

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3276

HEARING DATE: JULY 16, 2025

RESOLUTION NO. 3423

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3276 AND APPROVING THE SPHERE OF INFLUENCE AMENDMENT (EXPANSION) FOR HI-DESERT WATER DISTRICT

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

WHEREAS, an application for the proposed sphere of influence amendment (expansion) 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,

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 July 16, 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 opposition; the Commission considered all 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,

WHEREAS, this Commission reviewed and considered the Mitigated Negative Declaration prepared by the San Bernardino County Land Use Services Department—as a function of its review of a Minor Use Permit to establish a personal self-storage facility (mini storage) to include (155) 8'x20' and (8) 8'x10' standard height shipping containers totaling

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25,440 square feet of structures on approximately 9.46 acres—prior to reaching a decision on the sphere of influence amendment, finding that the information substantiating the Mitigated Negative Declaration as adequate for its use in making a decision as a CEQA responsible agency and that it does not intend to adopt alternatives or mitigation measures for this project as all changes, alterations and mitigation measures are within the responsibility and jurisdiction of the County and/or other agencies and not the Commission, and directed its Executive Officer to file a Notice of Determination within five (5) working days with the San Bernardino County Clerk of the Board of Supervisors; and,

WHEREAS, the Commission determined that the proposed sphere of influence amendment, submitted under the provisions of Government Code Section 56428, does not require a service review; and,

WHEREAS, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

1. The present and planned land uses in the area, including agricultural and open space lands

The project area has a land use designation of MV/IC (Morongo Valley/Community Industrial). Community Industrial provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. The proposed development of a mini-storage facility is a permitted use within the project area.

2. The present and probable need for public facilities and services in the area

There will be a change to the public facilities and utility services as a result of annexation of the project area, which is dependent upon the sphere of influence amendment. The sphere of influence amendment and the concurrent annexation will place the project area within the Hi-Desert Water District. The development of a mini-storage facility requires potable water, irrigation water, and/or fire suppression water service.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

The Hi-Desert Water District provides water and sewer service within the Town of Yucca Valley and its surrounding unincorporated communities, including the community of Yucca Mesa. The District currently owns and operates an 8-inch potable water line in Shafter Avenue, which is adjacent to the project area. The District can feasibly extend and adequately supply potable water, irrigation water, and/or fire suppression water service to the proposed mini-storage facility being developed within the project area.

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4. *The existence of any social or economic communities of interest*

The project area is located within the Morongo Valley community. However, a local agency associated with the community, the Morongo Valley Community Services District, does not provide water service within said Morongo Valley community nor are there any water service providers anywhere near the project area.

5. *The Present and Probable Need for Public Facilities and Services of any Disadvantaged Unincorporated Communities Within the Existing Sphere of Influence for a City/Special District that Provides Public Facilities or Services Related to Sewers, Water, or Fire Protection*

The Town of Yucca Valley has a coterminous boundary and sphere of influence; therefore, the Town itself does not have any disadvantaged unincorporated communities; however, surrounding areas are considered disadvantaged, including areas within the Hi-Desert Water District's boundaries.

The District provides water service within the Town and its surrounding communities, including the community of Yucca Mesa. The District began providing sewer service within the Town's core along SR 62. The District is now getting ready to begin Phase 2 of implementing and expanding its sewer collection system to provide sewer service to additional customers within the District's boundaries.

The San Bernardino County Fire Protection District provides fire protection and emergency medical services within the Town and its surrounding communities.

Additional Determinations

- As required by State Law, notice of the Commission's consideration of this issue has been advertised through publication the *Hi-Desert Star*, a newspaper of general circulation in the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notice.
- LAFCO staff has also provided individual notices in conjunction with noticing the proposed annexation proposal, LAFCO 3277, to landowners surrounding the sphere amendment and annexation area in accordance with state law and adopted Commission policies.
- The map and legal description for the sphere of influence amendment, as revised, are in substantial compliance with LAFCO and State standards.

WHEREAS, pursuant to the provisions of Government Code Section 56425(i), the range of services provided by the West Valley Water District shall be limited to the following:

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FUNCTION

SERVICES

Water

Retail, agricultural, domestic, replenishment, fire flow, fire hydrants

Sewer

Collection, transportation, treatment, reclamation, disposal, planning and engineering

WHEREAS, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it determines to amend the sphere of influence for the Hi-Desert Water District (expansion).

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission for San Bernardino County, State of California, that this Commission shall consider the territory described in Exhibits "A" and "A-1" as being within the sphere of influence for the Hi-Desert Water District, it being fully understood that the amendment of said sphere of influence is a policy declaration of this Commission based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission for San Bernardino County, State of California, does hereby determine that the Hi-Desert Water District, as the applicant, shall indemnify, defend, and hold harmless the Commission 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.

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, WARREN

NOES: COMMISSIONERS: NONE.

ABSTAIN: COMMISSIONERS: NONE.

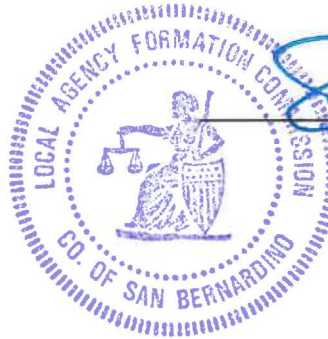
ABSENT: COMMISSIONERS: NONE.

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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 July 16, 2025.

DATED: July 16, 2025





SAMUEL MARTINEZ
Executive Officer

LAFCO 3276
 SPHERE OF INFLUENCE AMENDMENT (EXPANSION) FOR
 THE HI-DESERT WATER DISTRICT
 LEGAL DESCRIPTION

PARCEL 1 (APN 0585-273-04)

All that portion of Section 5, Township 1 South, Range 5 East, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat thereof, described as follows:

Beginning on the Northwest corner of Parcel No. 4, per Parcel Map No. 7849 recorded in Book 85, Pages 26 and 27, records of said County, said corner being a point on the existing Hi-Desert Water District boundary established by "Annexation No. 91-12 (LAFCO 2656)", said corner also being a point on the Town of Yucca Valley incorporation boundary per LAFCO No. 2661;

Course 1, thence, leaving said LAFCO 2656 boundary, and also leaving said Town boundary, South $31^{\circ}03'30''$ East, along the southwesterly line of said Parcel No. 4, a distance of 447.33 feet;

Course 2, thence, leaving said southwesterly line, South $58^{\circ}56'30''$ West, a distance of 660.00 feet;

Course 3, thence, North $31^{\circ}03'30''$ West, a distance of 660.00 feet to a point on said LAFCO 2656 boundary, said point also being on said Town boundary;

Course 4, thence, North $58^{\circ}56'30''$ East, along said LAFCO 2656 boundary, and also said Town boundary, a distance of 623.57 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 65.16 feet, to which beginning of curve a radial bears North $67^{\circ}51'00''$ East;

Course 5, thence, southeasterly along said curve, through a central angle of $73^{\circ}31'02''$, an arc distance of 83.61 feet;

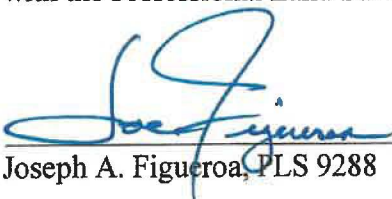
Course 6, thence, South $31^{\circ}03'30''$ East, a distance of 143.72 feet to the **Point of Beginning**.

The above described parcel contains 433,656 square feet (9.955 acres), more or less.

Map is attached hereto and by this reference made a part hereof.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

 6/17/25
 Joseph A. Figueroa, PLS 9288 Date



LAFCO 3276
SPHERE OF INFLUENCE AMENDMENT (EXPANSION) FOR
THE HI-DESERT WATER DISTRICT

0 100 200 400
 SCALE: 1" = 200'

5 4

EAST 1/4 COR.
 SECTION 5

SAN BERNARDINO COUNTY
SECTION 5, T.1S. R.5E. S.B.M.

HI-DESERT
 WATER DISTRICT
 LAFCO NO. 2656
 ANNEXATION NO. 91-12

HI-DESERT
 WATER DISTRICT
 LAFCO NO. 2656
 ANNEXATION NO. 91-12

PARCEL 2
 COURSE 5
 R= 65.16'
 Δ= 73°31'02"
 L= 83.61'

PARCEL 1
 COURSE 4
 N58°56'30"E 623.57'

N67°51'00"E RAD.

COURSE 6
 S31°03'30"E
 143.72'

TOWN OF
 YUCCA VALLEY
 LARIAT AVENUE
 SAN BERNARDINO
 COUNTY

PARCEL MAP NO. 7849
 P.M.B. 85/26-27
 PARCEL 4

APN 0585-273-13

EAST LINE
 SECTION 5

PARCEL 1
 APN 0585-273-04
 433,656 S.F.
 (9.955 AC.)

SHAFTER AVENUE
 DOC# 2024-0255014 O.R.
 10/24/2024

N31°03'30"W 660.00'
 COURSE 3

S58°56'30"W 660.00'
 COURSE 2

AFFECTED AGENCIES

HI-DESERT WATER DISTRICT

LEGEND

P.O.B. POINT OF BEGINNING

SECTION LINE

EXISTING HI-DESERT WATER
 DISTRICT SPHERE OF INFLUENCE

SPHERE EXPANSION

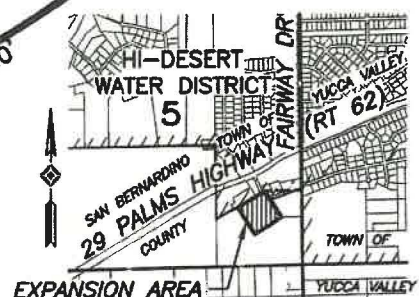
SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

FIGUEROA
 SURVEYING, INC.

1265 N La Cadena Dr | #9A | Colton | CA 92324
 909 264 3007 | josephf@figsurv.com

JOSEPH A. FIGUEROA
 L.S. 9288



VICINITY MAP
 N.T.S.

