

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

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**PROPOSAL NO.: LAFCO 3274**

**HEARING DATE: SEPTEMBER 17, 2025**

## **RESOLUTION NO. 3427**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3274 AND APPROVING THE REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND DETACHMENT FROM COUNTY SERVICE AREA 70 (SPRING TRAILS SPECIFIC PLAN PROJECT). The reorganization area encompasses approximately 350 acres and is generally located east of the community of Devore and northeasterly of the I-215 Freeway. The reorganization boundary is generally bordered by a combination of Meyers Road and parcel lines (existing City boundaries) on the south, parcel lines (a portion of existing City boundaries) on the west, and parcel lines on the north and east, within the City of San Bernardino's northern sphere of influence.**

**On motion of Commissioner Hagman, duly seconded by Commissioner Warren, 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,

**WHEREAS**, the public hearing by this Commission was called for September 17, 2025 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

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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; and,

**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 3274.

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

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

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

**SECTION 2.** The Commission determines that approval of LAFCO 3274 will create an unincorporated island surrounded by the City of San Bernardino. Since the inclusion of the island area would likely terminate the annexation proposal due to the number of registered voters within said island, the Commission determines, pursuant to the provision of Government Code Section 56375(m), to waive the restrictions on the creation of a totally-surrounded island contained within Government Code Section 56744 because it would be detrimental to the orderly development of the community, and it further determines that the area to be surrounded by the City of San Bernardino cannot reasonably be annexed to another city or incorporated as a new city.

**SECTION 3.** The Commission determines that:

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- a) this proposal is certified to be legally uninhabited;
- b) it has 100 % landowner consent; and,
- c) no written opposition to a waiver of protest proceedings has been submitted by a subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56662(d).

**SECTION 4. 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 five (5) registered voters as of August 6, 2025, as certified by the County Registrar of Voters Office.
2. The County Assessor's Office has determined that the total assessed value of land and improvements within the reorganization area is \$2,604,332 (land--\$2,493,122; improvements--\$111,210) as of April 1, 2025.
3. The reorganization area is within the sphere of influence of the City of San Bernardino.
4. Legal notice of the Commission's consideration has been provided through publication in *The Sun*, a newspaper of general circulation within the reorganization 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. In compliance with the requirements of Government Code Section 56157 and Commission policies, LAFCO staff has provided individual notice to:
  - landowners (14) and registered voters (5) within the reorganization area (totaling 19 notices); and,
  - landowners (92) and registered voters (117) surrounding the reorganization area (totaling 209 notices).

Comments from registered voters, landowners, and other individuals and any affected local agency in support or opposition have been reviewed and considered by the Commission in making its determination.

6. The reorganization area is predominantly vacant with the exception of an existing single-family residence on one of the parcels with an associated nominal population.

The City of San Bernardino adopted the Spring Trails Specific Plan (SP #10-01) along with a General Plan Amendment (GPA #02-09) and a Development Code Amendment (DCA #12-10), which pre-zoned the reorganization area as Spring Trails Specific Plan with the following underlying specific plan zone designations:

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Residential (Estate), Open Space, and Parks. These pre-zone/specific plan zone designations are consistent with the City's General Plan and are generally compatible with surrounding land uses within the City and in the County. Pursuant to the provisions of Government Code Section 56375(e), these pre-zone designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.

7. The Southern California Associated Governments (SCAG) recently adopted its 2024-2050 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS), referred to as Connect SoCal 2024, pursuant to Government Code Section 65080. The 2025 Federal Transportation Improvement Program includes plans for the reconstruction of the University Parkway interchange on the I-215 Freeway and a non-capacity landscaping project along said I-215 Freeway within the City of San Bernardino, which is in close proximity to LAFCO 3274.
8. The City of San Bernardino recently adopted its 2024 Local Hazard Mitigation Plan (LHMP) in May 2025 (Resolution No. 2025-282), which was developed by County Fire, the City's fire service provider. Said LHMP includes hazards such as earthquake/geologic hazards, high wind, and wildfire, which are considered high probability hazards given the location of the Spring Trails project. In 2022, the County of San Bernardino created a Multi-Jurisdictional Hazard Mitigation Plan which presents updated information about the County's climate hazards. The risk assessment was added to align and comply with the State's Hazard Mitigation Plan and recent SB 379 initiatives.
9. A Complete Final Environmental Impact Report (EIR) was prepared and certified as adequate by the City of San Bernardino for its approval of the Spring Trails Specific Plan (SCH No. 2009111086). The Commission, its staff, and its Environmental Consultant have independently reviewed the City's Complete Final EIR and found it to be adequate for the reorganization decision.

The Commission certifies that it has reviewed and considered the City's Complete Final EIR and the effects outlined therein, and as referenced in the Facts, Findings and Statement of Overriding Considerations, prior to reaching a decision on the project. By considering the Complete Final EIR adopted by the City of San Bernardino and adopting the revised Facts, Findings and Statement of Overriding Considerations for the proposal, the Commission is reconfirming its position regarding the adequacy of the City's Complete Final EIR and originally-approved Statement of Overriding Considerations in light of the reduced Project scope, for purposes of its approval of LAFCO 3274 as a Responsible Agency under CEQA.

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



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The Commission hereby adopts the Facts, Findings and Statement of Overriding Considerations regarding the environmental effects of the reorganization. The Commission finds that all feasible changes or alterations have been incorporated into the project; that these changes are the responsibility of the City and other agencies identified in the Facts, Findings and Statement of Overriding Considerations and the City's Complete Final EIR; and that specific economic, social or other considerations make infeasible adoption of the alternatives identified in the City's Complete Final EIR.

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

10. The local agencies currently serving the area are: County of San Bernardino, Inland Empire Resource Conservation District, San Bernardino Valley Municipal Water District, San Bernardino County Fire Protection District, its Valley Service Zone, and its Zone FP-5 (fire protection and emergency medical response), and County Service Area 70 (multi-function unincorporated County-wide).

Upon reorganization, the area will be detached from County Service Area 70 and its sphere of influence reduced as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

11. The City of San Bernardino has submitted a plan for the provision of services to the reorganization area, as required by Government Code Section 56653. The Plan for Service and the Fiscal Impact Analysis, as certified by the City, indicates that the City can, at a minimum, maintain and/or improve the level and range of 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.

The Plan indicates that the revenues to be provided through the transfer of property tax revenues and existing and potential financing mechanisms are anticipated to be sufficient to provide for the infrastructure and ongoing maintenance and operation of the services to be provided from the City of San Bernardino and its Municipal Water Department as well as the services from the San Bernardino County Fire Protection District and its Valley Service Zone.

12. The reorganization area will benefit from the availability and extension of municipal-level services from the City of San Bernardino.
13. The reorganization proposal complies with Commission policies and directives and State law that indicate the preference for areas proposed for urban intensity

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development to be included within a City so that the full range of municipal services can be planned, funded, extended, and maintained.

However, approval of this proposal will create an island of unincorporated territory that will be totally-surrounded by the City of San Bernardino. The City has already initiated the annexation of the adjacent 26-acre unincorporated island area (LAFCO 3275) to be considered at a later date should the Commission approve LAFCO 3274.

14. This proposal will assist the City of San Bernardino's ability to achieve its fair share of the regional housing needs as it proposes to build the addition of 215 single-family residential units.
15. With respect to environmental justice, which is the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services, the following demographic and income profile was generated using ESRI's Business Analyst for the City of San Bernardino and the reorganization and adjacent unincorporated areas (2025 data):

Demographic and Income Comparison	City of San Bernardino (%)	Reorganization Area and Adjacent Unincorporated Area (%)
Race and Ethnicity		
• White Alone	22.7 %	60.5 %
• Black Alone	11.6 %	2.7 %
• American Indian Alone	2.3 %	1.3 %
• Asian Alone	4.3 %	4.6 %
• Pacific Islander Alone	0.4 %	0.2 %
• Some Other Race Alone	41.8 %	14.8 %
• Two or More Races	16.9 %	15.9 %
• Hispanic Origin (Any Race)	70.7 %	35.2 %
Median Household Income	\$77,677	\$128,136

Through future development, the reorganization area will 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 LAFCO 3274.

16. The County (for itself and acting on behalf of the San Bernardino County Fire Protection District) and the City of San Bernardino have negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. Copies of the resolutions adopted by the City Council of the City of San Bernardino and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues.
17. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

**SECTION 5.** The primary reason for this reorganization is to receive municipal services from the City for the proposed Spring Trails Specific Plan Project.

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**SECTION 6.** The affected territory will not be taxed for existing bonded indebtedness or contractual obligations by the City of San Bernardino through the annexation. The City of San Bernardino utilizes the regular County assessment rolls.

**SECTION 7.** 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 8.** The Commission hereby orders the territory described in Exhibits “A” and “A-1” annexed. The Commission hereby directs, following completion of the reconsideration period specified by Government Code Section 56895(b), that the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

**SECTION 9.** 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.

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

**AYES: COMMISSIONERS: BACA, BAGLEY, DENISON, HAGMAN, WARREN.**

**NOES: COMMISSIONERS: COX, FARRELL.**

**ABSTAIN: COMMISSIONERS:**

**ABSENT: COMMISSIONERS: DUPPER (Denison voting in his stead)**

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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 September 17, 2025.**

**DATED: September 17, 2025**



  
SAMUEL MARTINEZ  
Executive Officer

LAFCO 3274 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY  
OF SAN BERNARDINO AND DETACHMENT  
FROM COUNTY SERVICE AREA 70 (SPRING TRAILS SPECIFIC PLAN PROJECT)

THOSE PARCELS OF LAND LOCATED IN SECTIONS 26 AND 35, TOWNSHIP 2 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SECTION 26, T. 2 N., R. 5 W., SBM;

**Course 1.** THENCE S88°23'29"W ALONG THE SOUTH LINE OF SAID SECTION 26, T. 2 N., R. 5 W., SBM, A DISTANCE OF 363.28 FEET, TO A POINT ON THE MUSCUIABE RANCHO LINE, AS PER COUNTY SURVEYORS PLAT 7093, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

**Course 2.** THENCE S08°25'45"W ALONG SAID MUSCUIABE RANCHO LINE, A DISTANCE OF 2529.70 FEET, TO A POINT ON THE BOUNDARY OF THE CITY OF SAN BERNARDINO ANNEXATION #257, LAFCO NO 920, ORDINANCE NO. 3131, EFFECTIVE DATE 02/18/1971, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 35, T. 2 N., R. 5 W., SBM;

**Course 3.** THENCE CONTINUING S08°25'45"W ALONG SAID MUSCUIABE RANCHO LINE, AND ALONG SAID ANNEXATION 257, A DISTANCE OF 703.63 FEET, TO A POINT ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS SHOWN ON THE PLAT OF THE TOWN OF IRVINGTON AND THE LAND OF IRVINGTON LAND AND WATER CO., RECORDED IN MAP BOOK 3, PAGE 9, RECORDS OF SAN BERNARDINO COUNTY, SAID POINT ALSO BEING AN ANGLE POINT ON SAID ANNEXATION 257;

**Course 4.** THENCE LEAVING SAID ANNEXATION 257, N63°46'26"W ALONG SAID CENTERLINE OF PENNSYLVANIA AVENUE AND THE BOUNDARY OF CITY OF SAN BERNARDINO ANNEXATION #258, LAFCO NO. 931, ORDINANCE NO. 3142, EFFECTIVE DATE 03/05/1971, A DISTANCE OF 572.96 FEET, TO A POINT ON THE EAST LINE OF LOT "A" PER MAP SHOWING A PORTION OF THE MEYER AND BARCLAY SUBDIVISION, RECORDED IN MAP BOOK 12, PAGE 18, RECORDS OF SAN BERNARDINO COUNTY;

**Course 5.** THENCE S05°53'31"E ALONG SAID EAST LINE OF LOT "A" AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 480.00 FEET, TO THE NORTHEASTERLY CORNER OF THAT CERTAIN 5 ACRES IN THE SOUTHEAST CORNER OF SAID LOT "A", AS CONVEYED TO ROBERT B. MEYER BY DEED RECORDED IN BOOK 173, PAGE 156, OF DEEDS, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING AN ANGLE POINT IN SAID ANNEXATION 258;



**Course 6.** THENCE N 84°02'43"W ALONG THE NORTHERLY LINE OF SAID 5 ACRES AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 590.01 FEET, TO AN ANGLE POINT IN SAID ANNEXATION 258;

**Course 7.** THENCE S06°50'45"W ALONG THE NORTHERLY LINE OF SAID 5 ACRES AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 35.48 FEET, TO THE POINT OF INTERSECTION OF THE CENTERLINE OF MEYERS ROAD AS SHOWN ON PARCEL MAP NO. 3540, RECORDED IN PARCEL MAP BOOK 31, PAGE 84, RECORDS OF SAN BERNARDINO COUNTY, SAID POINT ALSO BEING AN ANGLE POINT IN SAID ANNEXATION 258;

**Course 8.** THENCE N51°31'14"W ALONG SAID PROLONGATION OF THE CENTERLINE OF SAID MEYERS ROAD AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 132.22 FEET TO THE CENTERLINE OF SAID MEYERS ROAD;

**Course 9.** THENCE CONTINUING ALONG THE CENTERLINE OF SAID MEYERS ROAD AND THE BOUNDARY OF SAID ANNEXATION 258, N51°31'14"W A DISTANCE OF 472.85 FEET TO THE INTERSECTION OF THE PROLONGATION OF THE EASTERLY LINE OF PARCEL 1, PARCEL MAP NO. 4093, RECORDED IN PARCEL MAP BOOK 38, PAGE 53, RECORDS OF SAN BERNARDINO COUNTY;

**Course 10.** THENCE LEAVING SAID ANNEXATION 258, N15°43'10"E ALONG SAID EASTERLY PROLONGATION AND THE EASTERLY LINE OF PARCEL 1 AND THE EASTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 4093, A DISTANCE OF 1433.20 FEET;

**Course 11.** THENCE N15°44'02"E ALONG THE PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 30.01 FEET TO THE SOUTHEAST CORNER OF LOT "D," PER MAP SHOWING A PORTION OF THE MEYER AND BARCLAY SUBDIVISION, RECORDED IN MAP BOOK 12, PAGE 18, RECORDS OF SAN BERNARDINO COUNTY;

**Course 12.** THENCE N15°53'54"E ALONG THE EASTERLY LINE OF SAID LOT "D" A DISTANCE OF 30.01 FEET;

**Course 13.** THENCE N15°53'55"E CONTINUING ALONG THE EASTERLY LINE OF SAID LOT "D", A DISTANCE OF 306.36 FEET TO THE NORTHEAST CORNER OF SAID LOT "D";

**Course 14.** THENCE N57°15'54"W ALONG THE NORTHERLY LINE OF SAID LOT "D" A DISTANCE OF 448.80 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT "D", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF PARCEL 3 PER SAID PARCEL MAP NO. 3540, SAID POINT ALSO BEING AN ANGLE POINT ON THE BOUNDARY OF SAID ANNEXATION 258;

**Course 15.** THENCE N57°17'03"W ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3 AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 124.74 FEET TO AN ANGLE POINT IN SAID PARCEL 3 ON THE BOUNDARY OF SAID ANNEXATION 258;

**Course 16.** THENCE N63°07'32"W CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3 AND THE BOUNDARY OF SAID ANNEXATION 258, A DISTANCE OF 509.44 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL MAP NO. 3810, RECORDED IN PARCEL MAP BOOK 34, PAGE 92, RECORDS OF SAN BERNARDINO COUNTY;

**Course 17.** THENCE LEAVING SAID ANNEXATION 258 BOUNDARY N39°33'40"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL MAP NO. 3810, A DISTANCE OF 1755.23 FEET, TO THE NORTHEASTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 3810;

**Course 18.** THENCE N50°27'28"W ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 709.08 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL 3;

**Course 19.** THENCE S39°36'09"W ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 244.15 FEET, TO THE SOUTHEASTERLY CORNER OF PARCEL 4 OF PARCEL MAP NO. 3809, RECORDED IN PARCEL MAP BOOK 44, PAGE 20, RECORDS OF SAN BERNARDINO COUNTY;

**Course 20.** THENCE N50°26'50"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 823.52 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4;

**Course 21.** THENCE N00°58'41"W ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 282.73 FEET, TO THE WESTERLY CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE MUSCUIABE RANCHO LINE;

**Course 22.** THENCE N56°18'05"E ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 4 AND THE MUSCUIABE RANCHO LINE, A DISTANCE OF 340.00 FEET, TO ITS INTERSECTION WITH THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED JUNE 24, 1898, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

**Course 23.** THENCE LEAVING THE MUSCUIABE RANCHO LINE N02°08'54"W ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 809.56 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 26;

**Course 24.** THENCE N88°20'06"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 698.21 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 25.** THENCE N02°32'47"W A DISTANCE OF 721.28 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 26.** THENCE S88°40'48"W A DISTANCE OF 338.59 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 27.** THENCE N01°45'10"W A DISTANCE OF 718.47 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 28.** THENCE N89°03'45"E A DISTANCE OF 328.48 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 29.** THENCE N02°32'47"W A DISTANCE OF 360.64 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 30.** THENCE S89°03'45"E A DISTANCE OF 656.96 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 31.** THENCE S02°32'47"E A DISTANCE OF 360.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 32.** THENCE N89°03'45"E A DISTANCE OF 1345.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

**Course 33.** THENCE S05°57'30"E ALONG THE EASTERLY LINE OF SAID SECTION 26 A DISTANCE OF 1477.72 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 26;

**Course 34.** THENCE S00°02'57"W ALONG THE EASTERLY LINE OF SAID SECTION 26 A DISTANCE OF 2580.79 FEET TO THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINS 354.81 ACRES MORE OR LESS.



Edward J. Bonadiman, P.L.S.  
Exp. 12-31-25

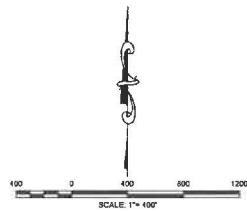
08-29-25

DATE



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

LAFCO 3274 - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND  
DETACHMENT FROM COUNTY SERVICE AREA 70 (SPRING TRAILS SPECIFIC PLAN PROJECT)



Line Table		
Line #	Direction	Length
COURSE 1	S88° 23' 29"W	363.28
COURSE 2	S08° 25' 45"W	2528.70
COURSE 3	S08° 25' 45"W	703.83
COURSE 4	N83° 48' 28"W	872.96
COURSE 5	S69° 52' 31"E	480.00
COURSE 6	N94° 02' 43"W	590.61
COURSE 7	S08° 50' 45"W	35.48
COURSE 8	N51° 31' 14"W	132.22
COURSE 9	N51° 38' 25"W	472.85
COURSE 10	N15° 43' 10"E	1433.20
COURSE 11	N15° 41' 02"E	30.01
COURSE 12	N15° 53' 54"E	38.01
COURSE 13	N15° 53' 55"E	306.36
COURSE 14	N57° 15' 54"W	448.80
COURSE 15	N57° 17' 03"W	124.74
COURSE 16	N63° 37' 32"W	509.44
COURSE 17	N35° 33' 40"E	1755.23
COURSE 18	N50° 27' 28"W	709.08
COURSE 19	S13° 36' 09"W	244.15
COURSE 20	N50° 38' 50"W	823.52
COURSE 21	N00° 58' 41"W	282.73
COURSE 22	N56° 18' 08"E	340.00
COURSE 23	N02° 08' 54"W	809.58
COURSE 24	S88° 20' 08"E	898.21
COURSE 25	N02° 32' 47"W	721.28
COURSE 26	N88° 40' 46"W	338.59
COURSE 27	N01° 42' 30"W	718.47
COURSE 28	S89° 03' 45"E	238.48
COURSE 29	N02° 32' 47"W	280.64
COURSE 30	S89° 03' 45"E	656.98
COURSE 31	S82° 32' 47"E	380.84
COURSE 32	S89° 03' 49"E	1345.57
COURSE 33	S06° 57' 30"E	1477.72
COURSE 34	S89° 03' 57"W	2580.79

