

RECORDING REQUESTED BY:
La Trici Jones, Clerk to the Commission/Office Manager
LOCAL AGENCY FORMATION COMMISSION

WHEN RECORDED, PLEASE MAIL TO:

LAFCO
1170 West Third Street Unit 150
San Bernardino CA 92415-0490
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12:49 PM
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BOB DUTTON
ASSESSOR - RECORDER - CLERK
354 Local Agency Formation for SBC

Doc# 2018-0033447



Titles	1	Pages	8
Fees			.00
Taxes			.00
CA SB2 Fee			.00
Others			.00
Paid			.00

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CERTIFICATE OF COMPLETION

**LAFCO 3207– Reorganization to include Annexation to the City of Redlands and
Detachments from San Bernardino County Fire Protection District and its Valley Service
Zone and CSA 70 and its Zone P-7**

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

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

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490
(909) 388-0480 • Fax (909) 388-0481
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www.sbclafco.org

CERTIFICATE OF COMPLETION

I, **La Trici Jones**, 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 3207 –Reorganization to include Annexation to the City of Redlands and Detachments from the San Bernardino County Fire Protection District and its Valley Service Zone and County Service Area 70 and its Zone P-7**

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 Redlands	Annexation to
San Bernardino County Fire Protection District (SBCFPD)	Detachment from
SBCFPD Valley Service Zone	Detachment from
County Service Area 70	Detachment from
County Service Area 70 Zone P-7	Detachment from

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

The change of organization was ordered without an election. Resolution No. 3262 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 November 15, 2017. The terms and conditions of the change of organization are set forth in this resolution. The map and legal description of the actions are set forth in Exhibits "A", "A-1 to Resolution No. 3262.

The area is legally uninhabited.

KATHLEEN ROLLINGS-McDONALD
Executive Officer

By: _____


La Trici Jones
Clerk to the Commission

Dated: January 25, 2018

THE EFFECTIVE DATE OF THIS ACTION IS JANUARY 25, 2018

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FOR SAN BERNARDINO COUNTY**

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PROPOSAL NO.: LAFCO 3207

RESOLUTION NO. 3262

A RESOLUTION OF THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY ORDERING LAFCO 3207 – REORGANIZATION TO INCLUDE CITY OF REDLANDS ANNEXATION NO. 94 AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS VALLEY SERVICE ZONE, AND COUNTY SERVICE AREA 70 AND ITS ZONE P-7 (SAM-REDLANDS, LLC)

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 November 15, 2017 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 all plans and proposed changes 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 application, in evidence presented at the hearing;

WHEREAS, the primary reason for this reorganization is to receive municipal services from the City for the proposed development of Tentative Tract Map 19942, a 34-lot single-family residential community. The reorganization area is contiguous to the City and its Municipal Code requires that property contiguous to the City's boundaries must annex in order to receive water and/or sewer service; and,

WHEREAS, on November 15, 2017, the Commission, as CEQA responsible agency, reviewed and considered the City of Redlands environmental assessment and Mitigated Negative Declaration for Annexation No. 94, Zone Change No. 565, Tentative Tract Map No. 19942, and Demolition Permit No. 258 for approximately 11.97 acres, and found them to be adequate for its use in making a decision as a CEQA responsible agency for LAFCO 3195, and directed its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors; 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 any subject agency; therefore, the Commission waived the protest proceedings as permitted by Government Code Section 56662(d).

WHEREAS, the Commission adopted its Resolution No. 3253 on November 15, 2017 making determinations and approving the proposed reorganization as described in Exhibit "A" and "A-1" attached hereto and by this reference incorporated herein; and,

WHEREAS, the terms and conditions for LAFCO 3207, as approved by the Commission on November 15, 2017, 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 3207.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Redlands (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 property owner, Sam-Redlands, LLC, 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. 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. 6. The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

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 reorganization as described in Exhibits "A" and "A-1" to include the annexation to the City of Redlands.

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

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 Redlands.

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: January 25, 2018



KATHLEEN ROLLINGS-McDONALD
Executive Officer

LAFCO 3207
CITY OF REDLANDS ANNEXATION
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION
OF WABASH AVENUE AND SYLVAN BOULEVARD

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING LOT 6 OF RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 1, JUDSON'S SUBDIVISION OF LOT 39, BLOCK 77, RANCHO SAN BERNARDINO, AS RECORDED IN BOOK 17 OF MAPS, PAGE 26, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CITRUS AVENUE AND THE WEST LINE OF UNSURVEYED SECTION 30, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALSO BEING THE EASTERLY BOUNDARY OF THE CITY OF REDLANDS, BEING 35.00 FEET EAST OF THE CENTERLINE OF WABASH AVENUE AS SHOWN ON MAP FILED IN BOOK 106, PAGES 97 THROUGH 103, INCLUSIVE, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

COURSE 1, THENCE ALONG SAID WEST LINE AND SAID EASTERLY BOUNDARY NORTH 00°07'59" EAST 640.01 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF SYLVAN BOULEVARD (80 FEET WIDE), SAID INTERSECTION BEING THE **TRUE POINT OF BEGINNING**;

COURSE 2, THENCE CONTINUING ALONG SAID WEST LINE AND SAID EASTERLY BOUNDARY NORTH 00°07'59" EAST 701.71 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 6;

COURSE 3, THENCE LEAVING SAID WEST LINE AND SAID EASTERLY BOUNDARY NORTH 89°29'28" EAST 659.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

COURSE 4, THENCE ALONG THE EAST LINE OF SAID LOT 6 SOUTH 00°07'58" WEST 592.79 FEET TO A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY OF SYLVAN BOULEVARD CONCAVED SOUTHEAST AND HAVING A RADIUS OF 674.07 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 38°28'53" WEST;

COURSE 5, THENCE ALONG SAID RADIAL LINE SOUTH 38°28'53" EAST 40.00 FEET TO THE CENTERLINE OF SYLVAN BOULEVARD BEING A CONCENTRIC CURVE TO LAST MENTION CURVE, HAVING A RADUIS OF 634.07 FEET;

COURSE 6, THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 5°48'50" AN ARC LENGTH OF 64.34 FEET;

COURSE 7, THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 45°42'17" WEST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 383.77 FEET;

COURSE 8, THENCE WESTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC LENGTH OF 284.67 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 486.46 FEET, A RADIAL LINE TO THE BEGINNING OF SAID COMPOUND CURVE BEARS SOUTH 01°47'43" EAST;

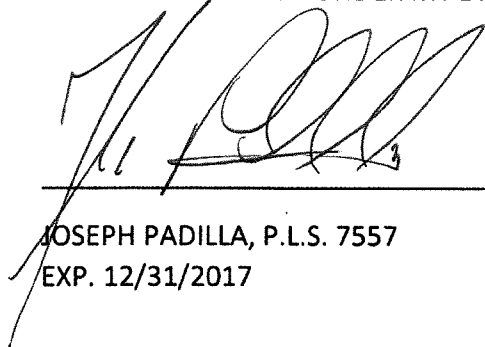
COURSE 9, THENCE WESTERLY ALONG SAID COMPOUND CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 33°13'59" AN ARC LENGTH OF 282.16 FEET;

COURSE 10, THENCE CONTINUING ALONG SAID CENTERLINE NORTH 41°57'43" WEST 58.64 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 514,869 SQUARE FEET OR 11.82 ACRES.

ATTACHED HERETO IS EXHIBIT A-1 AND BY THIS REFERENCE MADE A PART HEREOF.

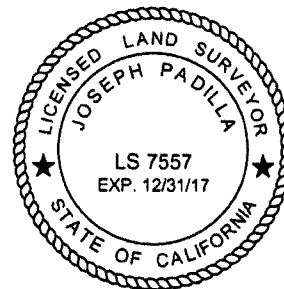
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



JOSEPH PADILLA, P.L.S. 7557
EXP. 12/31/2017

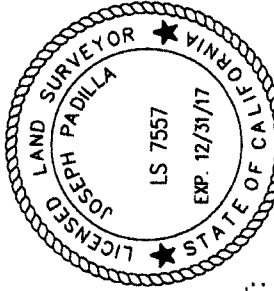
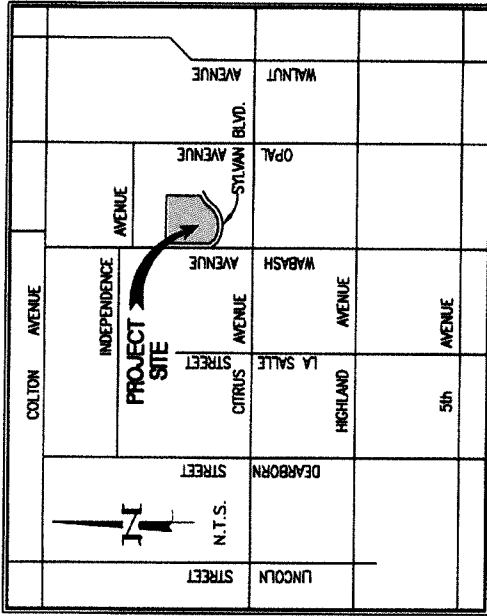
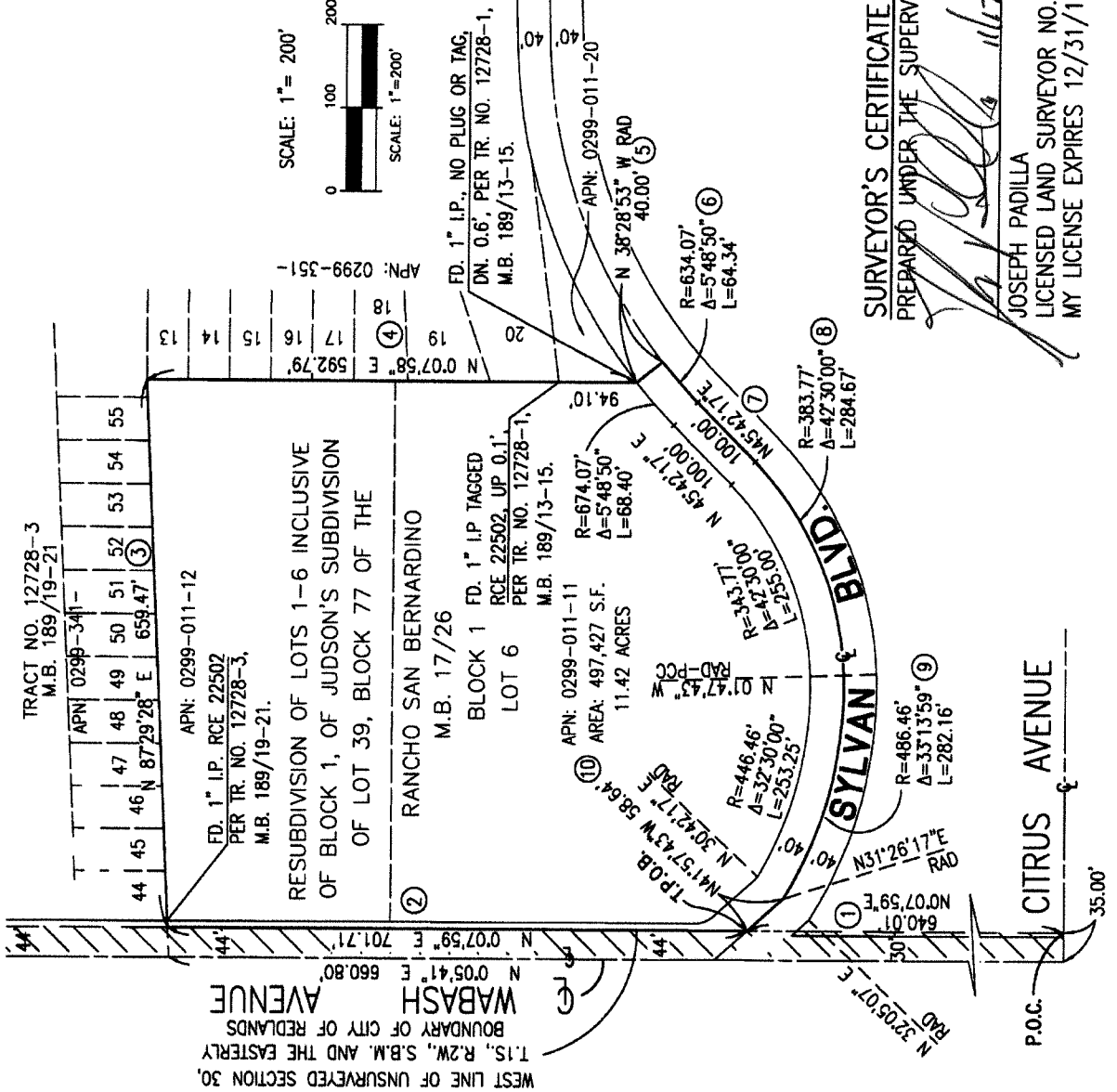
11/17/2017

DATE



LAFCO 3207

**CITY OF REDLANDS ANNEXATION
LOCATED AT THE NORTHEAST CORNER OF THE
INTERSECTION OF WABASH AVENUE AND SYLVAN BOULEVARD.**



PREPARED BY:

M D S
CONSULTING

MORSE
17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
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PLANNERS ENGINEERS SURVEYORS

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:
Joseph Padilla 11/17/2017
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557
MY LICENSE EXPIRES 12/31/17