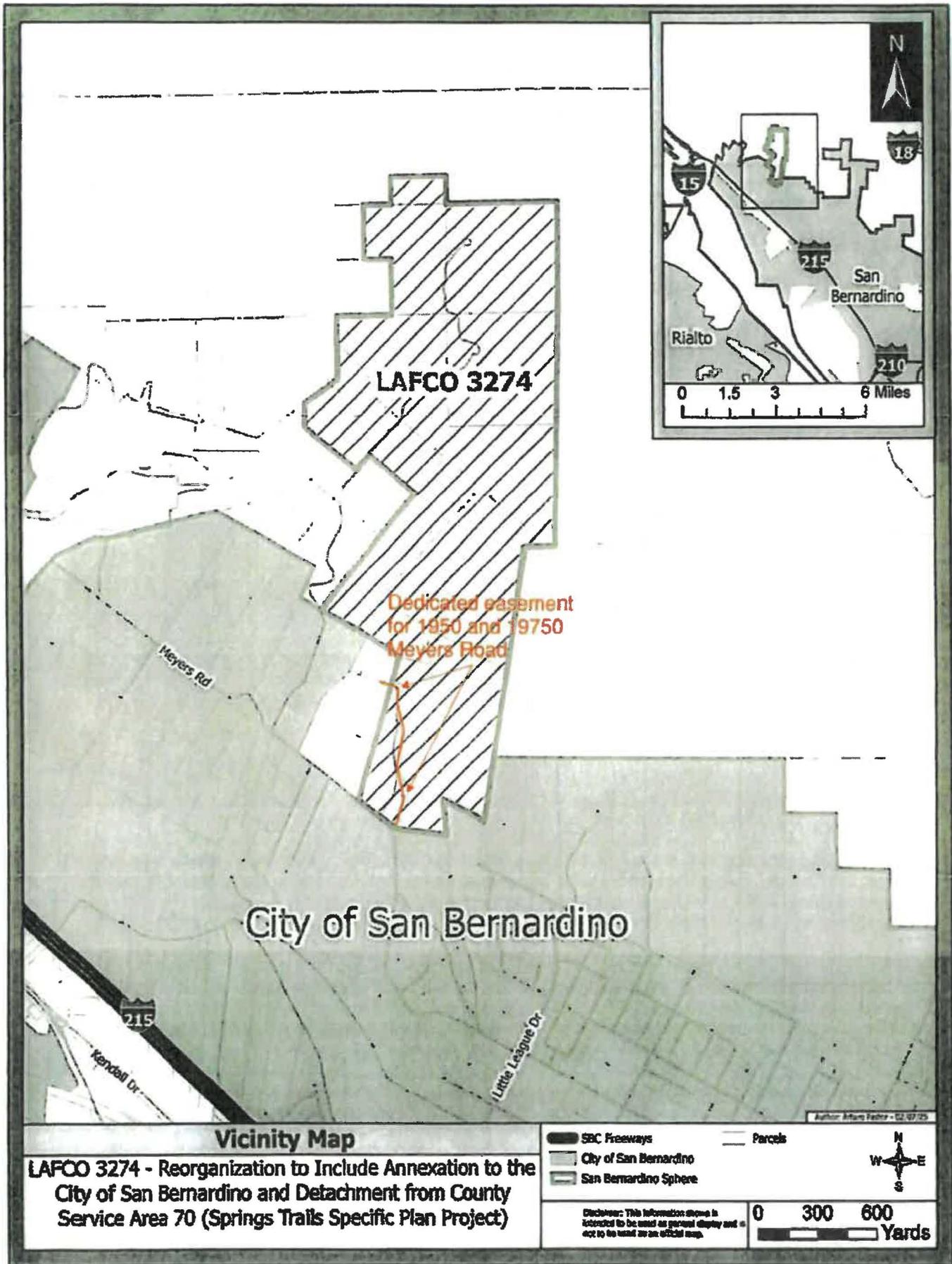
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Corey L. Evans



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Stacey Evans



**LAFCO 3274**

Dedicated easement  
for 1950 and 19750  
Meyers Road

City of San Bernardino

**Vicinity Map**

**LAFCO 3274 - Reorganization to Include Annexation to the City of San Bernardino and Detachment from County Service Area 70 (Springs Trails Specific Plan Project)**

- SBC Freeways
- City of San Bernardino
- San Bernardino Sphere
- Parcels



Disclaimer: This information shows is intended to be used as general display and is not to be used as an official map.

0 300 600  
Yards

Author: Arthur Foster - 02/07/09

Figure 3.28A Alternative Landscape Zones



- Legend**
- Residential
  - Natural Open Space Zone
  - Transition Open Space Zone
  - Refined Open Space Zone
  - Theme Zone

