

PROPOSAL NO.: LAFCO 3124

HEARING DATE: August 17, 2011

RESOLUTION NO. 3145

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3124 – A SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE FOR COUNTY SERVICE AREA 53 (sphere of influence expansion by approximately 650 acres, reduction by approximately 11,100 acres, and affirmation of the balance of its existing sphere of influence, as shown on the attached map).

On motion of Commissioner _____, duly seconded by Commissioner _____, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, a service review mandated by Government Code 56430 and a sphere of influence update mandated by Government Code Section 56425 have been conducted by the Local Agency Formation Commission of the County of San Bernardino (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,

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, a public hearing by this Commission was called for August 17, 2011 at the time and place specified in the notice of public hearing and in an 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, at this hearing, this Commission certified that the sphere of influence update including sphere amendments is statutorily exempt from environmental review pursuant to the

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provisions of the California Environmental Quality Act (CEQA) and such exemption was adopted by this Commission on August 17, 2011. The Commission directed its Executive Officer to file a Notice of Exemption within five working days of its adoption; and,

WHEREAS, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it is determined that the sphere of influence for County Service Area 53 (hereafter shown as "CSA 53" or the "District") shall be amended as shown on the maps attached as Exhibit "A" to this resolution, defined as follows:

- (1) Reduce the District's existing sphere of influence to exclude Area 1 (approximately 4,480 acres), Area 2 (approximately 640 acres), Area 3 (approximately 640 acres), and Area 4 (approximately 5,340 acres); and,
- (2) Expand the District's sphere of influence to include Area 5 (approximately 640 acres), and Area 6 (approximately 10 acres); and,
- (3) Affirm the balance of the District's existing sphere of influence.

WHEREAS, the determinations required by Government Code Section 56430 and local Commission policy are included in the report prepared and submitted to the Commission dated August 9, 2011 and received and filed by the Commission on August 17, 2011, a complete copy of which is on file in the LAFCO office. The determinations of the Commission are:

1. **Growth and population projections for the affected area:**

Land Use

Development in the San Bernardino Mountains is naturally constrained by public land ownership, rugged terrain, limited access, and lack of support infrastructure, as well as by planning and environmental policies which place much of the area off limits to significant development. Maximum build-out potential is substantially constrained by the slope-density standards and fuel modification requirements of the County of San Bernardino ("County") General Plan Fire Safety Overlay.

According to the *Bear Valley Community Plan*, several issues set Bear Valley apart from other mountain communities, suggesting that different strategies for future growth may be appropriate. Among these are preservation of community character and infrastructure. As for preservation of community character, residents feel that the high quality of life experienced in their neighborhoods today should not be degraded by growth and the subsequent impacts of traffic congestion, strains on infrastructure and threats to natural resources.

The majority County's land use designations within the study area is designated Resource Conservation. Other designations include Single Residential (RS, RS-10M, RS-20M, and RS-1), Rural Living (RL, RL-5, RL-10, RL-20, and RL-40), Floodway (lake areas). About 1% is a mix of generally commercial, industrial, and institutional land uses in the County (Neighborhood Commercial, Service Commercial, General Commercial, Community Industrial, and Institutional).

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Population Projections

In general, the San Bernardino Mountains is one of the most densely populated mountain areas within the country, and is the most densely populated urban forest west of the Mississippi River. However, there is a large seasonal population component as well as a substantial influx of visitors to the mountain resort areas.

The estimated unincorporated population was roughly 12,000 in 2000 and 15,000 in 2010. The seasonal population and visitors are not reflected in available demographic statistics, which count only year-round residents. It is estimated that the seasonal factors can substantially increase the peak population. The population projections below encompass the developable territory within the community. Utilizing the 1.8% annual growth from the *Bear Valley Community Plan*, by 2030 the permanent population is estimated to reach approximately 20,000, a 69% increase from 2000.

Table 3: Population, Households and Employment Projection 2000-2030

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Plan Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population	9,058	11,771	19,910	2.7%	1.8%	43,414	0.46
Households	3,474	4,712	8,426	3.1%	2.0%	17,364	0.49
	1991	2002		1991-2002	2002-2030		
Employment	1,007	1,684	2,650	4.8%	1.6%	8,332	0.32

Source: Stanley R. Hoffman Associates, Inc.
Note: The population figures for 1990 and 2000 were based on the U.S. Census. The employment figures for 1991 and 2002 were based on data from the EDD (Employment Development Department).

Sources: County of San Bernardino 2007 *Bear Valley Community Plan* (citing Stanley R. Hoffman Associates, Inc.);

Notes: Does not include seasonal population or visitors

Annual growth for population is anticipated at 1.8%.

For purposes of planning and designing infrastructure and future service delivery, the seasonal population must be considered. As the population increases so does the need for service. Any future projects will increase the need for municipal services within the City's existing boundaries as well as within the surrounding unincorporated territory.

2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies:

CSA 53 actively provides streetlighting (through its Zone A) and sewer collection services (through its Zone B). Water is authorized within its Zone C (currently inactive) and roads services can be provided through any of the existing zones if desired.

Streetlighting

Within the Bear Valley, streetlights are provided by the City of Big Bear Lake ("City"), the Big Bear City Community Services District ("CSD"), and CSA 53 Zone A, within their respective

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service area. Bear Valley Electric owns the streetlights and responds to problems, and the agencies provide for payment of the utility costs associated with the individual lights.

The District has identified and provided verification from Bear Valley Electric that it provides service for 15 streetlights in the Fawnskin area. The streetlights are classified as all night service (activated from dusk until dawn). Bear Valley Electric owns the streetlights and responds to problems, and CSA 53 Zone A provides for payment of the utility costs associated with the individual lights. Four years ago the Special Districts Department, at the recommendation of the CSA 53 Advisory Commission, eliminated roughly half of the lights due to the increased electricity costs from Bear Valley Electric and lack of revenues to support the service.

There are no plans at this time to increase the number of the streetlights. The future need for streetlights will increase if the population grows, dependent upon the implementation of the County's Night Sky Ordinance, which is applicable in the Mountain region. The purpose of the Night Sky Ordinance is to encourage outdoor lighting practices and systems that will minimize light pollution, conserve energy, and curtail the degradation of the nighttime visual environment. The implementation of this ordinance points toward a limitation of the number of streetlights for the future and may limit them to commercial area of the community only. The streetlighting standards outlined on the Special Districts Department website do not appear to comply with the provision of the Night Sky Ordinance.

Sewer

The Big Bear Area Regional Wastewater Agency ("BBARWA") is a joint powers authority formed for the purposes of planning and constructing sewer improvements to serve the member entities' service areas, obtaining State and Federal Clean Water grants, financing the local share of project costs, and operating the regional facilities. The member agencies are the CSD, the City, and the County on behalf of CSA 53 Zone B.

Each member agency maintains and operates its own wastewater collection system and delivers wastewater to BBARWA's interceptor system for transport to the wastewater treatment plant. The purpose of the plant is to treat sewage flows from the member agencies and to accept septic waste from residents and businesses, which are not served by a collection system. The treatment plant currently operates at about 2.5 million gallons per day. The effluent is discharged to farm lands in Lucerne Valley and the sludge is collected, dewatered, and hauled to disposal facilities off the mountain.

CSA 53 provides sewer collection within its Zone B (Fawnskin) and transports the effluent to the BBARWA Plant for treatment and disposal. The sewage collection system was installed in 1972 and currently services roughly 1,250 Equivalent Dwelling Units (roughly 950 connections) to residential and light commercial uses. According to the Special Districts Department, with the exception of the addition of a camp to the system, active connections have been relatively stable. The only major projects known for the Fawnskin community would be the development commonly known as "Mooncamp" which originally anticipated 92 lots, but which has since been redrawn to include 50 lots. Sewer service would be provided by 53B.

The system consists of a collection system by gravity, lift stations, a single vacuum collection system, approximately 17.5 miles of lines, and 375 manholes. A facility plan was prepared in

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2002 and the plan recommended upgrades to the vacuum system. Special Districts Department states that the upgrades were completed in 2006.

The FY 2011-12 Recommended Budget identifies two projects:

- Vacuum System Improvements – To replace the existing electrical panel and add enclosure for the vacuum system pump station. Local Funds \$6,125; Fund Balance \$52,757. Total \$58,782
- Manhole Sealing – Spray application sealant of approximately 55 manholes that currently allow significant water inflow. Local Funds \$550; Fund Balance \$60,337. Total \$60,887

Sewer Rates for Fiscal Year 2011-12:

AGENCY	SEWER SERVICE FEE
Bear Valley Community	
City of Big Bear Lake	\$31.10 monthly service charge; plus \$373.14 per served parcel on tax roll for BBARWA charges and other City sewer related charges \$62.20 is the monthly charge
Big Bear City CSD	\$119.29 annual system maintenance charge* \$173.76 annual BBARWA treatment charge* \$24.42 is the monthly charge
CSA 53B	\$54.19 monthly service charge
Other Mountain Providers	
Lake Arrowhead CSD	\$44.16 monthly service charge
CSA 79	\$61.40 monthly service charge
Running Springs Water District*	\$27.45 plus 15% of water usage \$3.00 wastewater pollution control plant loan repayment
*Place on individual property tax bill annually	

Water and Roads

Although CSA 53 is authorized to provide roads and water services, it has never actively provided these services. In September 1991, Zone C of the District was formed for water service with the intent to provide a water study for the Fawnskin community. No other activity is known to exist for Zone C.

In 1987, the area was experiencing a water shortage and serious consideration was given to the formation of joint powers authority (“JPA”) to address these concerns. Within the JPA, CSA 53 would be able to address the areas outside of the City of Big Bear Lake and the CSD – generally that of the north shore. According to the staff report for this item, while the expansion of powers increases the potential for duplication, it appears to be the simplest and most logical answer to the region’s problems. The Commission approved the proposal; however, the formation of a JPA to address water challenges never materialized. It is important to note that in the future the activation of the water service may be needed to

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address ongoing water service issues in Fawnskin with the City's Department of Water and Power.

3. Financial ability of agencies to provide services:

The Commission has reviewed the District's budgets and audits, State Controller reports for special districts, and County filing records.

CSA 53 Zone A (streetlights)

The primary source of revenue for CSA 53 Zone A is its share of the one percent ad valorem general tax levy. As shown on the chart below, since at least FY 2007-08 CSA 53 Zone A has experienced revenues greater than expenditures. This has occurred due to the elimination of roughly half of the lights due to the increased electricity costs from Bear Valley Electric.

For FY 2009-10, the chart shows that CSA 53A received negative tax revenue. According to Special Districts Department staff, the County made a reconciliation entry which recovered over apportionments of taxes that took place in prior years – by decreasing the FY 2009-10 revenues. This resulted in FY 2009-10 being way understated, and some prior years being overstated.

CSA 53 Zone A utilizes the Special Districts Department for management of its operations. To pay for these functions, the FY 2011-12 Recommended Budget identifies a transfer to CSA 70 Countywide of \$2,131 for salaries and benefits and services and supplies support. The budget identifies the following activities which have had significant changes from the prior year and its operational impact:

- Operating expenses of \$6,631 includes electric billings, lease of lights from Bear Valley Electric and transfers for salaries and benefits and services and supplies support from CSA 70 Countywide and is increasing by \$339 due to an anticipated net increase in energy charges.
- Contingencies of \$22,000 are increasing by \$2,118 primarily due to prior year conservative spending.
- Departmental revenue of \$8,777 represents property taxes and interest and is decreasing by \$115.

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	2007-08 Actual	2008-09 Actual	2009-10 Actual	2010-11 Estimate	2010-11 Modified Budget	2011-12 Recommended Budget
Appropriation						
Staffing Expenses	0	0	0	0	0	0
Operating Expenses	5,078	5,193	4,922	6,255	6,292	6,631
Capital Expenditures	0	0	0	0	0	0
Contingencies	0	0	0	0	19,882	22,000
Total Exp Authority	5,078	5,193	4,922	6,255	26,174	28,631
Reimbursements	0	0	0	0	0	0
Total Appropriation	5,078	5,193	4,922	6,255	26,174	28,631
Operating Transfers Out	0	0	0	0	0	0
Total Requirements	5,078	5,193	4,922	6,255	26,174	28,631
Departmental Revenue						
Taxes	9,212	8,617	(2,606)	8,627	8,683	8,627
Realignment	0	0	0	0	0	0
State, Fed or Gov't Aid	0	0	0	0	0	0
Fee/Rate	(66)	(124)	(114)	0	0	0
Other Revenue	259	383	171	200	209	150
Total Revenue	9,405	8,876	(2,548)	8,827	8,892	8,777
Operating Transfers In	0	0	0	0	0	0
Total Financing Sources	9,405	8,876	(2,548)	8,827	8,892	8,777
				Fund Balance	17,282	19,854
				Budgeted Staffing	0	0

CSA 53 Zone B (sewer)

The primary source of revenue for CSA 53 Zone B is the receipt of user fees for its sewer collection service. User fees collected from CSA 53B include a component for BBARWA. As shown on the chart below, for the past two years expenditures have been less than revenues. CSA 53 Zone B utilizes the Special Districts Department for management of its operations. The budget identifies the following activities which have had significant changes from the prior year and the operational impact:

- Operating expenses of \$743,474 include sewage treatment costs, general system maintenance, and allocation of management and operations support from CSA 70 Countywide. The decrease of \$60,192 is primarily due to reduced general maintenance, utility and fuel costs and reduced allocation charges from CSA 70 Countywide.
- Contingencies of \$346,198 are increasing by \$3,776 for future operations.
- Operating transfers out of \$101,113 is transfers to capital improvement fund EAI for a vacuum system improvement project and to capital replacement reserve fund EAE for future system replacement projects. The decrease of \$24,712 is primarily due to reduced capital improvement project requirements in 2011-12.
- Departmental revenue of \$801,536 includes user fees for sanitation services and interest earnings and is increasing by \$17,587 primarily due to user fee adjustments.
- Operating transfers in is decreasing by \$89,349 primarily due to reduced funding requirements for capital improvement projects in 2011-12 and reduced operations and maintenance support from reserves.

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- Capital expenditures of \$37,500 fund a pump station replacement project.

The reorganization of the San Bernardino County Fire Protection District (LAFCO 3000), effective July 1, 2008, included the transfer of responsibility for fire services from CSA 53 and its Zone B (serving the Fawnskin area) to the Mountain Service Zone. As a condition of approval, the property tax share that was allocated toward fire protection (99%) transferred to County Fire. Therefore, the one percent that was allocated towards sewer service remained with CSA 53 Zone B. However, the budgets for CSA 53 Zone B do not identify the receipt of taxes. Referencing the FY 2009-10 financial statements, CSA 53's sewer fund received \$1,260. For transparency purposes, the Commission recommends that the receipt of property taxes be identified in CSA 53 Zone B's budgets.

	2007-08 Actual	2008-09 Actual	2009-10 Actual	2010-11 Estimate	2010-11 Modified Budget	2011-12 Recommended Budget
Appropriation						
Staffing Expenses	0	0	0	0	0	0
Operating Expenses	711,603	670,377	707,525	698,920	803,666	743,474
Contingencies	0	0	0	0	342,422	346,198
Total Exp Authority	711,603	670,377	707,525	698,920	1,146,088	1,089,672
Reimbursements	0	0	0	0	0	0
Total Appropriation	711,603	670,377	707,525	698,920	1,146,088	1,089,672
Depreciation	0	0	0	0	0	0
Operating Transfers Out	80,991	131,741	153,035	56,476	125,825	101,113
Total Requirements	792,594	802,118	860,560	755,396	1,271,913	1,190,785
Departmental Revenue						
Taxes	0	0	0	0	0	0
Realignment	0	0	0	0	0	0
State, Fed or Gov't Aid	0	0	0	0	0	0
Fee/Rate	750,972	733,363	773,711	777,051	776,749	795,186
Other Revenue	10,115	16,154	11,115	6,479	7,200	6,350
Total Revenue	761,087	749,517	784,826	783,530	783,949	801,536
Operating Transfers In	0	0	79,500	0	89,349	0
Total Financing Sources	761,087	749,517	864,326	783,530	873,298	801,536
Rev Over/(Under) Exp	(31,507)	(52,601)	3,765	28,134	(398,615)	(389,249)
				Budgeted Staffing	0	0
Fixed Assets						
Capital Expenditures	41,804	0	49,419	0	0	37,500
Total Fixed Assets	41,804	0	49,419	0	0	37,500

The FY 2011-12 Recommended Budget identifies a beginning balance of \$399,548 for the Capital Replacement Reserve and \$160,573 for the Capital Expansion Reserve.

According to CSA 53's FY 2009-10 financial statements, previously CSA 53 issued bonds under the Improvement Act of 1915 to finance certain sewer improvements. There were no outstanding Special Assessment Bonds at June 30, 2010. However, cash and cash equivalents in reserve funds at June 30, 2010 totaled \$14,742. Disposition of the reserve funds will be determined by the Board of Supervisors during the next fiscal year. As of the date of Commission consideration, no action has been taken by the County regarding these reserve funds.

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4. Status of, and opportunities for, shared facilities:

The Special Districts Department consolidates the administrative operations and facilities for county service areas (and zones of CSAs) under the auspices of CSA 70. The County is a member of BBARWA, a JPA for regional wastewater treatment and disposal service.

5. Accountability for community service needs, including governmental structure and operational efficiencies:

Local Government Structure and Community Service Needs

CSA 53 is governed by the County Board of Supervisors and administered by the County Special Districts Department; it is within the political boundaries of the Third Supervisorial District. The budgets are prepared as a part of the County Special Districts Department's annual budgeting process and presented to the County Executive Office and Board of Supervisors for review and approval. CSA 53 has a board-appointed advisory commission that meets at the Fawnskin Fire Station quarterly on the third Wednesday of the month. According to the County Clerk of the Board website, as of December 20, 2010, the CSA 53 Advisory Commission is a five-member board composed of the following members: Thomas Brandau, Todd Murphy, and Joy Powell. The third and fourth seats are currently vacant.

Operational Efficiencies

Operational efficiencies are realized through several joint agency practices, for example:

- As a mechanism to control costs, the Special Districts Department has consolidated many of the administrative and technical functions necessary to manage the various services provided under CSA 70. Therefore, CSA 53 pays for a proportional share of salaries and benefits costs necessary to serve it for overall management and pay a proportional cost of the administrative functions of the County Special Districts Department. One regional manager oversees all streetlighting districts.
- County (on behalf of CSA 53 Zone B) is a member of the regional wastewater treatment agency – BBARWA. The wastewater collected by CSA 53 is transported to the BBARWA plant for treatment and processing.

Government Structure Options

There are two types of government structure options:

1. Areas served by the agency outside its boundaries through “out-of-agency” service contracts;
2. Other potential government structure changes such as consolidations, reorganizations, dissolutions, etc.

Out-of-Agency Service Agreements:

The District has indicated that it does not provide any services outside the boundaries of its zones.

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Government Structure Options:

The State has published advisory guidelines for LAFCOs to address all of the substantive issues required by law for conducting a service review, which were adopted by San Bernardino LAFCO as its guidelines in May of 2003. The Guidelines address 49 factors in identifying an agency's government structure options. Themes among the factors include but are not limited to: more logical service boundaries, elimination of overlapping boundaries that cause service inefficiencies, economies of scale, opportunities to enhance capital improvement plans, and recommendations by a service provider. The following scenarios are not being presented as options for the Commission to consider for action as a part of this service review. Rather, a service review should address possible options, and the following are theoretical scenarios for the community to consider for the future. Movement towards these scenarios would include, but not be limited to, a plan for service, fiscal impact analysis, and any other required studies:

- CSA 53 is authorized by LAFCO the water function, although it does not actively provide the service. One option would be for the City's Department of Water and Power ("DWP") to contract with CSA 53 Zone C in order to provide service to new development. Such a contract would be exempt from LAFCO approval and allow for the continuation of service to developing properties within the Fawnskin community.
- In 1987 the Board of Supervisors, as the governing body of CSA 53, initiated an application to expand the powers of CSA 53 to include road and water service (LAFCO 2443). However, CSA 53 has never provided either service.
 - CSA 53 could assume the responsibility for road maintenance and snow removal that is currently provided through eight separate zones to CSA 70. This would reduce layers of government and provide for economies of scale. Keeping in line with increasing efficiencies, the Commission has been presented with the opportunity to consider consolidating all of the zones to county services areas that provide maintenance and snow removal of roads that are not in the County-maintained system. Therefore, the option of CSA 53 assuming the responsibility for road maintenance and snow removal, even though it would provide efficiencies, is not the desired scenario at this time.
 - As for water, at that time the valley was experiencing a water shortage and serious consideration was given to the formation of joint powers authority (JPA) to address these concerns. Within the JPA, CSA 53 would be able to address the areas outside of the DWP and the CSD – generally that of the north shore. While the expansion of powers increases the potential for duplication, it appears to be the simplest and most logical answer to the region's problems. The Commission approved the proposal; however, the formation of a JPA to address water challenges never materialized.

CSA 53 could assume responsibility for retail water provision within its boundaries. However, CSA 53 does not include the City of Big Bear Lake and the scenario of having an entity providing retail water to only the unincorporated portions of the Valley does not achieve proper efficiencies in comparison to a single retail water provider for the entire Valley.

- Maintenance of the status quo. This option retains the current structure for CSA 53.

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In reviewing these options, maintenance of the status quo is the viable option based upon the positions of the Bear Valley entities but the other options remain topics which could be discussed by the Bear Valley community for the future. No sentiment has been publicly expressed on any of the options above.

WHEREAS, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

1. **Present and Planned Uses:**

CSA 53's boundary and/or current sphere of influence correspond to the current LAFCO defined Bear Valley community with the exception of the boundaries for City of Big Bear Lake. The County's General Plan designates approximately 79% as Resource Conservation, 6% as Single Residential (RS, RS-10M, RS-20M, and RS-1), 4% as Rural Living (RL, RL-5, RL-10, RL-20, and RL-40), 5% as Floodway (lake areas), and the remainder 1% is a mix of generally commercial, industrial, and institutional land uses.

CSA 53's proposed sphere reductions, Areas 1 to 4, currently have limited development potential since these are all forest lands owned by the Federal government and are proposed to correspond to the Commission's revised Bear Valley definition.

2. **Present and Probable Need for Public Facilities and Services:**

CSA 53 actively provides streetlighting (through its Zone A) and sewer collection services (through its Zone B).

Streetlighting

The District has identified and provided verification from Bear Valley Electric that it provides service for 15 streetlights in the Fawnskin area. There are no plans at this time to increase the number of the streetlights. Due to the adoption of the Night Sky Ordinance by the County of San Bernardino, the need for future streetlights appear to be limited. However, the streetlighting standards outlined on the County Special Districts website do not appear to comply with the Night Sky ordinance.

Sewer

CSA 53 provides sewer collection within its Zone B (Fawnskin) and transports the effluent to the Big Bear Area Regional Wastewater Treatment Plant for treatment and disposal. The sewage collection system was installed in 1972 and currently services roughly 1,250 Equivalent Dwelling Units (roughly 950 connections) to residential and light commercial uses. According to the Special Districts Department, with the exception of the addition of a camp to the system, active connections have been relatively stable.

A facility plan was prepared in 2002 and the plan recommended upgrades to the vacuum system. Special Districts Departments states that the upgrades were completed in 2006.

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Water and Roads

Although CSA 53 is authorized to provide roads and water services, it does not actively provided these services nor are there current plans to do so.

3. Present Capacity of Public Facilities and Adequacy of Public Services

Overall, CSA 53's current facilities and services delivered are adequate.

Streetlighting

The streetlights are classified as all night service (activated from dusk until dawn). Bear Valley Electric owns the streetlights and responds to problems, and the CSA 53 provides for payment of the utility costs associated with the individual lights. Four years ago the Special Districts Department, at the recommendation of the CSA 53 Advisory Commission, eliminated roughly half of the lights due to the increased electricity costs from Bear Valley Electric.

Sewer

The system consists of a collection system by gravity, lift stations, a single vacuum collection system, approximately 17.5 miles of lines, and 375 manholes. There are no known future projects that would add a significant number of customers to the system.

4. Social and Economic Communities of Interest:

The social communities of interest include the unincorporated communities of Big Bear City, Fawnskin, and the communities around Baldwin Lake, Erwin Lake, and Lake Williams. However, the zones of CSA 53 created to provide service are generally defined as serving the Fawnskin community, the North Shore area of Big Bear Lake. In addition, CSA 53 is within the Bear Valley Unified School District, which is a regional entity servicing the Bear Valley community (including the Angelus Oaks area) providing for a larger social unit for the eastern Mountain region.

5. Additional Determinations

- As required by State Law notice of the hearing was provided through publication in a newspaper of general circulation, *The San Bernardino Sun*. Individual notice was not provided as allowed under Government Code Section 56157 as such mailing would include more than 1,000 individual notices. As outlined in Commission Policy #27, in-lieu of individual notice the notice of hearing publication was provided through an eighth page legal ad.
- As required by State law, individual notification was provided to affected and interested agencies, County departments, and those agencies and individuals requesting mailed notice.
- Comments from landowners/registered voters and any affected agency have been reviewed and considered by the Commission in making its determinations.

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WHEREAS, pursuant to the provisions of Government Code Section 56425(i) the range of services provided by County Service Area 53 shall be limited to the following:

<u>FUNCTIONS</u>	<u>SERVICES</u>
Streetlighting	Streetlighting
Sewer	Collection and transportation
Road	Road Maintenance
Water	Water distribution and treatment

WHEREAS, having reviewed and considered the findings as outlined above, the Commission determines to expand County Service Area 53’s sphere of influence by approximately 650 acres, reduce its existing sphere of influence by approximately 11,100 acres, and affirms the balance of its existing sphere of influence.

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission of the County of San Bernardino, State of California, that this Commission shall consider the territory shown on the map attached as Exhibit “A” as being within the sphere of influence of County Service Area 53; it being fully understood that establishment of such a sphere of influence is a policy declaration of this Commission based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants;

BE IT FURTHER RESOLVED that the Local Agency Formation Commission of the County of San Bernardino, State of California, does hereby determine that County Service Area 53 shall indemnify, defend, and hold harmless the Local Agency Formation Commission of the County of San Bernardino from any legal expense, legal action, or judgment arising out of the Commission’s designation of the modified sphere of influence, including any reimbursement of legal fees and costs incurred by the Commission.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission of the County of San Bernardino by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SAN BERNARDINO)

I, KATHLEEN ROLLINGS-McDONALD, Executive Officer of the Local Agency Formation Commission of the County of San Bernardino, California, do hereby certify this

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record to be a full, true, and correct copy of the action taken by said Commission, by vote of the members present, as the same appears in the Official Minutes of said Commission at its meeting of August 17, 2011

DATED:

KATHLEEN ROLLINGS-McDONALD
Executive Officer

DRAFT

AREA 5 & 6 (SEE DETAIL MAP)
 NON-CONTIGUOUS SPHERE
 EXPANSION FOR CSA 53
 TO INCLUDE ALL OF BBARWA
 PROPERTIES LOCATED IN
 LUCERNE VALLEY

AREA 1
 SPHERE
 REDUCTION

AREA 4
 SPHERE
 REDUCTION

AREA 2
 SPHERE
 REDUCTION

AREA 3
 SPHERE
 REDUCTION

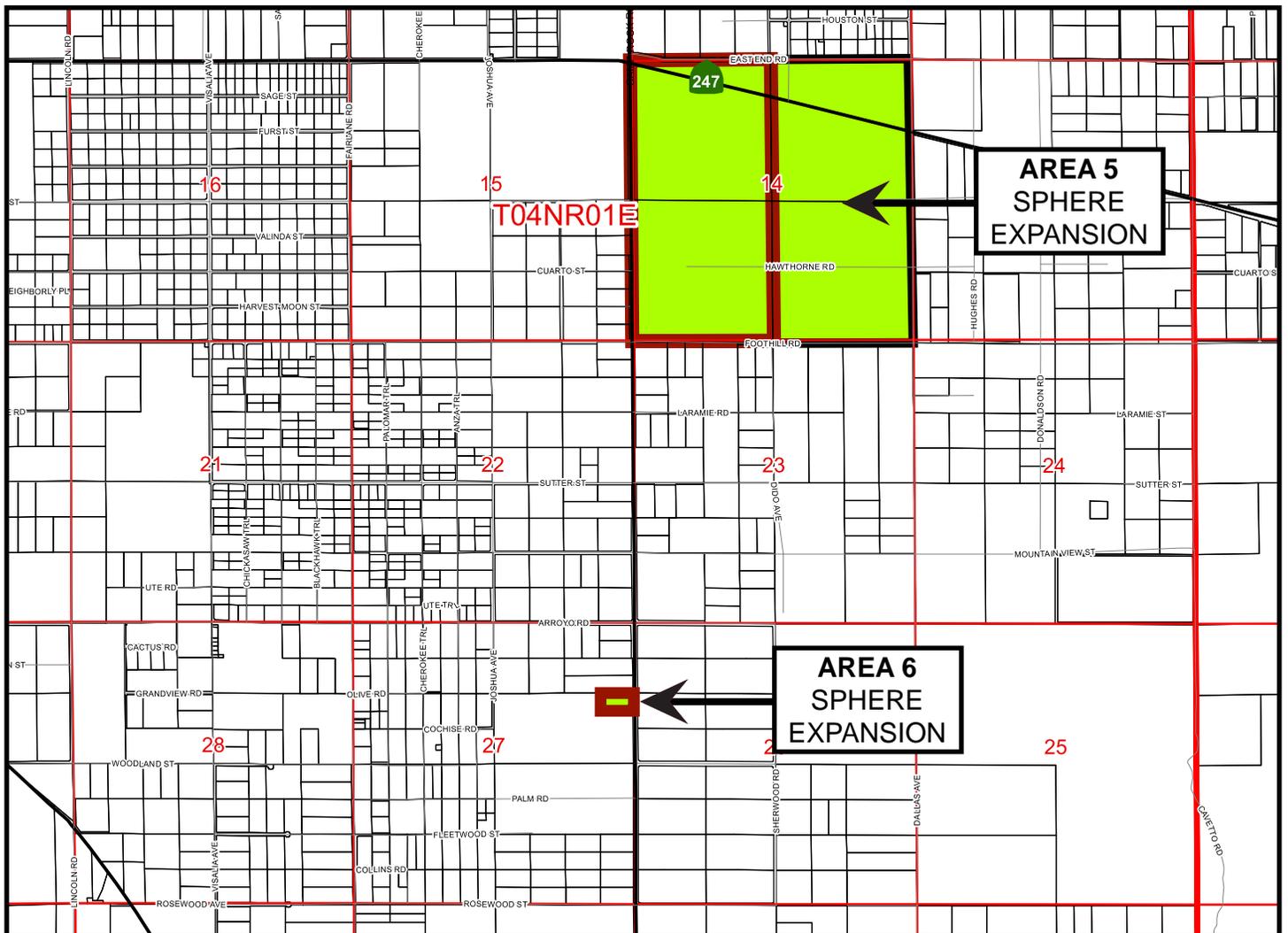
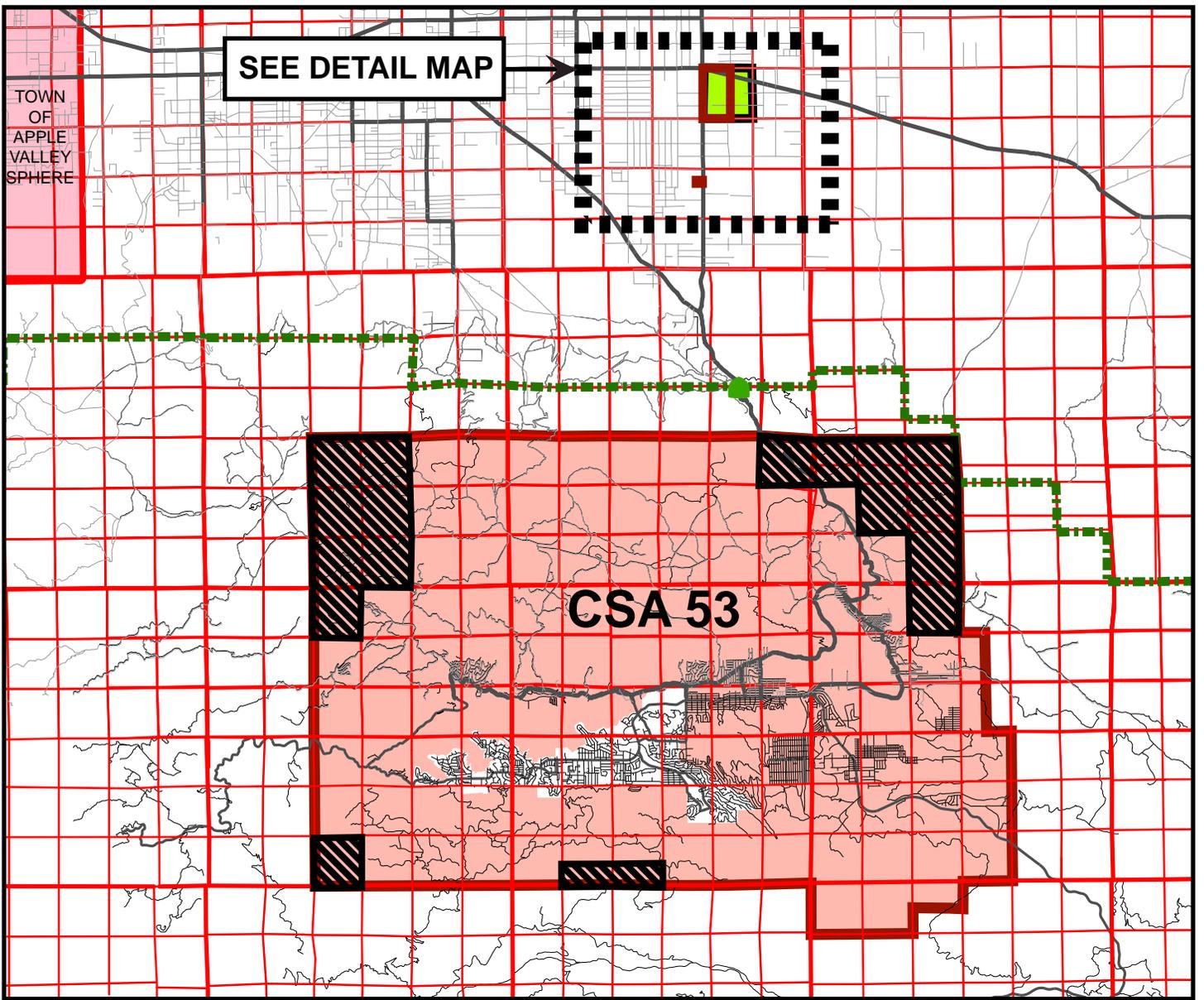
CITY OF
 BIG BEAR LAKE

**LAFCO 3124 – Service Review and Sphere of Influence
 Update for County Service Area 53**

-
- DISTRICT BOUNDARIES
-
- EXISTING SPHERE OF INFLUENCE
-
- PROPOSED COMMUNITY DEFINITION
-
- EXISTING COMMUNITY DEFINITION
-
- PROPOSED SPHERE OF INFLUENCE EXPANSION
-
- PROPOSED SPHERE OF INFLUENCE REDUCTION
-
- LAKES
-
- CITY OF BIG BEAR LAKE

EXHIBIT A (SHEET 1 OF 2)

EXHIBIT A (SHEET 1 OF 2)



DETAIL MAP - SPHERE AMENDMENT FOR CSA 53
SPHERE EXPANSION FOR CSA 53 WITHIN LUCERNE VALLEY, CA
EXHIBIT A (SHEET 2 OF 2)