

RECORDING REQUESTED BY:
Gavin Centeno, Proj. Manager/Clerk to the Commission
LOCAL AGENCY FORMATION COMMISSION

WHEN RECORDED, PLEASE MAIL TO:

LAFCO
1601 E. 3rd Street, Suite 102
San Bernardino, CA 92415-0490
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Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00

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CERTIFICATE OF COMPLETION

LAFCO 3274 – Reorganization to include annexation to the City of San Bernardino and Detachment from County Service Area 70 (Spring Trails Specific Plan Project)

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

1601 E. 3rd Street, Suite 102, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
www.sbclafco.org

CERTIFICATE OF COMPLETION

I, **Gavin Centeno**, Clerk to the Local Agency Formation Commission for San Bernardino County, hereby certify that the **Local Agency Formation Commission** has completed a change of organization.

The short title of the action is: **LAFCO 3274 – Reorganization to include annexation to the City of San Bernardino and Detachment from County Service Area 70 (Spring Trails Specific Plan Project)**

The name of each city and/or district involved in this change of organization or reorganization and the kind or type of change of organization ordered for each city and/or district are as follows:

<u>City or District</u>	<u>Type of Change of Organization</u>
City of San Bernardino County Service Area 70	Annexation to Detachment from

The above-listed city and/or district are located within the following county: San Bernardino County.

The change of organization was ordered without an election. Resolution No. 3428 ordering the change of organization, a copy of which is attached as LAFCO Exhibit "A" was adopted by the Executive Officer of the Local Agency Formation Commission on October 20, 2025. The terms and conditions of the change of organization are set forth in this resolution. The map and legal description of the action are set forth in Exhibits "A" and "A-1" to Resolution No. 3428.

The area is legally uninhabited.

**SAMUEL MARTINEZ**
Executive Officer

By: 
**Gavin Centeno, Project Manager/
Clerk to the Commission**

Dated: October 20, 2025

THE EFFECTIVE DATE OF THIS ACTION IS OCTOBER 20, 2025

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

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(909) 388-0480 • Fax (909) 388-0481
lafco@lafco.sbcounty.gov
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PROPOSAL NO.: LAFCO 3274

RESOLUTION NO. 3428

A RESOLUTION OF THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY ORDERING LAFCO 3274 – REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF SAN BERNARDINO AND DETACHMENT FROM COUNTY SERVICE AREA 70 (SPRING TRAILS SPECIFIC PLAN PROJECT)

WHEREAS, this action is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

WHEREAS, the public hearing by the Local Agency Formation Commission for San Bernardino County (hereafter "the Commission") was called for September 17, 2025 at the time and place for which notice was given, and at the hearing the Commission heard and received all oral and written support and/or opposition; the Commission considered the proposed change of organization, and all 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 proposal, in evidence presented at the hearing; and,

WHEREAS, at the hearing, the Commission determined that: 1) the proposal is certified to be legally uninhabited; 2) the proposal has 100% landowner consent; and 3) no written opposition to a waiver of protest proceedings was submitted by the subject agency; therefore, the Commission waived the protest proceedings as permitted by Government Code Section 56662(d); and,

WHEREAS, the Commission adopted its Resolution No. 3427 on September 17, 2025, making determinations and approving the proposed annexation subject to the terms and conditions specified herein; and,

WHEREAS, the terms and conditions for LAFCO 3274, as approved by the Commission on September 17, 2025, are as follows:

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 3274.

RESOLUTION NO. 3428

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. The date of issuance of the Certificate of Completion shall be the effective date of this annexation.

WHEREAS, the reason for this reorganization is to annex the proposed Spring Trails Specific Plan Project into the City of San Bernardino, which requires a broad range and level of municipal services that are only available through the City.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Officer hereby determines and orders as follows:

SECTION 1. Pursuant to the provisions of Government Code Section 56662(d), the protest proceedings for this action have been waived as outlined above.

SECTION 2. The Executive Officer, on behalf of the Commission, hereby orders the annexation as described in Exhibits "A" and "A-1" to include the annexation to the City of San Bernardino and the detachment from County Service Area 70.

SECTION 3. The regular County assessment roll is utilized by the City of San Bernardino.

SECTION 4. The affected territory will not be taxed for existing general bonded indebtedness and/or contractual obligations of the annexing agency, the City of San Bernardino.

SECTION 5. The Executive Officer shall cause to be prepared and filed a Certificate of Completion, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

DATED: October 20, 2025



Samuel Martinez

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;

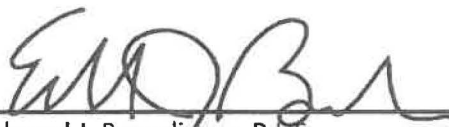
Course 31. THENCE S02°32'47"E A DISTANCE OF 360.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26;

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.

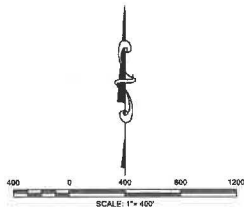

Edward J. Bonadiman, P.L.S.
Exp. 12-31-25

08-29-25
DATE

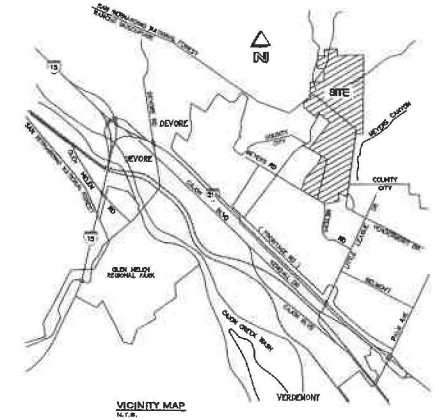
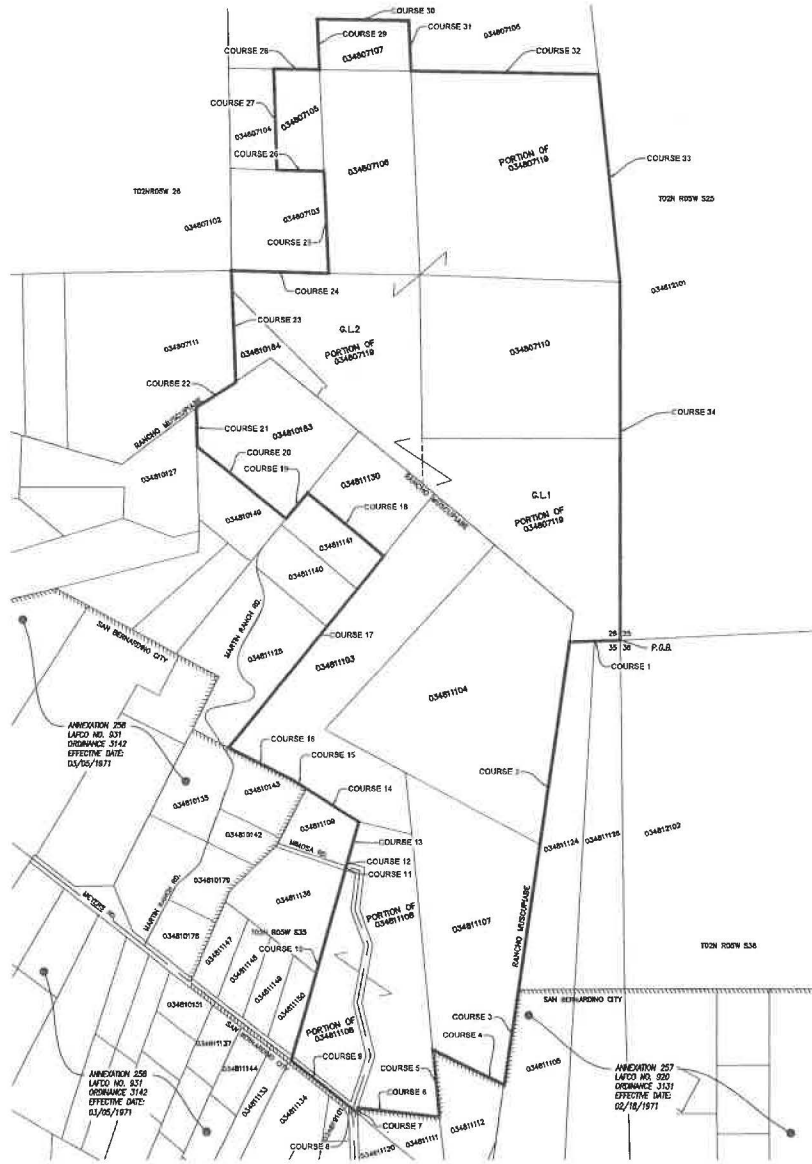


FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

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 #	Direction	Length
COURSE 1	S88° 23' 28"W	363.28
COURSE 2	S98° 25' 45"W	2529.70
COURSE 3	S98° 25' 45"W	763.83
COURSE 4	N83° 45' 28"W	872.98
COURSE 5	S05° 53' 31"E	480.00
COURSE 6	N84° 02' 43"W	995.01
COURSE 7	S98° 50' 45"W	35.48
COURSE 8	N61° 31' 14"W	132.22
COURSE 9	N61° 35' 28"W	472.86
COURSE 10	N15° 43' 10"E	1433.20
COURSE 11	N15° 44' 50"E	35.01
COURSE 12	N15° 53' 54"E	35.01
COURSE 13	N15° 53' 59"E	306.36
COURSE 14	N67° 15' 54"W	448.80
COURSE 15	N67° 17' 03"W	124.74
COURSE 16	N63° 07' 22"W	509.44
COURSE 17	N09° 33' 40"E	1755.23
COURSE 18	N50° 27' 28"W	709.06
COURSE 19	S39° 25' 08"W	244.15
COURSE 20	N50° 28' 50"W	823.52
COURSE 21	N00° 58' 41"W	282.73
COURSE 22	N68° 18' 09"E	349.00
COURSE 23	N03° 09' 54"W	608.58
COURSE 24	S68° 20' 09"E	688.21
COURSE 25	N02° 32' 47"W	721.39
COURSE 26	N88° 49' 46"W	338.59
COURSE 27	N01° 45' 10"W	718.47
COURSE 28	S18° 05' 45"E	328.48
COURSE 29	N02° 32' 47"W	305.64
COURSE 30	S89° 03' 45"E	656.99
COURSE 31	S92° 32' 47"E	369.64
COURSE 32	S89° 03' 49"E	1348.67
COURSE 33	S06° 57' 39"E	1477.72
COURSE 34	S00° 02' 51"W	2380.79



GENERAL DESCRIPTION

- LOCATED NORTH OF AVENUE ROAD / WEST OF LITTLE LEAGUE DRIVE.
- 349.38 ACRES

LEGEND

- BOUNDARY LIMITS
- - - EXISTING RANCHO
- - - EXISTING CENTERLINES
- - - EXISTING PROPERTY LINES
- - - EXISTING CITY BOUNDARY
- - - EXISTING UNPAVED ROAD

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

TEL: (909) 985-3900
SAN BERNARDINO COUNTY
SAC: (909) 381-1725
www.bonadiman.com

08-28-25
DATE

PREPARED FOR: MONTECITO EQUITIES LTD

SCALE: 1" = 400'

DRAWN BY: JH

CHECKED BY: E.J.B.

JOB NO: 133952

SHEET: 1 OF 1

D1

08-28-25

08-28-25

EXHIBIT A-1

EXHIBIT A-1

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