

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3277

HEARING DATE: JULY 16, 2025

RESOLUTION NO. 3424

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3277 AND APPROVING THE ANNEXATION TO HI-DESERT WATER DISTRICT (APN 0585-273-04)

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 annexation in San Bernardino County 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 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/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; 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:

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

CONDITIONS:

Condition No. 1. The boundaries 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 3277.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the Hi-Desert Water District (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 Hi-Desert Water District 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. The date of issuance of the Certificate of Completion shall be the effective date of this annexation.

SECTION 2. The Commission determines that:

- 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 the subject agency.

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

SECTION 3. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

- 1. The County Registrar of Voters Office has determined that the annexation area is legally uninhabited, containing zero registered voters as of March 24, 2025.
- 2. The County Assessor's Office has determined that the total estimated assessed value of land and improvements within the annexation area is \$390,150.
- 3. Through approval of the companion sphere of influence amendment, LAFCO 3276, the annexation will be within the sphere of influence assigned the Hi-Desert Water District.
- 4. Legal notice of the Commission's consideration of the proposal has been provided through publication in the *Hi-Desert Star*, a newspaper of general circulation within

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the annexation 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.

5. In compliance with the requirements of Government Code Section 56157 and Commission policies, LAFCO staff has provided individual notice to landowners and registered voters surrounding the annexation area (25 total). 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 Southern California Associated Governments (SCAG) has 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. LAFCO 3277 has no direct impact on SCAG's Connect SoCal 2024.
7. Acting as the CEQA Lead Agency, 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 25,440 square feet of structures on approximately 9.46 acres—prepared an environmental assessment and adopted a Mitigated Negative Declaration, which indicates that approval of the project will not have a significant effect on the environment through its development under the Conditions of Approval that has been prepared for the proposed project. The County's Initial Study and Mitigated Negative Declaration have been reviewed by the Commission and its staff who find them to be adequate for the annexation decision.

The Commission certified that it has reviewed and considered the County's Mitigated Negative Declaration and its environmental effects as outlined in the Initial Study prior to reaching a decision on the annexation and finds the information substantiating the Mitigated Negative Declaration adequate for its use as CEQA Responsible Agency. The Commission further found that it does not intend to adopt alternatives or additional mitigation measures for the project and that all changes, alterations and mitigation measures are the responsibility and jurisdiction of the County and/or others, not the Commission, and are considered self-mitigating through implementation of the Conditions of Approval.

The Commission 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.

8. The annexation area is currently served by the following local agencies: County of San Bernardino, Hi-Desert Memorial Healthcare District (dba Morongo Basin Healthcare District), Mojave Desert Resource Conservation District, Mojave Water Agency, San Bernardino County Fire Protection District and its Valley Service Zone and its Zone FP-5, County Service Area 70 (unincorporated County-wide multi-function agency).

None of these agencies are affected by this annexation proposal as they are either regional in nature or identified for other services for the annexation area.

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9. The Hi-Desert Water District submitted a plan for the provision of water service to the annexation area as required by Government Code Section 56653. The Plan is to provide potable water, irrigation water, and/or fire suppression water service to the mini-storage facility. 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.
10. The annexation area can benefit from the availability and extension of water service from the Hi-Desert Water District.
11. This proposal will not affect the fair share allocation of the regional housing needs assigned the County through the Southern California Association of Government's (SCAG) Regional Housing Needs Allocation (RHNA) since the annexation area is proposed for a mini-storage facility.
12. With respect to environmental justice, the annexation proposal—which is to provide water service to the parcel—will not result in the unfair treatment of any person based on race, culture or income.
13. The County of San Bernardino, acting on behalf of the Hi-Desert Water District, adopted a resolution indicating there will be no transfer of property tax revenues as a result of the annexation. This resolution fulfills the requirements of Section 99 of the Revenue and Taxation Code.
14. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards.

SECTION 4. The primary reason for this annexation is to provide potable water, irrigation water, and/or fire suppression water service to the proposed mini-storage facility. The parcel is currently not within the Hi-Desert Water District's boundary; therefore, annexation to the District is required in order to receive water service.

SECTION 5. The affected territory will not be taxed for existing bonded indebtedness or contractual obligations by the Hi-Desert Water District through the annexation. The Hi-Desert Water District utilizes the regular County assessment rolls.

SECTION 6. 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 7. 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.

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SECTION 8. 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:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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 3277
 ANNEXATION TO THE HI-DESERT WATER DISTRICT
 (ASSESSOR PARCEL NUMBER 0585-273-04)
 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°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°56'30" West, a distance of 660.00 feet;

Course 3, thence, North 31°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°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°51'00" East;

Course 5, thence, southeasterly along said curve, through a central angle of 73°31'02", an arc distance of 83.61 feet;


Course 6, thence, South 31°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.


 Joseph A. Figueroa, PLS 9288

6/17/25
 Date



LAFCO 3277
ANNEXATION TO THE HI-DESERT WATER DISTRICT
(ASSESSOR PARCEL NUMBER 0585-273-04)

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'

TOWN OF
 YUCCA VALLEY
 SAN BERNARDINO
 COUNTY

PARCEL 1

COURSE 4
 N58°56'30"E 623.57'
 N67°51'00"E RAD.

COURSE 6
 S31°03'30"E
 143.72'
 N05°40'02"W RAD.

P.O.B.

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

COURSE 3
 N31°03'30"W 660.00'
 COURSE 2
 S58°56'30"W 660.00'

TOWN OF
 YUCCA VALLEY
 SAN BERNARDINO
 COUNTY

AFFECTED AGENCIES

HI-DESERT WATER DISTRICT

LEGEND

P.O.B. POINT OF BEGINNING

SECTION LINE

EXISTING HI-DESERT WATER
 DISTRICT BOUNDARY

ANNEXATION BOUNDARY

FIGUEROA
 SURVEYING, INC.

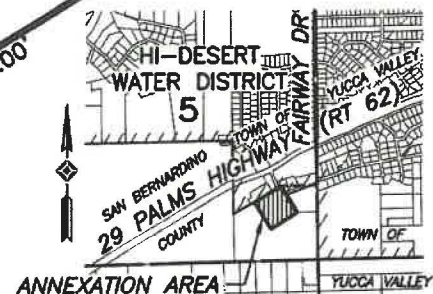
1265 N La Cadena Dr | #9A | Colton | CA 92324
 909 264 3007 | josephf@figsurv.com

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

JOSEPH A. FIGUEROA
 L.S. 9288

DATE



VICINITY MAP
 N.T.S.

