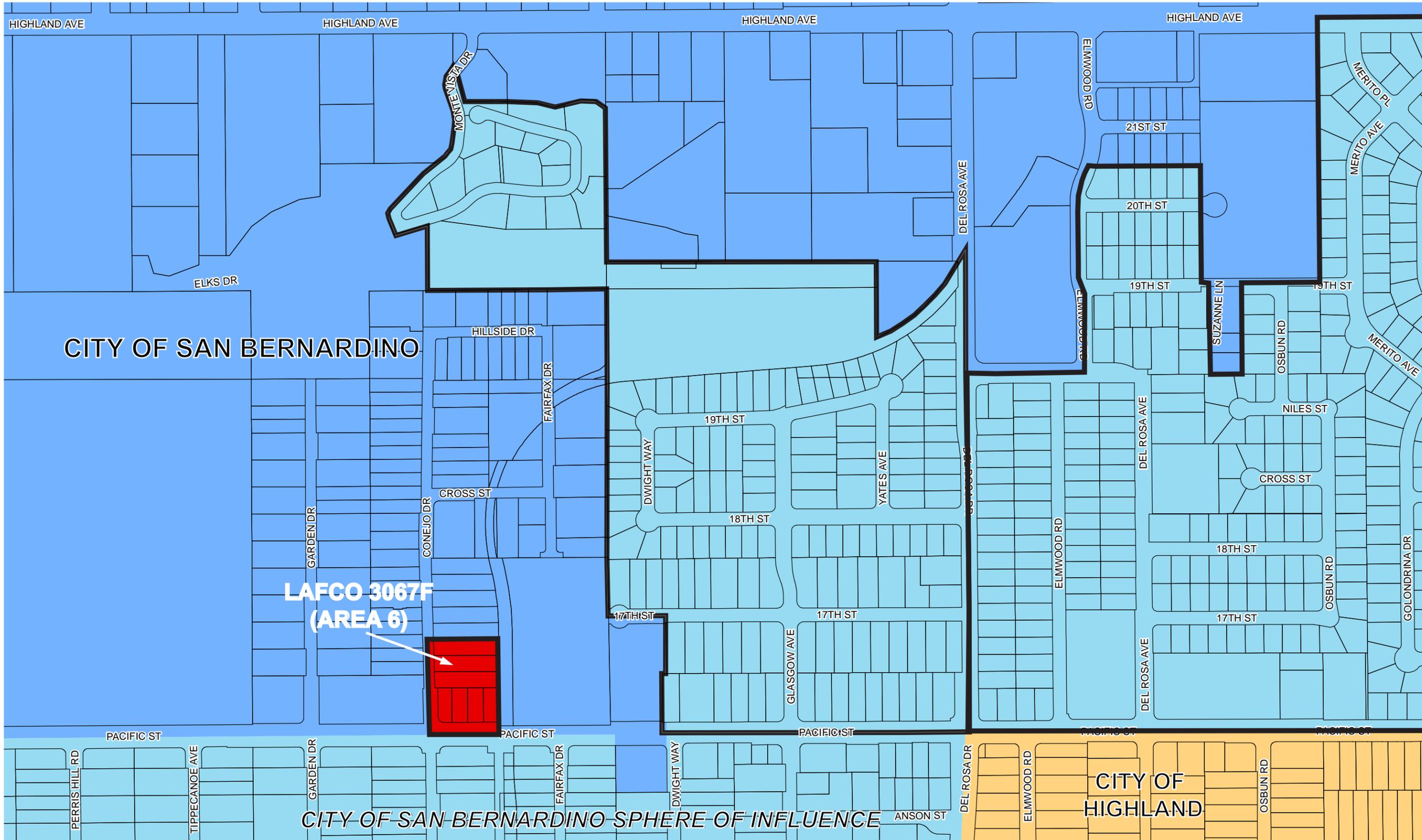


**LAFCO 3067F – Area #6 – Map,  
Information for Proposal Form,  
Fiscal Impact Analysis Spreadsheet,  
October 26, 2009 Environmental  
Assessment Letter from  
Tom Dodson and Associates and  
Draft Resolution No. 3076**

**Attachment 11**



**LAFCO 3067F – Reorganization to include City of San Bernardino Annexation No. 361 and Detachments from the San Bernardino County Fire Protection District, its Valley Service Zone and its Service Zone PM-2 (paramedics), County Service Area 70, and County Service Area SL-1 (Area 6)**

- LAFCO 3067F (Area 6)
- City Of Highland
- City Of San Bernardino
- San Bernardino Sphere



# **LAFCO 3067F – Area 6** **INFORMATION FOR PROPOSAL**

## **GENERAL INFORMATION**

1. GENERAL LOCATION OF PROPOSAL: Area 6 is generally located north of Pacific Street and east of Conejo Drive. The island area is generally bordered by Pacific Street on the south, Conejo Drive (existing City of San Bernardino boundaries) on the west, parcel lines (existing City of San Bernardino boundaries) on the north and the Flood Control Channel (existing City of San Bernardino boundaries) on the east.

2. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO  
City of San Bernardino  
\_\_\_\_\_

DETACHED FROM  
San Bernardino County Fire Protection District (SBCFPD)  
SBCFPD Valley Service Zone  
SBCFPD Service Zone PM-2 (paramedics)  
County Service Area 70  
County Service Area SL-1

3. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

Not applicable. The area will have no new or additional special taxes since the area is being annexed as an island.

4. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

The reorganization includes the detachment from the SBCFPD Service Zone PM-2. The existing special assessment for paramedic service will continue and will be transferred to the City.

5. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

Area 6 is totally built-out. Therefore, the proposed annexation will not contribute towards the City of San Bernardino's regional housing needs as determined by SCAG.

## **LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres):

2+/- acres

2. Current dwelling units in area:

2 single-family dwelling units + 8 additional units

3. Approximate current population in area:  
33 +/-

4. Indicate the General Plan designation(s) of the affected city (if any) and the uses permitted by this designation(s):

City of San Bernardino

Residential Urban (RU): This district is intended to promote the development of detached and attached units, duplex, mobile home parks, and small lot subdivisions as part of a planned residential development where the intent is to consolidate lots to achieve maximum open space.

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

Multiple Residential (RM): This district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities.

5. Describe any special land use concerns expressed in the above plans.

None

6. Indicate the existing land use.

Residential development.

What is the proposed land use if a change is anticipated?

None

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES X NO \_\_\_
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES \_\_\_ NO \_\_\_

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

RU (Residential Urban) - 9 d.u./acre; 7,200 sq. ft. (PUD - 5,200 sq. ft.) minimum lot size

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: \_\_\_\_\_

Not applicable

- 9. If a Williamson Act Contract(s) exists within the area proposed for annexation, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not applicable

- 9. 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 X If YES, please explain.

\_\_\_\_\_  
 \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

- 1. Provide general description of topography.

The land slopes down slightly (1%) from north to south.

\_\_\_\_\_

- 2. Describe any existing improvements on the site as % of total area.

Residential	<u>100</u> %	Agricultural	<u>                    </u> %
Commercial	<u>                    </u> %	Vacant	<u>                    </u> %
Industrial	<u>                    </u> %	Other	<u>                    </u> %

- 3. Describe the surrounding land uses:

NORTH Residential development (City of San Bernardino)

EAST Flood Control Channel (City of San Bernardino)

SOUTH Residential development (Unincorporated Area/City of San Bernardino Sphere)

WEST Residential development and a religious facility (City of San Bernardino)

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

Not applicable.

- 5. Will service extensions accomplished by this proposal induce growth on this site? YES \_\_\_ NO X Adjacent sites? YES \_\_\_ NO X Unincorporated \_\_\_ Incorporated \_\_\_

No additional growth in Area 6 is expected since the area is built-out. Surrounding area is also fully developed.

Attachment A

City of San Bernardino - Annexation No. 3067

Municipal Services Fiscal Impact Analysis

Island #6

Recurring Revenues	FY 2009/10 (6 months)	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19
Sales and Use Tax	-	-	-	-	-	-	-	-	-	-
Business License Fees	-	-	-	-	-	-	-	-	-	-
Franchise Fees	618	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236
Integrated Waste Management	-	-	-	-	6,481	6,481	6,481	6,481	6,481	6,482
Motor Vehicle In-lieu Fees (AB 1602)	3,378	3,378	3,378	3,378	3,378	3,378	3,378	3,378	3,378	3,378
Vehicle Code (VLF)	305	305	305	305	305	305	305	305	305	305
Property Transfer Tax	99	198	198	198	198	198	198	198	198	198
Fines & Penalties - City Code	236	473	473	473	473	473	473	473	473	473
Miscellaneous Revenues	32	63	63	63	63	63	63	63	63	63
Valley Service Zone (CSA 38)	-	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066
Service Zone PM-2 (CSA 38L- Paramedic)	-	456	456	456	456	456	456	456	456	456
Fire Admin (CSA 70)	-	235	235	235	235	235	235	235	235	235
Lighting (CSA SL-1)	-	136	136	136	136	136	136	136	136	136
Gas Tax (Sec. 2105-2107)	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222
Library Revenue	-	127	127	127	127	127	127	127	127	127
City-County Fire Agreement	724	-	-	-	-	-	-	-	-	-
<b>Total Recurring Revenues</b>	<b>6,614</b>	<b>8,895</b>	<b>8,895</b>	<b>8,895</b>	<b>15,376</b>	<b>15,376</b>	<b>15,376</b>	<b>15,376</b>	<b>15,376</b>	<b>15,377</b>

Recurring Costs	FY 2009/10 (6 months)	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19
Police Services	3,101	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203
Fire Services	1,215	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430	2,430
Animal Control	166	332	332	332	332	332	332	332	332	332
Code Enforcement	307	614	614	614	614	614	614	614	614	614
Graffiti	22	44	44	44	44	44	44	44	44	44
Integrated Waste Management	-	-	-	-	6,326	6,326	6,326	6,326	6,326	6,326
Street Signs	33	66	66	66	66	66	66	66	66	66
Street Lights	-	-	-	-	-	-	-	-	-	-
Signalized Intersections	-	-	-	-	-	-	-	-	-	-
Development Services	-	-	-	-	-	-	-	-	-	-
<b>Total Recurring Costs</b>	<b>4,845</b>	<b>9,690</b>	<b>9,690</b>	<b>9,690</b>	<b>16,016</b>	<b>16,016</b>	<b>16,016</b>	<b>16,016</b>	<b>16,016</b>	<b>16,016</b>

	FY 2009/10 (6 months)	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19
<b>Recurring Surplus / (Deficit) Per Year</b>	<b>1,769</b>	<b>(795)</b>	<b>(795)</b>	<b>(795)</b>	<b>(640)</b>	<b>(640)</b>	<b>(640)</b>	<b>(640)</b>	<b>(640)</b>	<b>(639)</b>
<b>Cumulative Surplus / (Deficit)</b>	<b>1,769</b>	<b>975</b>	<b>180</b>	<b>(615)</b>	<b>(1,255)</b>	<b>(1,895)</b>	<b>(2,535)</b>	<b>(3,176)</b>	<b>(3,816)</b>	<b>(4,455)</b>

## Attachment A

### City of San Bernardino - Annexation No. 3067

#### *Municipal Services Impact Analysis*

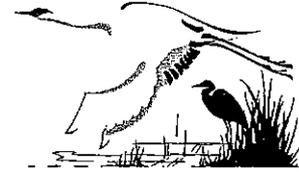
#### Analysis

The cost and revenue figures for this analysis remain flat for the projected timeframe. Reasons for this are due to the absence of any businesses or commercial property, average property turnover rate, little room for expansion, and low property taxes. Without the major factors that may influence an area for the projected timeframe, and that the area has little room for additional development, the City used the most recent information and strived to achieve the most likely results that will occur within a five-year period.

#### Assumptions

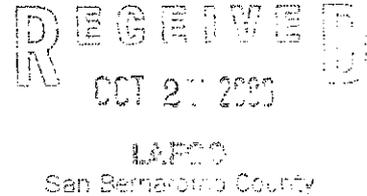
1. Projections are based on fiscal years ending June 30. FY 2009/10 figures are based on 6 months worth of expenditures and revenues.
2. Revenues and costs are using fiscal year 2009/10 budgeted dollars, assuming no annual Consumer Price Index (CIP) adjustment as it is presumed that future costs increases will be offset against future revenue growth.
3. No assumptions were made concerning new development in the area of future new development.
4. No revenue or costs were projected for the following: Recreation Program Revenue Fee. It is assumed that these items are already included in the revenue and costs of the City, and that the residents are already using the City's recreation services.
5. Statistics for the 6 County Islands: Lineal street miles (13.57), acreage (343.5), number of homes (1,111) and population (3,691), were obtained ESRI reports generated by the City's GIS Division of Information Technology.
6. Factors concerning land use for the area were obtained through physical observation, reference to maps, and the City's GIS Division.
7. Capital or infrastructure impacts are included as part of this analysis (Street repair, sidewalk, curb and gutter).
8. Planning, Building and Engineering Services and Fees that are non-recurring are excluded in this analysis.
9. Valuation of the existing properties are from the County Tax records.
10. Fiscal model factors used in this analysis are based upon the 2009/10 Adopted Operating Budgeted, with the following exceptions:
  - A. Sales Tax is the annual estimated amount based upon the actual businesses in the annexation area
  - B. Business License Fees - annual estimated amount based upon the actual businesses in the area.
  - C. Property Taxes - bases upon the minimum \$10 per \$1,000 of assessed valued agreed upon by the San Bernardino County Board of Supervisors, and assuming zero percent increase in property tax rates. The City receives approximately \$0.1724 of every \$1 in revenue received by the County.
  - D. Police Services - based on information provided by the San Bernardino Police Departments on the immediate impacts of this specific area. The Police Department has determined that his annexation will be absorbed into the current beat system, but will require overtime to do so.
11. For all existing persons located within the annexation area, a \$55.37 per person revenue amount was added, for the VLF revenue provided by AB 1062.
12. VLF, AB1602 and Gas Tax Revenues are based on population factors. As such, these revenues as stated in the FY 2009/10 estimates, will not be reduced, even through FY 2009/10 estimates are predicated on 6-month calculations.

**TOM DODSON & ASSOCIATES**  
2150 N. ARROWHEAD AVENUE  
SAN BERNARDINO, CA 92405  
TEL (909) 882-3612 • FAX (909) 882-7015  
E-MAIL tda@tdaenv.com



October 26, 2009

Ms. Kathleen Rollings-McDonald  
Local Agency Formation Commission  
215 North "D" Street, Suite 204  
San Bernardino, CA 92415-0490



Dear Kathy:

LAFCO 3067F consists of an island annexation (Annexation No. 361, Island 6) proposed by the City of San Bernardino for approximately 2 +/- acres located north of Pacific Street and east of Conejo Drive in the north central portion of the City's Sphere of Influence. The specific action being considered under LAFCO 3067F is "Reorganization to include City of San Bernardino Annexation No. 361 (Island 6) and Detachments from the San Bernardino County Fire Protection District, its Valley Service Zone and its Service Zone (PM-1 (paramedics), County Service Area 70, and County Service Area SL-1. Island Annexations are allowed to proceed as ministerial actions because the originating statute indicates that the Commission has no discretion over their approval. However, an environmental determination for compliance with the California Environmental Quality Act (CEQA) is still required for such project.

Based on my understanding of the proposed action, a ministerial decision is automatically exempt (Statutorily Exempt) for the CEQA. Therefore, I recommend that the Commission find that a Statutory Exemption applies to LAFCO 3067F under the Section 15268 of the State CEQA Guidelines which states: "Ministerial projects are exempt from the requirements of CEQA." It is my opinion, and recommendation to the Commission, that, under the current application for LAFCO 3067F, the Commission action in this matter is ministerial only and not subject to CEQA, i.e., statutorily exempt. Please note that since this area is already developed, the Annexation to the City of San Bernardino is not forecast to cause any substantial or significant physical changes in the environment. Therefore, this action would merit a Statutory Exemption even if it were not an Island Annexation

Based on a review of LAFCO 3067F and the pertinent sections of CEQA and the State CEQA Guidelines, I conclude that this action does not constitute a project under CEQA and adoption of the Statutory Exemption and filing of a Notice of Exemption is the most appropriate determination to comply with the CEQA Statute for this action. The Commission can approve the identified actions proposed under this application as statutorily exempt from CEQA for the reasons outlined above and in the State CEQA Guideline section cited above. The Commission needs to file a Notice of Exemption with the County Clerk to the Board for this action once the hearing is completed.

A copy of this exemption should be retained in LAFCO's project file to serve as verification of this evaluation and as the CEQA environmental determination record. If you have any questions, please feel free to give me a call.

Sincerely,



Tom Dodson

PROPOSAL NO.: LAFCO 3067F

HEARING DATE: NOVEMBER 18, 2009

**RESOLUTION NO. 3076**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3067F AND APPROVING THE REORGANIZATION TO INCLUDE CITY OF SAN BERNARDINO ANNEXATION NO. 361 AND DETACHMENTS FROM SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE, ITS SERVICE ZONE PM-2, COUNTY SERVICE AREA 70 AND COUNTY SERVICE AREA SL-1 (ISLAND AREA #6).** The reorganization area consists of 2 +/- acres generally located north of Pacific Street in the City of San Bernardino's eastern sphere of influence. The area is generally bordered by Pacific Street on the south, Conejo Drive (existing City boundary) on the west, parcel boundaries (existing City of boundary) on the north and the Flood Control Channel (existing City boundary) on the east.

On motion of Commissioner \_\_\_\_\_, duly seconded by Commissioner \_\_\_\_\_, 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 her 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 her 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 held upon the date and at the time and place specified in the notice of public hearing and in order or orders continuing the hearing; and,

**WHEREAS**, at the hearing, this Commission heard and received all oral and written protests; 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; and

**WHEREAS**, the Commission determines to modify LAFCO 3067 to divide it for consideration into six separate proposals, to be known as LAFCO 3067A through 3067F and Area #6 is to be known as LAFCO 3067F; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission does hereby determine, find, resolve, and order, as follows:

## RESOLUTION NO. 3076

### DETERMINATIONS:

**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 3067F.

**Condition No. 3.** All previously authorized charges, fees and/or assessments 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's 7.75% Utility Users Tax will not be extended to the reorganization area.

**Condition No. 5.** The City of San Bernardino 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.

**Condition No. 6.** 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. 7.** All streetlights currently the responsibility of County Service Area SL-1 within the annexation areas shall be transferred to the City of San Bernardino upon successful completion of the reorganization. The County Special Districts Department shall prepare the appropriate documentation to transfer the lights; LAFCO staff shall verify the data; and the City of San Bernardino shall sign the authorization form requesting Southern California Edison to transfer the specific lights to the City of San Bernardino accounts, prior to issuance of the Certificate of Completion.

**Condition No. 8.** The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

**SECTION 2.** Pursuant to Government Code Section 56375.3(a) and adopted Commission policies, the Commission makes the findings related to the proposed reorganization:

- the island area comprises a total of 2 +/- acres in size, which makes it less than the 150-acre threshold; and the area constitutes the entire island of unincorporated territory;
- the island area is substantially surrounded, being approximately 79% surrounded by existing City of San Bernardino which complies with the Commission policy declaration of substantially surrounded;
- the island area is substantially developed or developing, based upon the findings that public services are available in the area, there are public improvements in the area, and there are physical improvements on many, if not most, of the properties;
- the island area does not contain prime agricultural land as such is defined by LAFCO statutes;
- the island area will benefit from the annexation and has benefited from services provided by the City of San Bernardino through contract with the San Bernardino County Fire Protection District (formerly known as County Service Area 38);

## RESOLUTION NO. 3076

- the City of San Bernardino has conducted an outreach program prior to submission of the reorganization application; and,
- the area is not included within an established County Redevelopment. However, the territory is a part of the Inland Valley Development Authority, a joint-powers redevelopment agency created for the transition of the former Norton Air Force Base.

Therefore, having made said determinations, the Commission determines to waive the protest proceedings. This proposal is subject to the provisions of Government Code Section 56375(a) (3) which mandates Commission approval of the proposal if it complies with the provisions of Government Code Section 56375.3.

**SECTION 3. FINDINGS.** The following findings are noted in conformance with Commission policy:

1. The Registrar of Voters Office has determined that Area #6 is legally uninhabited, containing 4 registered voters as of October 13, 2009.
2. The study area is within the sphere of influence assigned the City of San Bernardino.
3. The County Assessor's Office has determined that the assessed valuation of land and improvements for Area #6 is \$910,137 (\$255,283 land; \$654,854 improvements).
4. In compliance with the requirements of Government Code Section 56157 and Commission policy, LAFCO staff has provided individual notices to landowners (totaling 6 notices) and registered voters (totaling 4 notices) within the reorganization area. Notice was provided to surrounding landowners (1,306) and registered voters (1,761) for the three southern islands on October 27, 2009. The total number of notices provided, in accordance with State law and adopted Commission policies, is 3,077. Comments from landowners and any affected local agency have been reviewed and considered by the Commission in making its determination. Protest to this reorganization, and its island provisions, has been received and considered by the Commission in making its determinations.
5. Legal advertisement of the Commission's consideration has been provided through publication in *The Sun*, newspaper of general circulation within the study area. Individual notice has been provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notification.
6. The City of San Bernardino pre-zoned its sphere of influence through adoption of its General Plan Update in October 2006. The land use designation to be applied within the reorganization area upon annexation are RU (Residential Urban) which provides for the development of attached and detached units, duplexes, mobilehome parks and small lot subdivisions as a part of a planned residential development. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council at a public hearing.
7. The Local Agency Formation Commission has determined that this proposal is statutorily exempt from environmental review. The basis for this determination is that this island area reorganization can be implemented without causing any identifiable physical changes to the environment or any adverse environmental impacts. Approval of this proposal is mandated by Government Code Section 56375, since the Commission has made those findings contained in Government Code Section 56375.3 related to annexation of these islands. Since the Commission has no discretion in this matter, approval of this proposal is a ministerial action that is exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), Section 21080(b), the State CEQA Guidelines, Section 15268, and the Commission's adopted CEQA Guidelines. The Commission adopted the Statutory Exemption and directed its Executive Officer to file a Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

## RESOLUTION NO. 3076

8. Upon annexation, the City of San Bernardino will extend its services as required by the existing and anticipated land uses. The City has submitted a plan for the provision of services, as mandated by Government Code Section 56653, which indicates that revenues are less than the costs for providing the service; however, the revenues anticipated from the annexation of LAFCO 3050 are anticipated to exceed the cost of service covering this shortfall. Water and sewer service to the island area is currently provided by the East Valley Water District, fire protection/paramedic services are currently provided by the City of San Bernardino Fire Department through contract with the San Bernardino County Fire Protection District and ambulance service is provide by American Medical Response. The City of San Bernardino has indicated in its application and Plan for Service that its 7.75% Utility Users Tax on properties will not be extended to this area upon annexation. In addition, LAFCO staff has included a condition in its recommendation for approval that indicates that the utility tax will not be applied to the island annexation area until such time as the registered voters have an opportunity to vote on the matter. 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.
9. 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 Valley Water Conservation District, San Bernardino County Fire Protection District, its Valley Service Zone and its Service Zone PM-2, East Valley Water District, County Service Area SL-1, and County Service Area 70.  
  
San Bernardino County Fire Protection District, its Valley Service Zone, its Service Zone PM-2, CSA SL-1 and CSA 70 will be detached upon successful completion of this reorganization. None of the other agencies will be directly affected by the completion of this proposal through an adjustment in their boundaries as they are regional in nature.
10. The annexation proposal complies with Commission policies and directives and State law that indicate the preference for all island areas to be included within the boundaries of the City surrounding them to provide for a more efficient and effective service delivery system.
11. The study area can benefit from the availability of municipal-level services from the City of San Bernardino and have benefited from City level fire protection services through contract with the County.
12. This proposal will have minimal effect on the City of San Bernardino's ability to achieve its fair share of the regional housing needs as it is primarily built-out residential uses.
13. With respect to environmental justice, the reorganization area will benefit from the extension of services and facilities from the City and, at the same time, will not result in unfair treatment of any person based upon race, culture or income.
14. The County of San Bernardino and the City of San Bernardino have successfully negotiated a transfer of property tax revenues that will take effect upon completion of this annexation. This negotiated agreement fulfills the requirements of Section 99 of the Revenue and Taxation Code.
15. 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 4.** The affected territory will not be taxed for existing bonded indebtedness and/or contractual obligations of the City of San Bernardino. The regular County assessment roll will be utilized by the City of San Bernardino.

**SECTION 5.** The reasons for this reorganization, as provided by the City, are: (1) in response to Senate Bill 1266 (the "island" annexation bill) and the annexation policy adopted by the Local Agency Formation Commission, the City of San Bernardino initiated the annexation of the unincorporated island area; and (2) the annexation of the island area will assist in reducing jurisdictional confusion between the City's limits and the County's unincorporated area and will aid in the delivery of public services in an efficient manner.

