

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

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**PROPOSAL NO.: LAFCO 3259**

**HEARING DATE: AUGUST 16, 2023**

**RESOLUTION NO. 3379**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3259 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF LOMA LINDA AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE, AND ITS ZONE FP-5, AND COUNTY SERVICE AREA 70 (CANYON RANCH ANNEXATION).**

The overall reorganization area encompasses approximately 141 acres and is generally bounded by a combination of the Union Pacific Railroad right-of-way and parcel lines (portion of existing City of Loma Linda boundary) on the west and southwest, a combination of Barton Road, New Jersey Street and parcel lines (existing City of Loma Linda boundary) on the north, and a combination of San Timoteo Canyon Road, Nevada Street and parcel lines (existing City of Redlands boundary) on the east, within the City of Loma Linda's southeastern sphere of influence.

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

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

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

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

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**WHEREAS**, the public hearing by this Commission was called for August 16, 2023 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; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

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

**DETERMINATIONS:**

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

**CONDITIONS:**

**Condition No. 1.** The boundaries of this change of organization are approved as set forth in Exhibits "A" and "A-1" attached.

**Condition No. 2.** The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3259.

**Condition No. 3.** All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Loma Linda (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 Loma Linda shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

**Condition No. 5.** Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

**Condition No. 6.** The date of issuance of the Certification of Completion shall be the effective date of the reorganization;

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

1. The reorganization area is legally uninhabited, containing nine (9) registered voters as of July 5, 2023, as certified by the County Registrar of Voters Office.

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2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area is \$16,113,860 (land - \$4,910,387 -- improvements - \$11,203,473).
3. The reorganization area is within the sphere of influence assigned the City of Loma Linda.
4. Legal notice of the Commission's consideration of the proposal has been provided through publication of a 1/8<sup>th</sup> page legal advertisement in *The Sun*, a newspaper of general circulation in the area. In addition, individual notices were provided to all affected and interested agencies, County departments, and those individuals and agencies having requested such notification. Comments from affected and interested agencies have been considered by the Commission in making its determination.
5. The City of Loma Linda has pre-zoned the reorganization area for the following land uses: C-2 (General Commercial), R-1 (Low Density Residential), and HR-VL (Very Low Density Residential). These zoning designations are consistent with the City's General Plan. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
6. 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 3259 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy; however, the Project is close to the I-10 Freeway, which is 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.
7. The City of Loma Linda adopted both its 2021 Local Hazard Mitigation Plan (Resolution No. 3130) and its General Plan Safety Element in February 2022. The reorganization area is considered to have moderate wildfire risk exposure and the adjacent flood control facility is classified as a 100-year floodway.
8. The City of Loma Linda, as a function of its review for the Canyon Ranch Annexation (ANX No. P21-072), General Plan Amendment (GPA No. P21-073), Zone Change (ZC No. P21-074), and Tentative Tract Maps 20403 and 20404 (TTM No. P21-075) for a total of approximately 141 acres, prepared an environmental assessment and adopted a Mitigated Negative Declaration which indicates that approval of the project will not have a significant adverse impact on the environment.

The Commission certifies that it has reviewed and considered the City's Mitigated Negative Declaration and the environmental effects as outlined in the Initial Study prior to reaching a decision on the project and finds the information substantiating the Mitigated Negative Declaration is adequate for its use in making a decision as a CEQA responsible agency. The Commission finds that it does not intend to adopt alternatives or additional mitigation measures for this project as all changes, alternations and mitigation measures are within the responsibility and jurisdiction of the City and/or other agencies and not the Commission; and finds that it is the responsibility of the City to oversee and implement these measures.

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

9. The local agencies currently serving the area are: County of San Bernardino, San Bernardino County Fire Protection District (SBCFPD), SBCFPD Valley Service Zone, San Bernardino Valley Municipal Water District, Inland Empire Resource Conservation District, San Bernardino Valley Water Conservation District, County Service Area 70 (multi-function unincorporated area Countywide)

Upon reorganization, the territory will detach from the San Bernardino County Fire Protection District, its Valley Service Zone and its Zone FP-5, and County Service Area 70 and the spheres of influence for San Bernardino County Fire Protection District and County Service Area 70 will be reduced as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. The City of Loma Linda has submitted a plan for the provision of services as required by Government Code Section 56653, which indicates that the City can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.
11. The reorganization area will benefit from the availability and extension of municipal services from the City of Loma Linda and has benefitted from the delivery of water and/or sewer service for some of the properties as well as fire protection and emergency medical response service from the City (through its contract with the San Bernardino County Fire Protection District to provide the service).
12. The proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained. In addition, the proposal also complies with Commission policies and directives and State law that indicate the preference for all island areas to be included within the boundaries of a City.
13. This proposal will assist in the City's ability to achieve its fair share of the regional housing needs since a portion of the reorganization area is being proposed for development of 126 single family residences.
14. With respect to environmental justice, the following demographic and income profile was generated using ESRI's Community Analyst within the City of Loma Linda and within and around the reorganization area (2021 data):

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Demographic and Income Comparison	City of Loma Linda (%)	Subject Area & adjacent Unincorporated Sphere (%)
Race and Ethnicity		
• African American Alone	9.6 %	6.5 %
• American Indian Alone	0.9 %	1.3 %
• Asian Alone	27.9 %	34.5 %
• Pacific Islander Alone	0.3 %	0.2 %
• Hispanic Origin (Any Race)	29.3 %	24.3 %
Median Household Income	\$71,358	\$80,884

Some of the properties within City's unincorporated sphere area already receive water and/or service from the City through out-of-agency service agreements. Nonetheless, the reorganization proposal is to annex the entirety of the substantially surrounded unincorporated island. Therefore, the reorganization area will continue to benefit from the extension of services and facilities from the City and, 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 the reorganization to annex the entire island.

15. The City and County have negotiated the transfer of ad valorem taxes as required by State law. Copies of the resolutions adopted by the City Council of the City of Loma Linda and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues.
16. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards as determined by the County Surveyor's Office.

**SECTION 3.** 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 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

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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: BACA, BAGLEY, COX, DUPPER, FARRELL, HAGMAN, AND WARREN.**

**NOES: COMMISSIONERS: NONE.**

**ABSENT: COMMISSIONERS: NONE.**

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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 August 16, 2023.

**DATED: AUGUST 16, 2023**

  
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**SAMUEL MARTINEZ**  
Executive Officer



**LAFCO 3259 - Reorganization to Include Annexation to the City of Loma Linda and Detachment from the San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5, and County Service Area 70**

THOSE PORTIONS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTERLINE INTERSECTION OF BARTON ROAD AND NEW JERSEY STREET AS SHOWN ON PARCEL MAP NO. 12568, BOOK 168, PAGE 9, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SECTION 32;

**COURSE 1:** THENCE NORTH 89°52'45" EAST ALONG SAID CENTERLINE OF BARTON ROAD AND SAID NORTHERLY LINE OF SECTION 32 AS SHOWN ON SAID PARCEL MAP A DISTANCE OF 764.01 FEET TO THE CENTERLINE INTERSECTION WITH SAN TIMOTEO CANYON ROAD;

**COURSE 2:** THENCE SOUTH 20°52'39" EAST ALONG SAID CENTERLINE OF SAN TIMOTEO CANYON ROAD A DISTANCE OF 350.35 FEET TO AN ANGLE POINT;

**COURSE 3:** THENCE SOUTH 38°35'09" EAST ALONG SAID CENTERLINE A DISTANCE OF 721.20 FEET TO AN ANGLE POINT AS SHOWN ON RECORD OF SURVEY RECORDED IN COUNTY SURVEYOR BOOK 67, PAGES 8-10, RECORDS OF SAID COUNTY, SAID ANGLE POINT BEING ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32;

**COURSE 4:** THENCE SOUTH 00°20'37" EAST ALONG SAID CENTERLINE AND THE CENTERLINE OF NEVADA STREET, SAID CENTERLINES ALSO BEING THE SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 1742.70 FEET TO THE CENTER 1/4 OF SAID SECTION 32;

**COURSE 5:** THENCE SOUTH 00°22'56" EAST ALONG SAID CENTERLINE OF NEVADA STREET AND SAID EASTERLY LINE A DISTANCE OF 1319.44 FEET TO THE CENTERLINE INTERSECTION WITH BEAUMONT AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

**COURSE 6:** THENCE CONTINUING SOUTH 00°22'56" EAST ALONG SAID CENTERLINE OF NEVADA STREET AND SAID EASTERLY LINE A DISTANCE OF 575.45 FEET TO THE INTERSECTION THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD, 100 FOOT HALF-WIDTH, AS SHOWN ON PARCEL MAP 16302, BOOK 205, PAGES 97-98, RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 1809.86 FEET, A RADIAL TO SAID POINT BEARS SOUTH 33°44'43" WEST;

**COURSE 7:** THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 355.36 FEET THROUGH A CENTRAL ANGLE OF 11°14'59" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5629.60 FEET, A RADIAL TO SAID POINT BEARS SOUTH 44°59'43" WEST;

**COURSE 8:** THENCE ALONG SAID COMPOUND CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 474.44 FEET THROUGH A CENTRAL ANGLE OF 04°49'43" TO THE INTERSECTION WITH THE CENTERLINE OF BEAUMONT AVENUE AS SHOWN ON SAID PARCEL MAP;

**COURSE 9:** THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT OF WAY AN ARC DISTANCE OF 534.68 FEET THROUGH A CENTRAL ANGLE OF 05°26'30";

**COURSE 10:** THENCE NORTH 34°44'04" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1869.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2964.88 FEET;

**COURSE 11:** THENCE ALONG SAID CURVE AN ARC DISTANCE OF 117.51 FEET THROUGH A CENTRAL ANGLE OF 02°16'15" TO SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LOMA LINDA BY LOMA LINDA ANNEXATION NICK'S WELL SITE, LAFC NO. 1521, DATED AUGUST 4, 1975;

**COURSE 12:** THENCE NORTH 89°48'57" EAST ALONG THE SOUTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 332.91 FEET TO THE CENTERLINE OF SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR SAN TIMOTEO CREEK, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ANNEXATION;

**COURSE 13:** THENCE NORTH 22°45'29" WEST ALONG SAID CENTERLINE AND THE EASTERLY LINE OF SAID ANNEXATION A DISTANCE OF 286.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2292.00 FEET;

**COURSE 14:** THENCE ALONG SAID CENTERLINE AND SAID EASTERLY LINE AN ARC DISTANCE OF 693.02 FEET THROUGH A CENTRAL ANGLE OF 17°19'28" TO A POINT ON THE NORTHERLY LINE OF LOT 6, MRS. BURMUDEZ SURVEY, AS SHOWN ON PLAT IN BOOK 13, PAGE 35 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID ANNEXATION;

**COURSE 15:** THENCE NORTH 87°55'25" WEST ALONG SAID NORTHERLY LINE OF LOT 6 AND ALONG THE NORTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 464.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 32, SAID POINT



BEING THE NORTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF SAID ANNEXATION;

**COURSE 16: THENCE** NORTH 00°35'22" WEST ALONG SAID WESTERLY LINE OF SECTION 32 A DISTANCE OF 362.95 FEET TO A POINT 660.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 32, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LOMA LINDA BY LOMA LINDA ANNEXATION LAFC NO. 2363, RECORDED IN INSTRUMENT NO. 1986-0161106, OFFICIAL RECORDS OF SAID COUNTY;

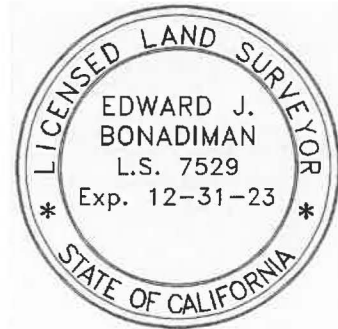
**COURSE 17: THENCE** NORTH 87°55'06" EAST ALONG THE SOUTHERLY LINE OF SAID ANNEXATION A DISTANCE OF 1308.51 FEET TO THE SOUTHEAST CORNER OF SAID ANNEXATION, SAID CORNER BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW JERSEY STREET, 6 FOOT HALF-WDTH, AS SHOWN ON SAID MRS. BURMUDEZ SURVEY;

**COURSE 18: THENCE** NORTH 00°27'23" EAST ALONG THE EASTERLY LINE OF SAID ANNEXATION AND SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 615.74 FEET TO THE POINT OF BEGINNING.

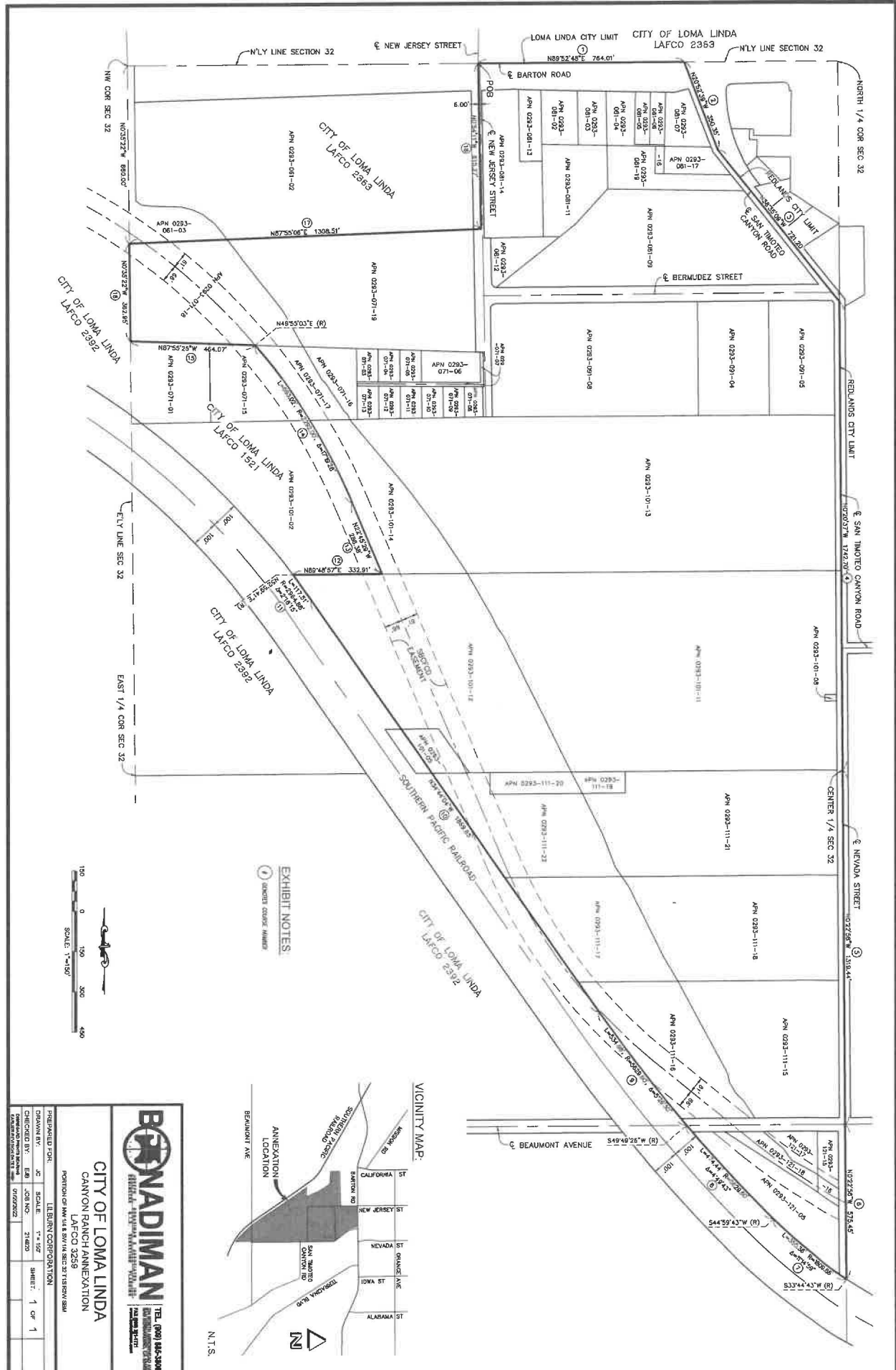
CONTAINING APPROXIMATELY 141.378 ACRES.

This legal description was prepared by me or under my direction.

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Edward J. Bonadiman, PLS    Date



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

**BONADIMAN** CONSULTING ENGINEERS & ARCHITECTS  
 11111 BIRCHWOOD DRIVE, SUITE 100, BIRCHMOUNT, CA 91706  
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**CITY OF LOMA LINDA**  
 CANYON RANCH ANNEXATION  
 LAFCO 3259  
 PORTION OF NW 1/4 & SW 1/4 SEC 32 T15S R35W S34M

PREPARED FOR: JC SCALE: 1" = 100'  
 DRAWN BY: EAB JOB NO.: 21899 SHEET: 1 OF 1  
 CHECKED BY: DRD  
 DATE: 08/20/22