

SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL:

Annexation of Yermo CSD Fire Protection Services and EMS into the San Bernardino County Fire Protection District

- Reorganization to include:
 - Annexation to San Bernardino County Fire Protection District and
 - Divestiture of the fire function from Yermo Community Services District
- Sphere of Influence Amendment (Expansion) for San Bernardino County Fire Protection District

2. NAME OF APPLICANT: San Bernardino County Fire Protection District (Resolution 2026-107) and
Yermo Community Services District (Resolution 26-001)

APPLICANT TYPE: ☐ Landowner ☒ Local Agency
☐ Registered Voter ☐ Other _____

MAILING ADDRESS:

County Fire: 598 S Tippecanoe Ave. San Bernardino, CA 92408

Yermo CSD: PO Box 206 Yermo, CA 92398

PHONE: County Fire: 909.387.5974; Yermo CSD: (760) 254-2331

FAX: County Fire: 909.387.5542; Yermo CSD: (760) 254-3267

E-MAIL ADDRESS: info@sbcfire.org; yermocsd2022@outlook.com

3. GENERAL LOCATION OF PROPOSAL: Yermo, CA

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☒ If YES, provide written authorization for change.

5. Indicate the reason(s) that the proposed action has been requested.

The proposed reorganization of the Community of Yermo into the San Bernardino County Fire Protection District (SBCFPD) has been requested by the Yermo Community Services District (Yermo CSD) governing board to establish a sustainable, reliable, and financially viable model for the delivery of fire suppression.

rescue, emergency medical services (EMS) excluding ambulance transport, and all-hazard emergency response within the community.

Yermo CSD currently relies on a volunteer fire department that has experienced significant operational challenges, including limited volunteer staffing availability, difficulty recruiting and retaining qualified personnel, aging infrastructure, non-operational fire apparatus, limited availability of compliant personal protective equipment, and insufficient financial resources to sustain modern fire and EMS operations. As a result, the community does not maintain consistent emergency response capability or a continuously staffed fire engine available for emergency response.

Annexation into SBCFPD will transfer responsibility for fire suppression, rescue, emergency medical response (EMS) excluding ambulance transport, and all-hazard emergency response to an established regional fire protection agency with the personnel, equipment, training, and financial resources necessary to provide dependable emergency services. The proposal will integrate Yermo CSD into SBCFPD's regional services delivery model, improving operational reliability, enhancing firefighter and public safety, strengthening automatic and mutual aid capabilities, and providing greater resilience during major emergencies.

This proposal also supports San Bernardino County's Countywide Vision by improving emergency response coverage along the Interstate 15 and Interstate 40 transportation corridors, which experience ever-increasing commercial, recreational, and hazardous materials traffic. Additionally, annexation will better position the community to accommodate future residential, commercial, and industrial growth by ensuring that fire protection infrastructure and emergency response capabilities are provided through a sustainable regional service delivery model.

Overall, the reorganization is intended to improve public safety, enhance service delivery and reliability in the region, increase operational efficiency, and provide long-term fiscal and organizational stability for fire suppression, rescue, emergency medical services (EMS) excluding ambulance transport, and all-hazard emergency response within the Community of Yermo.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): 48.8 square miles
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)

Single Family Detached	405
Two SFR	28
Duplex	9
Three SFR	6

Triplex	2
Multi SFR 5-14 Units	1
Manufactured Home Park	1
Four SFR	1
Apartments 5-14 Units	1

3. Approximate current population within area: 1,281 (estimate)
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): n/a

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

RC – Resource Conservation

RL-40 – Rural Living, 40 acres min.

RL-10 – Rural Living, 10 acres min.

RL-5 – Rural Living, 5 acres min.

RL – Rural Living

RS – Single Residential

RS-10M – Single Residential, 10,000 sq. ft. min.

RM – Multiple Residential

CH – Highway Commercial

CR – Rural Commercial

IC – Community Industrial

IN - Institutional

AG - Agriculture

FW – Floodway

OS – Open Space (Calico Ghost Town Regional Park)

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory: None
6. Indicate the existing use of the subject territory. The area is predominantly vacant desert land, mostly undeveloped, with primarily low-density residential, and a small amount of commercial, institutional, and industrial uses.

What is the proposed land use? No change anticipated.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ☐ NO ☒ If YES, please explain.
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8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- | | |
|--|--|
| ☒ Agricultural Land Uses | ☐ Agricultural Preserve Designation |
| ☐ Williamson Act Contract | ☐ Area where Special Permits are Required |
| ☐ Any other unusual features of the area or permits required: _____ | |
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9. Provide a narrative response to the following factor of consideration as identified in §56668(p):
The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means 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 proposed annexation of the Yermo CSD into SBCFPD advances the principles of environmental justice by promoting the fair and equitable delivery of essential public safety services to the residents of Yermo. As a rural community with limited local resources and longstanding challenges in sustaining fire suppression, rescue, emergency medical services (EMS) excluding ambulance transport, and all-hazard emergency response, Yermo will benefit from a stable, countywide fire protection system capable of providing consistent, high-quality emergency response through the economies of scale the district can provide and the regionalized service delivery model of SBCFPD. The annexation will ensure that all residents – regardless of income, age, or background – have access to reliable fire suppression, rescue, emergency medical services (EMS) excluding ambulance transport, and all-hazard emergency response. By integrating Yermo into SBCFPD, the proposal will improve operational efficiency, strengthen regional coordination, enhance service reliability, and better position the community to meet current and future public safety needs while promoting equitable access to critical emergency services.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

Situated in the high desert region, characterized by arid conditions with sparse desert scrub. The area is bounded by open desert and the Calico Mountains to the north, the Mojave (dry) riverbed, agriculture lands and open desert to the east, the Mojave (dry) riverbed and agricultural lands to the south, and a combination of mountain and desert lands to the west.

2. Describe any existing improvements on the subject territory as % of total area.

Residential 5% Agricultural 1%

Commercial 1% Vacant 85%

Industrial 1% Other 7%

3. Describe the surrounding land uses:

NORTH Unincorporated County (Calico Mountains)

EAST Unincorporated County; portion of unincorporated community of Newberry Springs

SOUTH Unincorporated community of Daggett and the NEBO Annex

WEST Unincorporated County, City of Barstow, and the US Marine Corps Logistics Base (NEBO)

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The focus of this proposal is the transfer of fire protection authority and responsibility from the Yermo CSD to SBCFPD. There are no material site alterations or construction proposed.

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☐
NO ☒ Adjacent sites? YES ☐ NO ☒ Unincorporated ☐ Incorporated ☐

6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☒
NO ☐ If YES, please identify.

Daggett CSD provides water to a portion of Yermo CSD (Service Contract #135).

7. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☒ If YES, please explain.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME: Melissa Martin Maestas, General Manager, Yermo CSD

TELEPHONE NO.: 760-254-2331

ADDRESS: 38315 McCormick Street, Yermo, CA 92398

NAME: Dan Munsey, Fire Chief/Fire Warden, SBCFPD

TELEPHONE NO.: 909-387-5974

ADDRESS: 598 S Tippecanoe Ave, San Bernardino, CA 92408

NAME: Kelly Anderson, Assistant Chief, SBCFPD

TELEPHONE NO.: 909-387-5974

ADDRESS: 598 S Tippecanoe Ave, San Bernardino, CA 92408

CERTIFICATION

As a part of this application, the City/Town of _____, or the Yermo Community Services District District/Agency, _____ (the applicant) and/or the _____ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 10/17/2026

Lucette Becknell

SIGNATURE

Lucette Becknell

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

Yermo LSD Board Director

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☒ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☒ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☒ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

CERTIFICATION

As a part of this application, the San Bernardino County Fire Protection District (the co-applicant) agrees to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I acknowledge that annexation to the San Bernardino County Fire Protection District may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE _____

SIGNATURE

Daniel R. Munsey, Fire Chief/Fire Warden
San Bernardino County Fire Protection District

CO-APPLICANT CERTIFICATION

The San Bernardino County Fire Protection District ("SBCFPD") and the Yermo Community Services District ("Yermo CSD") are jointly submitting the proposed reorganization described in this application and are collectively referred to as the "Co-Applicants." Each Co-Applicant executes this certification separately and solely on its own behalf.

The proposed reorganization includes, among other related actions, the annexation of the subject territory to SBCFPD and the divestiture of specified fire protection and emergency service functions from Yermo CSD. Consistent with Government Code sections 56654 and 56824.12, Yermo CSD is the initiating special district with respect to the proposed divestiture of Yermo CSD's authority to provide the functions and classes of service identified in the Divestiture of Function/Service Supplement.

As part of this application, each Co-Applicant, acting separately on its own behalf, agrees to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them for the purpose of attacking, setting aside, voiding, or annulling approval of this application or adoption of the environmental document accompanying it.

This indemnification obligation includes, but is not limited to, damages, penalties, fines, attorney fees, and other reasonable costs imposed upon or incurred by San Bernardino LAFCO if San Bernardino LAFCO is named as a party in litigation or an administrative proceeding arising out of or relating to this application.

Each undersigned representative, on behalf of the public agency identified below, further certifies that:

1. The undersigned is authorized by the governing body of the identified agency to execute and submit this application and certification on the agency's behalf.
2. The statements, information, and supporting materials furnished by, or attributable to, that agency are true and correct to the best of the undersigned's knowledge and belief.
3. The identified agency acknowledges San Bernardino LAFCO's indemnification requirements applicable to this application and understands that LAFCO may impose an indemnification requirement as a condition of approval.
4. Nothing in this certification authorizes either Co-Applicant or its representative to bind the other Co-Applicant or to certify facts, commitments, or information solely within the responsibility or control of the other Co-Applicant.

The Co-Applicants may designate a single primary administrative contact for purposes of coordinating LAFCO notices and communications. Such designation is for administrative convenience only and does not alter the respective legal status, responsibilities, or authority of either Co-Applicant with respect to any component of the proposed reorganization.

Date:

Signature:

Daniel R. Munsey, Fire Chief/Fire Warden

San Bernardino County Fire Protection District

Date:

10/17/2026

Signature:

Lucette Becknall
Lucette Becknall, Yermo CSD Board Director