

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3275

HEARING DATE: MARCH 18, 2026

RESOLUTION NO. 3432

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3275 AND APPROVING THE REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND DETACHMENT FROM COUNTY SERVICE AREA 70 (26-ACRE ISLAND). The reorganization area encompasses approximately 26 acres and is located north of Meyers Road (existing City boundary), east of parcel lines (existing City boundary), and south and west of parcel lines (existing City boundary) along the Spring Trails Specific Plan Project area (LAFCO 3274), within the City of San Bernardino's northern sphere of influence.

On motion of Commissioner Hagman, duly seconded by Commissioner Baca Jr., 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 March 18, 2026 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 3275.

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. 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 10 registered voters as of February 5, 2026, 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 \$2,377,898 (land--\$872,147; improvements--\$1,505,751) as of April 15, 2025.
3. The reorganization area is within the sphere of influence of the City of San Bernardino.

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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 (6) and registered voters (10) within the reorganization area (totaling 16 notices); and,
 - landowners (42) and registered voters (76) surrounding the reorganization area (totaling 118 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 generally comprised of single-family residences with one property currently vacant that has a population of approximately 16 residents.

The City of San Bernardino pre-zoned the reorganization area, as part of the Spring Trails Specific Plan Project, with the same underlying land use designation of Residential Estate (RE). This pre-zone designation is consistent with the City's General Plan and is generally compatible with surrounding land uses within the City. Pursuant to the provisions of Government Code Section 56375(e), this pre-zone designation 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 3275.
8. The City of San Bernardino recently adopted its 2024 Local Hazard Mitigation Plan (LHMP) in May 2025 (Resolution No. 2025-282). Said LHMP includes hazards such as earthquake/geologic hazards, high wind, and wildfire, which are considered high probability hazards given the location of the annexation area.
9. The Local Agency Formation Commission has determined that this proposal is exempt from environmental review. The basis for this determination is two-fold: First, the Commission's approval of the reorganization 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

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15061(b)(3). Secondly, this reorganization is a ministerial action, required by the terms of Government Code Section 56375(a)(4). Without discretion in the Commission's consideration of this proposal, approval of this proposal is exempt from environmental review under the provisions of the State CEQA Guidelines, Section 15268. The Commission adopted the Exemption and directed its Executive Officer to file the Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

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 the existing level of service delivery and can improve the level and range of select 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 conform to those adopted standards and requirements.

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-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended, and maintained.
14. This proposal will assist the City of San Bernardino's ability to achieve its fair share of the regional housing needs, although there are no guarantees any new residential development will occur.
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):

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Demographic and Income Comparison	City of San Bernardino (%)	Reorganization Area and Unincorporated Area within the General Vicinity (%)
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

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 3275.

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 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.

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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: Baca Jr., Bagley, Cox, Farrell, and Hagman.

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: Dupper and Warren.

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 March 18, 2026.

DATED: March 18, 2026



SAMUEL MARTINEZ
Executive Officer



Exhibit C

LAFCO ***** - REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND TO SBCFPD ZONE FP-5 SAN BERNARDINO, AND DETACHMENT FROM COUNTY SERVICE AREA 70 (Spring Trails Specific Plan)

Prepared January 11, 2023

Those parcels of land located in Section 35, Township 2 North, Range 5 West, San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

Commencing at the Northeast corner of said Section 35, T. 2 N., R. 5 W., SBM;

Course 1. Thence S88°21'49"W along the North line of said Section 35, T. 2 N., R. 5 W., SBM, a distance of 364.15 feet, to a point on the Muscupiabe Rancho Line, as per County Surveyors Plat 7093, Records of San Bernardino County, State of California;

Course 2. Thence S08°23'37"W along said Muscupiabe Rancho Line, a distance of 2529.03 feet, to a point on the San Bernardino City limits, 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°23'37"W along said Muscupiabe Rancho Line, a distance of 757.58 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 the Southwest corner of Government Lot 3 of Section 35, T. 2 N., R. 5 W., SBM, said point also being an angle point on City of San Bernardino Annexation #257, LAFCO No. 920, Ordinance No. 3131, effective date 02/18/1971;

Course 4. Thence N62°54'32"W along said centerline of Pennsylvania Avenue and the border of City of San Bernardino Annexation #258, LAFCO No. 931, Ordinance No. 3142, effective date 03/05/1971, a distance of 560.57 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°57'38"E along said east line of Lot "A" and the border of said Annexation 258, a distance of 428.48 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;

Course 6. Thence $N83^{\circ}59'22''W$ along the Northerly line of said 5 acres and the border of said Annexation 258, a distance of 590.94 feet;

Course 7. Thence $N86^{\circ}44'09''W$ along the Northerly line of said 5 acres and the border of said Annexation 258, a distance of 52.61 feet, to a point on 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;

Course 8. Thence $N51^{\circ}36'40''W$ along said centerline of Meyers Road and the border of said Annexation 258, a distance of 543.37 feet, to its intersection with 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, said point also being the **Point of Beginning**;

Course 9. Thence continuing $N51^{\circ}36'40''W$ along said centerline of Meyers Road and the border of said Annexation 258, a distance of 916.19 feet, to its intersection with the prolongation of the westerly line of said Parcel 1;

Course 10. Thence $N22^{\circ}56'09''E$ along said prolongation of the westerly line of Parcel 1 and along the westerly line of said Parcel 1 and along the westerly line of Parcel 2 of said Parcel Map No. 4093, a distance of 721.41 feet to an angle point on the boundary of said Parcel 2;

Course 11. Thence $N45^{\circ}46'14''E$ along the westerly line of said Parcel 2 a distance of 469.27 feet;

Course 12. Thence $N27^{\circ}05'29''E$ continuing along the westerly line of said Parcel 2, a distance of 17.00 feet to the northwesterly corner of said Parcel 2, said corner also being the southwesterly 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 13. Thence continuing $N27^{\circ}05'29''E$ along the westerly line of said Lot "D" a distance of 448.05 feet to the northwesterly corner of said Lot "D", said point also being a point on the border of said Annexation 258;

Course 14. Thence $S57^{\circ}15'54''E$ along the northerly line of said Lot "D" and said border of Annexation 258, a distance of 448.80 feet to the northeast corner of said Lot "D";

Course 15. Thence $S15^{\circ}53'55''W$ along the easterly line of said Lot "D", a distance of 306.36 feet;

Course 16. Thence $S15^{\circ}53'54''W$ along the easterly line of said Lot "D", a distance of 30.01 feet to the southeast corner of said

Lot "D";

Course 17. Thence S15°44'02"W along the prolongation of the easterly line of said Parcel 2 of Parcel Map No. 4093, a distance of 30.01;

Course 18. Thence S15°43'10"W along the easterly line of Parcel 2 and along the easterly line of said Parcel 1 of Parcel Map No. 4093 and along the prolongation of the easterly line of said Parcel 1, a distance of 1433.20 feet;

Said parcel contains 26.84 acres more or less.



Edward J. Bonadiman, P.L.S.
Exp. 12-31-23

2-13-24

DATE



