

August 20, 2019

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VIA E-MAIL (smartinez@lafco.sbcounty.gov) & U.S. MAIL

Local Agency Formation Commission for San Bernardino County  
c/o Mr. Samuel Martinez, Executive Officer  
1170 West Third Street, Unit 150  
San Bernardino, California 92415-0490

**Re: LAFCO 3188A – Montecito Equities, Ltd. (Spring Trails Specific Plan)  
Request for Continuance of August 21, 2019, Hearing (Agenda Item #8)**

Dear Mr. Martinez:

This firm represents the property owner and applicant, Montecito Equities, Ltd. ("Montecito") for the above-referenced reorganization proposal to annex the approximate 350 acres ("Property") comprising the Spring Trails Specific Plan ("Project") into the City of San Bernardino ("City") and San Bernardino County ("County") Fire Protection District Zone, FP-5, and detach the Property from County Service Area 70.

The Project is presently scheduled for hearing before the San Bernardino County Local Agency Formation Commission ("LAFCO") on August 21, 2019, with a LAFCO Staff recommendation of approval that is conditioned upon the City initiating a new reorganization within one year to annex the small County "island area" that is adjacent to, but not included within the Project (Condition 3.a) (the "Condition"). The "island area" currently receives all municipal services from the City, except for fire which is provided by the County Fire Department to all areas within the City, and therefore would not be impacted by LAFCO's approval of the Project either with or without the Condition.

As you know, the proposed annexation is a Property Owner Petition that was initiated by Montecito, and not by the City. The City approved the underlying development entitlements for the Project; however, it was not involved in the preparation, submittal or processing of the Project application. Nor is any representative of the City a current member or alternate member of the LAFCO Commission. The City is, in effect, a third party stranger to the Project and the pending LAFCO proceeding.

*June 2019*

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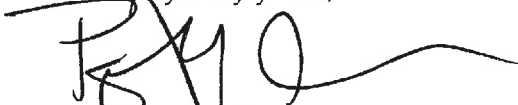
To that end, neither Montecito nor the City received any advance notice of LAFCO Staff's intent to condition its recommendation of approval for the Project on the City's commitment to annex the "island area" within the stated one year period, as stated in Condition 3.a (Staff Report, p. 19.) The City Council has not had any opportunity to discuss the Condition independently and/or with Montecito, and evaluate whether and to what extent it will commit to annex the "island area" at some point in the future. The City and Montecito will not have sufficient time to engage in these discussions and vet the Condition prior to the August 21, 2019, LAFCO hearing.

In light of the foregoing, and with the City's support, Montecito respectfully requests that LAFCO continue the public hearing on the Project for a period of at least thirty (30) days in order to allow for the City Council and Montecito to evaluate and consider the proposed Condition.

We appreciate LAFCO's anticipated cooperation in granting this request and allowing for a brief continuance of the public hearing on the Project.

Please contact me if you have any questions or wish to discuss this matter further.

Very truly yours,



Paige H. Gosney, Attorney for  
GRESHAM SAVAGE  
NOLAN & TILDEN,  
A Professional Corporation

PHG:tdg

cc: City of San Bernardino, Attn: City Manager Teri Ledoux (via email only)  
Client (via email only)