

PROPOSAL NO.: LAFCO 3169

HEARING DATE: FEBRUARY 15, 2012

RESOLUTION NO. 3156

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3169 AND APPROVING THE REORGANIZATION TO INCLUDE ANNEXATION TO THE TOWN OF APPLE VALLEY AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ANNEXATION NO. 2008-01). (The reorganization area encompasses approximately 2,927 acres, generally bordered by a combination of parcel lines and Morro Road (existing Town boundaries) on the north, Dale Evans Parkway (existing Town boundaries) on the east, a combination of parcel lines and Johnson Road (existing Town boundaries) on the south, and the centerline of the Interstate 15 Freeway on the west. The study area is generally located in the northern Town of Apple Valley sphere of influence area, identified by the Town as the "Golden Triangle".)

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 any 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;

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

DETERMINATIONS:

SECTION 1. The proposal is approved subject to the terms and conditions hereinafter specified

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 3169.

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the Town of Apple Valley (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 existing San Bernardino County Land Use Refuse Disposal Fee and Voucher Program currently in effect within the territory shall be continued by the Town of Apple Valley for existing participants following annexation in accordance with the terms and conditions specified in Town of Apple Valley Resolution No. 2012-01 included as Exhibit "B" to this resolution. The continuation of this fee is authorized pursuant to the provisions of Government Code Section 56886(t) and shall be applied by the Town of Apple Valley annually on the tax roll. The terms for continuation of the solid waste disposal voucher program and the establishment of a separate fund for accounting for revenues received shall be outlined in an approved program adopted by resolution of the Town Council of the Town of Apple Valley, a copy of which shall be submitted to the LAFCO office. The issuance of the Certificate of Completion for LAFCO 3169 shall be held in abeyance, not to exceed six (6) months from successful completion of the protest proceedings, until receipt of the signed resolution of the Town Council of the Town of Apple Valley.

Condition No. 5. All existing drainage easements offered or dedicated to the County of San Bernardino, as outlined in Exhibit "C" attached, shall be transferred to the Town of Apple Valley which shall assume full responsibility in "as is" condition, without any payment or repair obligation, upon the effective date of this reorganization.

Condition No. 6. The Town of Apple Valley 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. 7. 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. 8. The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

SECTION 2. The following findings and determinations are noted in conformance with Commission policy and State Law:

1. The Registrar of Voters Office has determined that the study area contains 54 registered voters as of January 23, 2012.

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2. The County Assessor's Office has determined that the assessed valuation of land and improvements within the study area is \$46,588,859 (land -- \$43,500,539; Improvements -- \$3,088,320).
3. The area is within the sphere of influence assigned the Town of Apple Valley and is substantially surrounded by existing Town of Apple Valley boundaries.
4. All notices required by State law and local Commission policies have been provided. LAFCO staff has provided individual notices to landowners and registered voters within the reorganization area (totaling 416 notices) and to landowners and registered voters surrounding the study area (totaling 502 notices) in accordance with State law and adopted Commission policies. Comments from landowners and any affected local agency have been reviewed and considered by the Commission in making its determinations. To date, no written expression of opposition or concern has been received.
5. Legal advertisement of the Commission's consideration has been provided through publication in the *Daily Press*, a 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 Local Agency Formation Commission has determined that this proposal is statutorily exempt from environmental review. The basis for this determination is that this reorganization is a ministerial action, required by the terms of Government Code Section 56375(a). Without discretion in the Commission's consideration of this proposal, approval of this proposal 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.
7. The Town of Apple Valley has processed the pre-zoning of the study area assigning land use designations as a part of its General Plan Update. The land use designations and estimated acreages within the study area are: Estate Residential (one unit to 2.5 acres – 778 acres); Multi-Family Residential (2 to 20 dwelling units to the acre – 219 acres), Mixed Use (residential at 4 to 30 units to the acre/retail and office use permitted – 95 acres), General Commercial (53 acres), Regional Commercial (442 acres) Office Professional (183 acres) and Planned Industrial (812 acres). These zoning designations conform to the adopted General Plan for the Town of Apple Valley and are consistent with surrounding land uses within the Town. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for at least two years following annexation unless specific actions are taken by the Town Council.

On January 17, 2012 the Town of Apple Valley adopted Resolution No. 2012-01 providing an "Amnesty Program" for the Golden Triangle area which includes, but is not limited to, addressing the Town's intent to allow for waiving of enforcement of particular Town codes or providing a grace period to bring property up to code compliance; addressing the retention of a voucher program for trash service; and addressing retention of animal keeping. This program supplements the Pre-zoning and transfer of land use authority to the Town of Apple Valley through approval of LAFCO 3169 and will become effective upon issuance of the Certificate of Completion for this application.

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8. The area in question is presently served by the following local public agencies: County of San Bernardino, Apple Valley Fire Protection District, County Service Area 60 (Apple Valley Airport) (portion), County Service Area 70 (multi-function), Mojave Water Agency, and Mojave Desert Resource Conservation District (portion). Only County Service Area 70 will be detached upon successful completion of this proposal. 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. Water service in the general area is provided through the Apple Valley Ranchos Water Company, a private water entity governed by the State of California Public Utilities Commission (PUC).
9. The Town of Apple Valley has submitted a plan for the provision of services as required by Government Code Section 56653, which indicates that the Town can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. Upon reorganization, the Town of Apple Valley will extend its services as required by the progression of development. The Plan for Service identifies that water service is not currently available within the area and future development shall require that the Apple Valley Ranchos Water Company expand its service area. The Plan identifies that the costs associated with this PUC governed process shall be borne by the property owner. On January 10, 2012, the Town of Apple Valley adopted its "Amnesty Program" for the territory of Annexation 2008-01 which identifies its desire to provide an alternative to existing residents within the study area to maintain the County's Voucher Program for solid waste disposal. Pursuant to the letter from the Town of Apple Valley dated February 2, 2012, this will be completed through approval of a payment program with the County of San Bernardino Solid Waste Management Division and the issuance of annual license or "voucher" by the Town for solid waste disposal at the Victorville Landfill.

The Fiscal Impact Analysis portion of the Plan for Service provides a general outline of the anticipated revenues/costs for the reorganization area. The Analysis indicates that revenues are anticipated to be sufficient to provide the level of services identified through the Town for current uses and those anticipated for future development. The financial information presented indicates that the extension of services can be maintained and operated within the existing revenue resources available through the transfer of property taxes and fees for service.

The Plan for Service, Amnesty Program adopted on January 10, 2012, and the Fiscal Impact Analysis have been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that the plan conforms to those adopted standards and requirements.

10. The reorganization proposal complies with Commission policies and directives and State law that indicate the preference for areas proposed for development at urban-level land uses to be included with a Town or City so that the full range of municipal services can be planned, funded, extended and maintained in the most efficient and effective services delivery system.
11. The reorganization area can benefit from the availability and extension of municipal services available through the Town of Apple Valley upon future development, as evidenced by the Plan for Service and the provision of the Amnesty Program outlined in Town of Apple Valley Resolution No. 2012-01.
12. This proposal will assist the Town in its ability to achieve its fair share of the regional housing needs as the land uses anticipate low to medium density residential development. The method for transfer of regional housing allocation units (RHNA) is a process conducted by the Southern

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California Association of Governments (SCAG), not a part of the LAFCO process, in compliance with adopted regional programs and plans.

- 13. With respect to environmental justice, the proposed reorganization will benefit from the extension of services and facilities from the Town upon future development while, at the same time, will not result in the unfair treatment of any person based upon race, culture, or income.
- 14. The County of San Bernardino and the Town of Apple Valley have successfully negotiated a transfer of property tax revenues that will be implemented upon completion of this reorganization. This negotiated agreement fulfills the requirements of Section 99 of the Revenue and Taxation Code.
- 15. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 3. Approval by the Local Agency Formation Commission indicates that completion of this reorganization would accomplish the proposed changes of organization in a reasonable manner with a maximum change of success and a minimum disruption of service to the functions of other local agencies in the area.

SECTION 4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

SECTION 5. The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000) and set the matter for consideration of the protest proceedings, providing notice of the hearing pursuant to Government Code Section 57025 and 57026.

SECTION 6. Upon conclusion of the protest proceedings, the Executive Officer shall adopt a resolution setting forth her determination on the levels of protest filed and not withdrawn and setting forth the action on the proposal considered.

SECTION 7. Upon adoption of the final resolution by the Executive Officer, either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, shall be prepared and filed for the proposal.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

LAFCO NO. 3169

**REORGANIZATION TO INCLUDE ANNEXATION TO THE TOWN OF
APPLE VALLEY AND DETACHMENT FROM COUNTY SERVICE AREA
70. (ANNEXATION NO. 2008-001)**

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ALL OF SECTION 8 AND 17 AND A PORTION OF SECTIONS 5, 6, 7 AND 18, TOWNSHIP 6 NORTH, RANGE 3 WEST AND A PORTION OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS;

COURSE 1: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING ON THE TOWN INCORPORATION BOUNDARY PER LAFCO NO. 2470, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 17 AND 18, TOWNSHIP 6 NORTH, RANGE 3 WEST AND THE SOUTHERLY LINE OF SAID SECTION 13, TOWNSHIP 6 NORTH, RANGE 4 WEST, AND SAID TOWN BOUNDARY PER LAFCO NO. 2470, TO THE CENTERLINE OF INTERSTATE HIGHWAY 15, SAID CENTERLINE BEING ON THE EASTERLY SPHERE BOUNDARY OF THE CITY OF VICTORVILLE PER LAFCO 2533;

COURSE 2: THENCE LEAVING SAID TOWN INCORPORATION BOUNDARY, NORTHEASTERLY ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 15 AND THE EASTERLY LINE OF SAID LAFCO 2533 TO THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 3 WEST AND THE SOUTH LINE OF SAID TOWN BOUNDRY PER ANNEXATION LAFCO NO. 2807 A;

COURSE 3: THENCE LEAVING SAID CENTERLINE OF INTER STATE HIGHWAY 15, SOUTH 89°-44'-20" EAST ALONG SAID TOWN OF APPLE VALLEY BOUNDARY PER LAFCO 2807 A, AND THE NORTH LINE OF SAID SOUTH ONE HALF OF SECTION 5, A DISTANCE OF 4520.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF BELL MOUNTAIN ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.00 FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 68°-44'-31" WEST;

COURSE 4: THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF SAID TOWN BOUNDARY PER LAFCO 2807 A, THROUGH A CENTRAL ANGLE OF 19°-47'-40" A DISTANCE OF 677.14 FEET;

COURSE 5: THENCE SOUTH 89°-44'-20" EAST ALONG SAID TOWN BOUNDARY PER LAFCO 2807 A, A DISTANCE OF 40.31 FEET TO THE EAST LINE OF SAID SECTION 5 AND THE WEST LINE OF SAID TOWN OF APPLE VALLEY PER LAFCO 2588 A;

COURSE 6: THENCE SOUTH ALONG THE EAST LINE OF SAID SECTIONS 5, 8 AND 17 AND SAID TOWN BOUNDARY, PER LAFCO 2588 A AND LAFCO 2470, TO THE SOUTHEAST CORNER OF SAID SECTION 17 AND THE TRUE POINT OF BEGINNING.

TOTAL PROPOSED ACERAGE: +/- 2927 ACRES

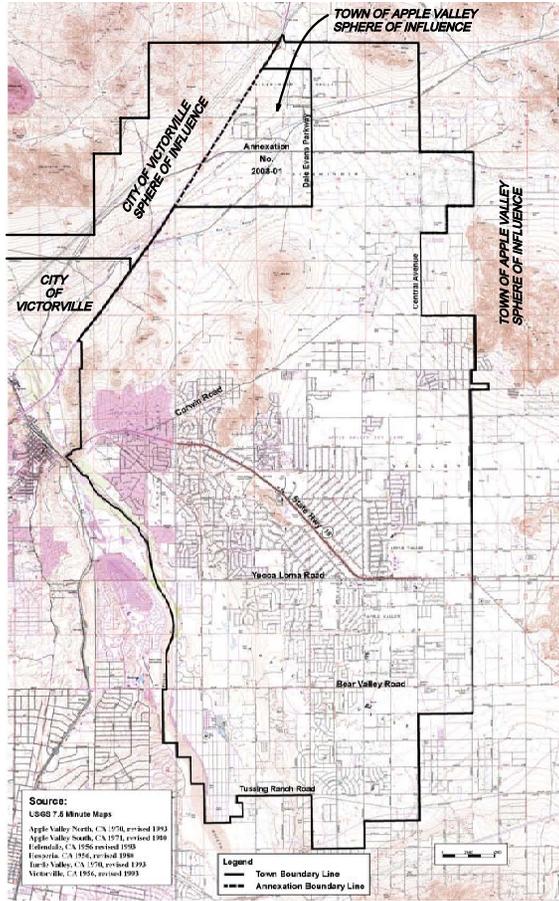
PREPARED BY
SANBORN A/E, INC.



JOHN L. SANBORN; PLS 4146

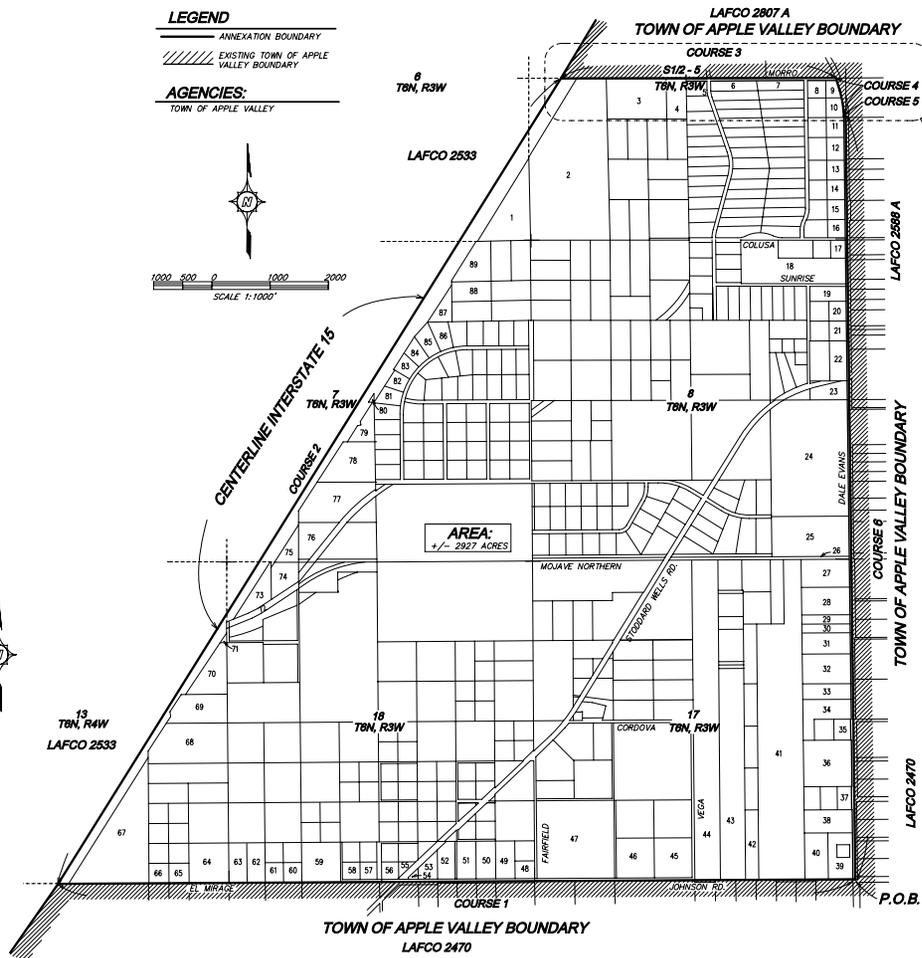
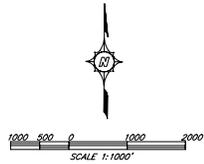
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ANNEXATION 2008-001 TOWN OF APPLE VALLEY

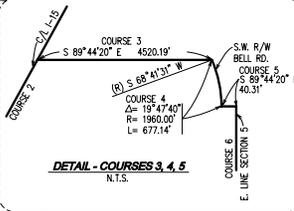


LEGEND
 - - - ANNEXATION BOUNDARY
 - - - EXISTING TOWN OF APPLE VALLEY BOUNDARY

AGENCIES:
 TOWN OF APPLE VALLEY



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87	047224071
88	047224072
89	047224073



J. L. Sanborn
 JOHN L. SANBORN
 P.L.S. 4148 EXP. 6-30-12

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 717-760 SAN ANGELO DR
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LAFCO NO. 3169
 REORGANIZATION TO INCLUDE ANNEXATION TO THE TOWN OF
 APPLE VALLEY AND DETACHMENT FROM COUNTY SERVICE
 AREA 70 (ANNEXATION 2008-001)
 PORTIONS OF SECTIONS 5, 6 & 7, SECTIONS 8, 17, 18
 T8N, R3W, & PORTIONS SECTION 13, T8N, R4W, S.B.B.&M.

12/19/2011
 W.D. 09-152

SHEET 1
 OF 1 SHEET

12/19/2011 2:52 PM © AutoCAD Plot PDS (Printer Plot) 10/1/11

RESOLUTION NO. 2012-01

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, APPROVING AN AMNESTY PROGRAM FOR THE GOLDEN TRIANGLE ANNEXATION NO. 2008-001.

WHEREAS, in 2007, the Town Council initiated a comprehensive General Plan Update, which included pursuing the annexation of the Golden Triangle.

WHEREAS, on August 11, 2009, the Town Council adopted Resolution No. 2009-30, including the recommended environmental findings, mitigation and monitoring program, State of Overriding Consideration and certifying the Environmental Impact Report (EIR) for the General Plan Amendment No. 2008-001, Annexations 2008-001 and 002. At the same meeting, the Town Council initiated the preparation of the application materials in preparation for Annexation No. 2008-001; and

WHEREAS, the area referred to as the "Golden Triangle" is located within San Bernardino County, south of Morro Road, east of Interstate 15, west of Dale Evans Parkway and north of Johnson Road; and

WHEREAS, in March 2011, an outreach and education program was initiated by the Town for the property owners and residents of the Golden Triangle. Four (4) workshop meetings have occurred in April, June, September and November 2011, providing information regarding the proposed annexation and providing staff with the opportunity to listen to the concerns of the existing residents, regarding their current way of life, as it relates to becoming part of the Town; and

WHEREAS, on July 12, 2011, the Town Council adopted Resolution No. 2011-36, requesting the Local Agency Formation Commission (LAFCO) to process the application for annexation of this area into the Town of Apple Valley.

WHEREAS, the proposed Amnesty Program was discussed by the Town Council at the December 13, 2011 and approved in concept; and

WHEREAS, the intent of the Amnesty Program is to allow the waiving of enforcement of particular codes or provide a grace period allowing the property owner time to bring the property into code compliance. It is not the intent of the Amnesty Program to waive codes currently required by the County; and,

WHEREAS, once the land use of the property changes or the property is sold, refinanced or transferred, the property shall be brought back into code compliance.

NOW, THEREFORE, BE IT RESOLVED that in consideration of the evidence received at the Town Council meetings, and for the reasons discussed by the Town Council, the Town Council of the Town of Apple Valley, California orders, determines and resolves as follows:

Section 1. Find that the Amnesty Program for the Golden Triangle are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan and Development Code and will comprise an integrated, internally consistent and compatible statement of policies for the Golden Triangle area while allowing the existing residents to continue a lifestyle they have been accustomed to as part of the County, while still ensuring that health and safety issues are addressed.

Section 2 The Town Council hereby approves and adopts the Golden Triangle Amnesty Program as shown on attached Exhibit "A".

Section 3. Effective Date. This Resolution shall become effective immediately upon successful completion of the Annexation No. 2008-001 for the Golden Triangle.

APPROVED and ADOPTED this 10th day of January, 2012 by the Town Council of the Town of Apple Valley.


Barb Stanton, Mayor

ATTEST:



La Vonda M-Pearson, Town Clerk

"Exhibit A"
Golden Triangle Amnesty Program

The Amnesty Program for the Golden Triangle will allow existing residents to continue a lifestyle they have become accustomed to as part of the County, while still ensuring that health and safety issues are addressed. This Amnesty Program will either allow the waiving of enforcement of particular Town codes or will provide a grace period allowing the property owner time to bring the property into code compliance. It is not the intent of the Amnesty Program to waive codes currently required by the County. Property owners are encouraged to apply for financial assistance through the Town's Residential Rehabilitation Loan Program to allow them to make improvements to comply with the Amnesty Program and applicable codes.

Waiving certain requirements would be contingent upon the single-family use remaining and the property not being sold, refinanced or transferred. Once land use of the property changes or the property is sold, refinanced or transferred, the property would have to be brought into code compliance. Compliance grace periods are from the effective date of annexation. The Town Manager shall have the ability to extend grace periods for property owners who have shown progress towards compliance or have encountered extraordinary circumstance delaying compliance. Requests for extension shall be applied for in writing no less than sixty (60) days prior to the expiration of the grace period. The Town Manager may refer extension requests to the Town Council for consideration.

The Town's Code Enforcement activities will encourage property owners to clean up debris and trash from their sites and provide programs to assist them in this effort. Town programs will be implemented in this area by the Code Enforcement Division to provide community dumpster free of charge in areas of need. Property owners and residents can also participate in the Town's Tire Amnesty Program encouraging clean up of existing properties. The Town's Code Enforcement will also include assistance for residents who want to dispose of inoperable vehicles. Additional issues not listed within the Amnesty program shall comply with Town's code requirements, including the regulations of the R-A Zoning District, provided that the use and title of the property do not change.

Amnesty Issues:

1. *Trash Service*

The Town shall continue to allow residents to have the option of having a weekly service through Burtec Industries and provide them with vouchers to the local land fill paid for by the property owner through their property tax bill. Mandatory trash service shall not be required.

2. Expansion of Existing Buildings/Development Standards

- A. The Development Code restricts the expansion of a legal non-conforming structure to no more than ten (10) percent of the existing floor area. This can be done through the approval of a Conditional Use Permit in accordance to the requirements of Section 9.07.030.B. Current fees for a Conditional Use Permit shall apply.
- B. For the purpose of determining development standards for the existing legal non-conforming single-family residences, the Agricultural Residential (R-A) zoning district regulations shall apply. This zoning designation shall be used for determining regulations such as animal keeping, fence height, setbacks and outside storage requirements, etc. Once the title of the single-family structure has changed, or is no longer used as a residence, the underlying zoning and development standards would pertain.

3. Animal Keeping/Development Standards

For the purpose of regulating animal keeping, the standards for the Agricultural-Residential (R-A) Zoning District shall apply until such time as the title to the single-family structure has changed or is no longer used as a residence. For properties out of compliance with animal keeping regulations, a grace period of two (2) years is provided to comply with the R-A standards.

4. Metal Storage Containers

Metal storage containers shall be allowed for non-habitable use until such time as there is a change in property title or the property is not used for a residential purpose.

5. RV Storage

The regulations restricting RV and trailer storage to be located on a paved surface when located in the front yard shall be waived and the R-A Zoning District development standards shall apply to determine the location of the required front yard. These regulations would be contingent upon the residential use remaining and no changes in title to the property. RVs and trailers shall not be used as permanent housing. A grace period of one (1) year is provided comply with regulations not allowing RV and trailers to be used for housing.

6. Mobile Homes/Manufactured Homes

- A. Single-wide mobile homes and mobile homes built prior to 1976 for residential purposes may be permitted, while the property is utilized as a residential use. Once the title to the property changes or is not used for residential purposes, the legal non-conforming mobile home/manufactured home shall be removed from the property, and the development standard regulations of the underlying zoning shall apply.

- B. A grace period of two (2) years shall be provided to comply with minor Health and Safety requirements associated with a mobile home or manufactured home, including applicable set down permits, erosion permits and sewage permits. Current permit fees at the time of permit issuance shall apply. Mobile homes or manufactured homes that involve sewage spills or an immediate threat to health and safety must be corrected in accordance with the direction of the Building Official.

7. Commercial Vehicles & Equipment Storage/Home Occupation Permits

The Town allows commercial vehicles, commercial equipment and materials to be stored on a single-family residential site provided; they comply with development standards and the requirements of a Home Occupation Permit (Chapter 9.13 of the Development Code). A grace period of two (2) years shall be provided for properties that cannot comply with these regulations to remove any unauthorized vehicles, equipment and materials not stored in compliance with the Code.

8. Fencing/Development Standards

Fencing must be maintained in good condition at all times. Materials, such as plywood and barbed wire, are not permitted under the Town's regulations. A five (5)-year grace period shall be provided to comply with the fencing regulations of the Development Code. Fence heights shall comply with the R-A Zoning District development standards.

9. Inoperable Vehicles

One (1) inoperable vehicle is permitted to be stored outside within a residential zoned property, and it must be located in the rear or side yard and screened from view. The definition of inoperable means that it is not legally or physically able to run on a public street. A five (5)-year grace period shall be provided to remove any inoperable vehicles in excess of one, stored outside, and screened from public view.

10. Structure Repairs

A two (2)-year grace period shall be provided for repair of those structures that are in violation of minor Health and Safety Codes and for unsecured/vandalized unoccupied structures. Those structures that are in need of repair, but do not violate Health and Safety Codes, may have a five (5)-year grace period to complete necessary repairs. Structures or improvements that involve sewage spills or an immediate threat to health and safety must be corrected in accordance with the direction of the Building Official.

Background:

In the preparation of the comprehensive General Plan update, the focus on future development in Apple Valley was directed towards the northern part of the Town. Goals and policies were developed and included in the General Plan to focus development around the North Apple Valley Industrial Specific Plan (NAVISP) and to provide work force housing and supportive services. In the update of the General Plan, land use areas in north Apple Valley were changed to allow additional industrial and commercial development near NAVISP and vacant residential areas were converted to industrial and commercial zones. Once the High Desert Corridor is built, and extended into north Apple Valley, industrial and commercial development will also be a desirable location along the corridor. The General Plan is a long range plan looking out 20-30 years into the future.

As part of the General Plan update, the Golden Triangle was pre-zoned for the purpose of future annexation. To determine the appropriate land use designations, consideration was given to the location of the High Desert Corridor, the NAVISP and future plans for development on the west side of the Interstate 15 freeway in Victorville. Victorville's plans to develop a high speed rail station and future commercial development on the west side of the Interstate 15 will make the east side of the freeway desirable for similar commercial and industrial development. As the market dictates, it is expected that, within the next twenty (20) to thirty (30) years, the Golden Triangle area will be developed to keep up with these variables that surround the area. The pre-zoning and the annexation of this area into the Town will assure that the area is developed in a cohesive and planned manner, which will enhance property values and provide opportunities for the expected growth in north Apple Valley.

Without cohesive planning in the Golden Triangle, development will continue in a manner not necessarily beneficial to the Town. Development under the County's jurisdiction may not consider impacts to the existing residents of the Golden Triangle and impacts to the Town of Apple Valley. The County continues to piecemeal development into the Golden Triangle area as demand occurs. The pre-zoning designations of the Golden Triangle will enable property owners to obtain market value for their properties these values will be significantly greater than the existing value of their land in the County designated Rural Living (R-L) zoning designation. Improving the quality of this area by cleaning up illegal dump sites and abandoned and unsafe structures will set the standard for this area, resulting in an increase in future land values and the potential for future development.

Analysis:

As part of the outreach and education program, staff has identified services currently being provided by the County and those Apple Valley-type development standards not required by the County and/or not being enforced by the County. Some of the services described below will be continued without interruption from the County to the Town if annexation is successful. Other requirements described below are either not being enforced by the County or the requirements are significantly different in the County than in the Town. The County has not implemented an active Code Enforcement program in

the Golden Triangle. Depending on future leadership in the County, this lack of enforcement may or may not continue. There is no guarantee that the County codes will not be enforced in the future under the County jurisdiction, especially once development starts to occur in the area.

Services

The County currently maintains many paved and unpaved roads within the Golden Triangle. This service will be continued by the Town as a requirement of the annexation. All drainage easements dedicated to the County will be conveyed to the Town. Sewer service will be extended into this area with future development. All Residential development in the Golden Triangle have septic systems. Once sewer lines are extended by future development adjacent to the individual properties, property owners will have a choice of connecting to the sewer or maintaining their septic systems. If a sewer line is extended in front of a property currently served by a septic system, and the septic system fails, the Town will require that the property owner connect to the sewer system.

Animal Services and Code Enforcement currently administered the County will be provided by the Town. The Town's Code Enforcement activities will encourage property owners to clean up debris and trash from their sites and provide programs to assist them in this effort. Currently, within the Town, programs are implemented by the Code Enforcement Division to provide community dumpsters free of charge in areas of need. Programs such as this and the Tire Amnesty Program could be brought to the Golden Triangle, encouraging clean up of existing properties. The Town's Code Enforcement activities in the area could also include current programs for residents that want to dispose of inoperable vehicles.

Illegal Dumping

One of the biggest challenges in the Golden Triangle area is the clean up of two (2) large illegal dumping sites along the northern area of the "triangle". For years, illegal dumping has occurred in this area and enforcement and clean up by the County has been non-existent. Apple Valley will inherit this problem along with the annexation, which will require innovative approaches in obtaining clean up and monitoring the area for further illegal dumping violations. Large amounts of construction debris, tires, asphalt and other large items are located in this area, which will require the Town to seek out grant opportunities and partnerships with local industries along with pressure on the property owners to clean up these sites. This type of clean-up effort has not been considered by the County. Violations have continued over many years, increasing the size of the dump areas. Currently, the County is only pursuing one (1) code enforcement case against a single property owner where the illegal dumping has occurred. However, there are several properties where illegal dumping continues and the County has not opened up any additional code enforcement cases. The continuation of the illegal dumping puts this area at risk for health and safety violations as well as potential ground water contamination.

Residential Rehabilitation Loan Program (RRLP)

One of the benefits of annexation into the Town is the ability of property owners to obtain assistance for home improvement through the Residential Rehabilitation Loan Program (RRLP). Many of the code violations identified and addressed in the Amnesty Program could be corrected through the use of RRLP loans. The RRLP provides qualified residents within Apple Valley's Town limits loans to make repairs on their single-family homes. The assistance is in the form of the loan's favorable terms of zero percent interest, deferred for a maximum of thirty (30) years. This means no payments are required during the term of the loan unless the property is sold, refinanced or transferred. There is a maximum loan amount of \$20,000, which is intended to improve the health and safety of residences and bring the home into compliance with state and local codes. It is also intended to improve the integrity of the Town's housing stock. This program will be able to assist residents in the Golden Triangle area comply with code violations during the grace period provided by the Council under the Amnesty Program.

Amnesty Program

An amnesty program for the Golden Triangle area will allow existing residents to continue a lifestyle they have become accustomed to as part of the County, while still ensuring that health and safety issues are addressed. The issues discussed below identify areas where the County code differs from Town requirements or where enforcement of the State and County Codes has not occurred. The Amnesty Program will either allow the waiving of enforcement of particular codes or will provide a grace period allowing the property owner time to bring the property into code compliance. It is not the intent of the Amnesty Program to waive codes currently required by the County. Compliance with these requirements may require a reasonable grace period determined by the Council. Waiving certain requirements would be contingent upon the single-family use remaining and the property not being sold, refinanced or transferred. Once land use of the property changes or the property is sold, refinanced or transferred, the property would have to be brought into code compliance. Recommended compliance grace periods are typically a two (2) year time frame from the effective date of annexation for issues related to health and safety violations and a five (5) year grace period for issues not related to health and safety violations.

The issues identified in the Amnesty Program were developed through staff analysis and discussions with the Golden Triangle residents at the previous outreach and education workshops. Many of the issues discussed below have several options that can be considered by the Council. Staff has provided a recommendation and rationale for consideration. Once the Council has provided direction on each item, staff will return with an amnesty program resolution for adoption. This resolution will be binding and take effect once the annexation process is completed.

Amnesty Issues:

1. Trash Service

Currently, county residents in the Golden Triangle have an option to use vouchers to the local land fill, paid for through the property tax bill, or be provided weekly trash service by Burtec Industries. The residents have indicated they would like to continue to have this option. The Council may:

- a. Require weekly trash service by Burtec Industries.
- b. Waive the requirement to have weekly service by Burtec Industries and only have the voucher system paid by the property owner through the property tax bill.
- c. Provide both options for weekly service by Burtec Industries and the option to use the local land fill through a voucher system paid by the property owner through their property tax bill.

Recommendation: Continue to allow residents to have the option of having a weekly service through Burtec Industries and provide them with vouchers to the local land fill paid for by the property owner through their property tax bill.

Reason: Residents have indicated they would prefer a choice of trash service and many have concerns about the speed of the trash trucks and the dust created by using existing dirt roads. There is no additional cost to the Town to provide the voucher option. The option would be contingent upon maintaining a legal non-conforming residential use and no changes to the title. Once the use changes and the title changes, the option would not continue and weekly trash service by Burtec Industries would be required.

2. Expansion of Existing Buildings/Development Standards

- A. Due to the change in land use designations, many of the existing single-family residences will be considered legal non-conforming. The Development Code restricts the expansion of a legal non-conforming structure to no more than ten (10) percent of the existing floor area. This can be done through the approval of a Conditional Use Permit. The Town Council has several options:
 - a. Waive this restriction and allow unrestricted expansion of legal non-conforming structures. A restriction could be included that this only pertains to the primary residence and not accessory structures.
 - b. Maintain the current regulations and allow a fee waiver of Conditional Use Permit fees.
 - c. Maintain the current regulations and fee requirements.

Recommendation: Maintain the current regulations for expansion of legal non-conforming structures and fee requirements.

Reason: The purpose of the Amnesty Program is to allow the residents to continue to live in their existing homes as they are when annexed into the Town. Expansion of an existing residence is not a necessity to maintain the lifestyle currently enjoyed by these residents. Therefore, the non-conforming use requirements and the fees associated with this process should apply.

B. The current County zoning designation for the Golden Triangle area is Rural Living (R-L), which is one unit for every 2.5 acres. For purposes of determining appropriate development standards for the existing legal non-conforming single-family residences, it would be appropriate to use the Town's zoning designation equivalent to the County's. Since there is animal keeping in this area and it is more rural in character, the Agricultural Residential (R-A) use would be the most similar. This zoning designation would be used for determining regulations such as animal keeping, fence height, setbacks and outside storage requirements, etc. Once the title of the single-family structure has changed, or is no longer used as a residence, the underlying zoning and development standards would pertain.

Recommendation: Determine that, for the purpose of regulating single-family uses, the development standards for the Agricultural-Residential (R-A) use shall apply until such time as the title to the single-family structure has changed or is no longer used as a residence.

Reason: The R-A Zoning District most closely replicates the County's Rural Living designation of 2.5 acre lot residential district within a rural setting. The development standards are very similar and the types of animal keeping standards are similar.

3. Animal Keeping/Development Standards

As described above, this area is rural in character and it would be appropriate to regulate animal keeping consistent with the Agricultural Residential (R-A) Zoning District. This would continue to allow the keeping of dogs, cats, horses, pigs, cows, fowl, sheep, goats and other animals consistent with the R-A regulations. The R-A regulations determine how many animals and what kind of animals can be kept on the property. If a residential property is out of compliance with the R-A standards, the Council may consider a grace period to allow the resident to come into compliance with the animal keeping regulations under the R-A Zone. Regulations under the R-A Zone also include stable and corral requirements as stated in the Town's Development Code. The current County regulations in the R-L County zoning designation is very similar and, in some cases, more restrictive than the Town's requirements. If a residence in this area complies with the County requirements, there should be no problem complying with the Town's R-A zoning district requirements for animal keeping. Licensing of dogs in this area would be a function of the Animal Services Division. Dogs that have been vaccinated and licensed under the County could be transferred into the Town without charge.

Recommendation: Determine that, for the purpose of regulating animal keeping, the standards for the Agricultural-Residential (R-A) Zoning District shall apply until such time as the title to the single-family structure has changed or is no longer used as a residence. For properties out of compliance with animal keeping regulations, a grace period of two (2) years is recommended to comply with the R-A standards.

Reason: The R-A Zoning District most closely replicates the County's Rural Living designation of 2.5 acre lot residential district within a rural setting. The development standards are very similar and the types of animal keeping standards are similar.

4. Metal Storage Containers

Currently the Town of Apple Valley Development Code does not allow the use of metal storage containers. Many of the existing single-family residences in the Golden Triangle have one or more metal storage containers. Under the County jurisdiction, these metal containers are permitted. The Council has several options including:

- a. Waive this restriction for the Golden Triangle area until such time that the residence changes title or is no longer used as a residence.
- b. Maintain the current regulations restricting the use of metal containers.
- c. If the current regulations restricting the use of metal containers are enforced, determine an appropriate grace period to allow for compliance.

Recommendation: Allow the use of metal storage containers for non-habitable use until such time as there is a change in property title or the property is not used for a residential purpose.

Reason: The one commonality of almost every single-family residence in the Golden Triangle is the use of metal storage containers. Allowing the continuation of metal storage containers provides consistency in code application that will affect a majority of residents in the area. Many of the best maintained properties in the Golden Triangle use one or more metal storage containers. The County code allows the use of metal storage containers. The containers would not be a permanent feature of the site and would have to be removed upon discontinuing the residential use or change in title to the property. The character of the neighborhood would not be impacted due to the continued use of these containers since most of the property owners use them.

5. RV Storage

Currently, the Town regulates the storage of RVs and trailers in the front yard. These vehicles are permitted in the front yard, provided they are located on a paved surface. The Town does not permit RVs or trailers to be used as a permanent residence. Under the current County regulations, RVs or trailers are

not permitted to be used for permanent housing. The County does allow these vehicles to be parked in the required front yard on unpaved surfaces. The Town Council has the following decisions to consider:

- a. Maintain current regulations and provide a grace period to comply with these regulations.
- b. Waive the regulations restricting RV and trailer storage to be located on a paved surface when located in the front yard. However, continue to maintain regulations not allowing RV's or trailers to be used as permanent housing.
- c. Determine the appropriate setbacks to determine the location of the front yard.

Recommendation: Waive the regulations restricting RV and trailer storage to be located on a paved surface when located in the front yard and determine that the R-A Zone development standards are appropriate in determining the location of the required front yard. These regulations would be contingent upon the residential use remaining and no changes in title to the property. Maintain Town and County regulations of not allowing RVs and trailers to be used as permanent housing. A grace period of one (1) year is recommended to comply with this regulation.

Reason: The current County requirements do not require RVs or trailers to be located on a paved surface in the front yard. Many of these homes are located off dirt roads and do not have a paved driveway. Requiring these vehicles be stored on a paved surface when there may not be a paved driveway would be a cost burden without much benefit to the area. This requirement is appropriate for areas that have paved roads and driveways to prevent the location of these vehicles in landscaped areas. The County's lack of enforcement regarding the use of RV and trailers for permanent housing should not continue under the Town's jurisdiction.

6. Mobile Homes/Manufactured Homes

- A. The Town Development Code does not allow the use of single-wide mobile homes and all mobile homes built prior to 1976 without certification under the National Mobile Home Construction and Safety Standards of 1974. There are several single-wide mobile homes currently being lived in that may date earlier than 1976. This regulation within the Development Code is not a requirement of the Town's Building Code. Single-wide mobile homes, and those built prior to 1976, can still meet the requirements of Health and Safety Codes and the Building Code. In addition to compliance with Health and Safety Codes, the County Code requires that mobile homes be tied down, or anchored, per Title 25 of the California Code of Regulations. Currently, the County allows single-wide mobile homes built prior to 1976 to be used as permanent housing. The Town Council has a few options:
 - a. Maintain the existing requirement and provide a grace period for individuals living in single-wide mobile homes or mobile homes built prior to 1976, to remove the structure from the property.

- b. Allow the use of single-wide mobile homes and mobile homes built prior to 1976 for residential purposes while the property is utilized as a residential use. Once title to the property changes or is not used for residential purposes, the mobile home shall be removed from the property and the development standard regulations of the underlying zoning shall apply.

Recommendation: Allow the use of single-wide mobile homes or mobile homes built prior to 1976, with the provisions stated in b. described above.

Reason: The intent of the Town's efforts to annex the Golden Triangle is not to require residents to be displaced from their homes. It is to be able to provide residents with a better way of life within the Town and to increase property values, while expanding future areas for growth within the Town. Waiving the requirement to allow existing single-wide mobile homes to continue to exist should be part of the legal non-conforming status of the property. As long as the property remains residential and does not change title, the single-wide mobile home should be able to continue to exist.

- B. For the purpose of ensuring public health and safety, the Town requires mobile homes to be set down on appropriate supports, or on a permanent foundation, and all applicable set-down permits and approvals for erosion control and sewage be obtained. The Town Council can consider providing a grace period to allow these structures to come into compliance. The Council can also consider waiving permit costs for compliance with Health and Safety regulations.

Recommendation: Provide a grace period of two (2) years to comply with Health and Safety requirements, including applicable set down permits, erosion permits and sewage permits. Do not waive permit costs.

Reason: Enforcement of Health and Safety regulations is necessary for the protection of the resident and the public. Since this would qualify under RRLP provisions, enough time needs to be given to obtain assistance, hire a contractor and complete the necessary improvements. A two (2) year period should be a sufficient amount of time to complete this process. Considering the number of years that these structures have been in place, allowing a grace period of two (2) years should not significantly impact the area. Fees for the improvements can be included in the RRLP assistance; therefore, there should not be the need to waive fees.

7. Commercial Vehicles & Equipment Storage/Home Occupation Permits

The Town allows commercial vehicles, commercial equipment and materials to be stored on a single-family residential site provided; they comply with development standards and the requirements of a Home Occupation Permit. A Home Occupation Permit requires screening from public view. Those residences that

cannot comply with these standards could be given a grace period to relocate any vehicles, equipment or materials in order to comply with the Development Code. The County requires the same screening of storage areas from public view and also requires a use permit. It is evident that compliance with this requirement has not been enforced.

Recommendation: Maintain the current standards for Home Occupation Permits and storage of vehicles, equipment and materials requiring a Home Occupation Permit. Provide a grace period of two (2) years for those that cannot comply with these regulations to remove the vehicles, equipment and materials not stored in compliance with the Code.

Reason: This area should be given the same opportunities as other residential neighborhoods in the Town allowing individuals to operate a legitimately licensed business from their residence and comply with the Town's requirements. This process can be completed in a short amount of time. The regulations for home occupations are to ensure that this area maintains its existing residential use in appearance and in protection of the other residential uses in the area. Therefore, unauthorized commercial operations should be relocated and those residents that are storing vehicles, materials and equipment and running a commercial business from a residence that does not comply with the Town requirements should be required to bring the property back to a residential use within a reasonable amount of time.

8. Fencing/Development Standards

Fencing must be maintained in good condition at all times. Materials, such as plywood and barbed wire, are not permitted under the Town's current regulations. The Council could consider a grace period to bring substandard fencing up to current code regulations. The Council could also consider allowing plywood or barbed wire fencing. Currently, the County does not allow barbed wire fencing in residential areas but the County Code is silent on the permitting plywood fencing.

Recommendation: Maintain the regulations on fencing maintenance and continue to prohibit the use of barbed wire and plywood. Allow the residents a five (5) year grace period to comply with these regulations. Continue to require permit fees if applicable and regulate heights in accordance with the R-A Zoning development standards.

Reason: Plywood and barbed wire fencing is not permitted in the Town. The County has not enforced the codes requiring the removal of barbed wire material. The Town should not modify regulations that are currently not allowed by the County. Since this is not a Health and Safety code issue, a longer period of time could be given to correct these issues.

9. Inoperable Vehicles

Currently, only one (1) inoperable vehicle is permitted within a residential zoned property and it must be located in the rear or side yard and screened from view. The definition of inoperable means that it is not legally or physically able to run on a public street. The Council may consider allowing more than one (1) inoperable vehicle in this area; implementing a grace period to remove any inoperable vehicles in excess of one (1); waive the requirement for screening the inoperable vehicle; provide a grace period to screen the inoperable vehicle from public view. Currently, the County has no limit on the number of inoperable vehicles located within the side or rear yard and screened from public view.

Recommendation: Maintain regulations for inoperable vehicles allowing only one, located in the side or rear yard, and screened from public view. Implement a five (5) year grace period to remove any inoperable vehicles in excess of one and screen the inoperable vehicle from public view.

Reason: Maintaining the current regulations allows for residents to continue to have a hobby car or a car that is need of maintenance, while removing dismantled vehicles that detract from the appearance of the area. Due to the fact that these additional vehicles are not a public health and safety violation, additional time to remove these vehicles, or to get them operating, seems appropriate. Other than improving the appearance of the area, there is no immediate need to require compliance.

10. Structure Repairs

As part of the Amnesty Program, a grace period should be determined by Council for structures that do not comply with Health and Safety Codes and those structures that are unsecured/vandalized and unoccupied. Structures that are in disrepair, but do not violate Health and Safety Codes may require a reasonable grace period to comply, but not as immediate as those that are in violation of these codes. Both of these scenarios may be funded through the RRLP program if the applicants qualify for financial assistance.

Recommendation: Allow a two (2) year grace period for repair of those structures that are in violation of Health and Safety Codes and for unsecured/vandalized unoccupied structures. Those structures that are in need of repair, but do not violate Health and Safety Codes, may have a five (5) year grace period to complete necessary repairs.

Reason: For structures that do not comply with Health and Safety Codes, a shorter grace period should be implemented, while still allowing significant time to apply and receive RRLP funds and complete the work necessary. A two (2) year window from the date of annexation should be appropriate. For structures that are in disrepair, but do not violate a Health and Safety Codes, additional time should be provided to allow homeowners to obtain funding and make the improvements on their own. These violations have been in existence for many years and

additional time for the homeowners to comply would show that the Town is sympathetic to the concerns of the residents.

Summary

The Amnesty Program for the Golden Triangle area will allow existing residents to continue a lifestyle they have become accustomed to as part of the County, while still ensuring that Health and Safety Code issues are addressed. However, the Amnesty Program does not propose to modify regulations that are currently prohibited within the County. Violations of County Codes are prevalent and have continued for many years without any enforcement. The recommended program includes waiving some regulations that are different in the Town than the County; provided that the property be maintained as a residential use and that there is no change in the title. Once a property changes use or title, compliance with the underlying zoning would be required. The recommended grace periods to bring properties into compliance with the regulations as identified in the Amnesty Program allow sufficient time for residents to obtain assistance for funding and complete the necessary work. For compliance issues that involve health and safety violations, less time is provided to ensure abatement and avoid any prolonged negative impacts to the residents or the public. For compliance issues that are not a health and safety violation, more time is provided, which shows the Town's commitment to providing reasonable timelines to encourage abatement of violations.

Staff recommends that the Council provide direction and direct staff to return at the January 10, 2012 Council meeting with a Resolution describing the Amnesty Program for review and approval.

1 9999 No services provided \$0.00
 2 (2) The following annual refuse disposal land use fees, based on the County
 3 Assessor's Land Use Codes shall apply in the Desert Area. If paid, such
 4 land use fees shall constitute, relative to ordinary refuse (excluding
 5 demolition waste, tires and hard to handle and special handling items)
 6 generated on the parcel of property for which the fee is paid, payment of
 7 the ordinary refuse per ton fee as set forth in subsection 16.0222(a)(1),
 8 and the passenger/light-use vehicle and trailer fee as set forth in
 9 subsection 16.0222(h)(1).

10 (A) The Desert Area excludes the areas set forth in subsection
 11 16.0222(c)(1) and includes the following land uses found in
 12 areas within Assessor's Books No. 181, 182, 183, 351,
 13 355-357, 394-428, 432-445, 448-470, 472, 473, 475,
 14 477-482, 488-498, 512, 515-517, 521, 527-533, 537-540,
 15 580-635, 651, 3036-3039, 3046, 3057, 3064-3072, 3087-
 16 3088, 3090-3105, 3112, 3128-3132, 3133-3135, 3200, 3210.

17	<u>Use Codes</u>	<u>Description</u>	<u>Fees</u>
18	0510	Single family residence	
19		(suitable for permanent use)	\$85.14
20	0511	Recreation cabin (unsuitable	
21		as permanent residence)	\$42.57
22	0520	Mobilehome, on fee land, not in subdivision	\$85.14
23	0525	Mobilehome on fee land, in subdivision	\$85.14
24	0526	Mobilehome on permanent foundation	\$85.14
25	0533	Time share	\$85.14
26	0534	Attached single family residence	
27		(common wall)	\$85.14
28	0535	Zero lot line single family residence	\$85.14

1	0599	Miscellaneous residential structure	\$85.14
2	0600	Two single-family residences	\$170.28
3	0601	Three single-family residences	\$255.42
4	0602	Four single-family residences	\$340.56
5	0603	Duplex	\$170.28
6	0604	Triplex	\$255.42
7	0605	Quad	\$340.56
8	0610	Multi single-family residences (5 to 14 units)	\$425.70
9	9999	No services provided	\$0.00

10 (B) The Desert Area, Area B, excludes the areas set forth in
11 subsection 16.0222(c)(1)(C) and 16.0222(c)(2)(A) and
12 includes the following land uses found in areas within
13 Assessor's Book No. 661.

14	<u>Use Codes</u>	<u>Description</u>	<u>Fees</u>
15	0510	Single family residence	
16		(suitable for permanent use)	\$12.64
17	0511	Recreation cabin (unsuitable as	
18		permanent residence)	\$6.32
19	0520	Mobile home, on fee land, not in subdivision	\$12.64
20	0525	Mobile home on fee land, in subdivision	\$12.64
21	0526	Mobilehome on permanent foundation	\$12.64
22	0533	Time share	\$12.64
23	0534	Attached single family residence	
24		(common wall)	\$12.64
25	0535	Zero lot line single family residence	\$12.64
26	0599	Miscellaneous residential structure	\$12.64
27	0600	Two single-family residences	\$25.28
28	0601	Three single-family residences	\$37.92

1	0602	Four single-family residences	\$50.56
2	0603	Duplex	\$25.28
3	0604	Triplex	\$37.92
4	0605	Quad	\$50.56
5	0610	Multi single-family residences (5 to 14 units)	\$63.20
6	9999	No services provided	\$0.00

7 (3) Solid waste management disposal site fee for sites which do not charge a
8 fee upon entrance. Disposal facility users who have not paid a disposal
9 facility usage fee as a part of a land use fee, contract arrangement with the
10 Solid Waste Management Division, or through refuse hauler permit fee shall
11 pay a fee equal to the respective ordinary refuse, tires, and other fees (as
12 applicable) as set forth in subsection 16.0222(a), and to the extent
13 applicable, any surcharges as set forth in subsection 16.0222(h).

14 (d) Contracts with Cities or Other Users of the Refuse Disposal Sites:
15 Notwithstanding any other provision of this section 16.0222, the method of
16 calculation of the disposal facility usage fee owed by a city or any other user of a refuse
17 disposal site may be established by written agreement between such city (or other user,
18 as the case may be) and the County. Upon expiration or termination of any such written
19 agreement, the disposal facility usage fee otherwise set forth in the appropriate
20 subsection of this section 16.0222 shall again be applicable.

21 (e) Septic Tank Pumping:
22 Any permitted cesspool septic tank pumper in San Bernardino County who
23 disposes of authorized liquids at any approved disposal facility which is equipped to
24 accept said liquids shall pay a fee to the Solid Waste Management Division for such
25 disposed liquid based upon the gallon capacity of the septic vehicle. Said fee shall be
26 \$9.35 per 100 gallons.

27 (f) Disposal Fee:
28 Each refuse hauler using a County disposal facility that does not levy a fee at

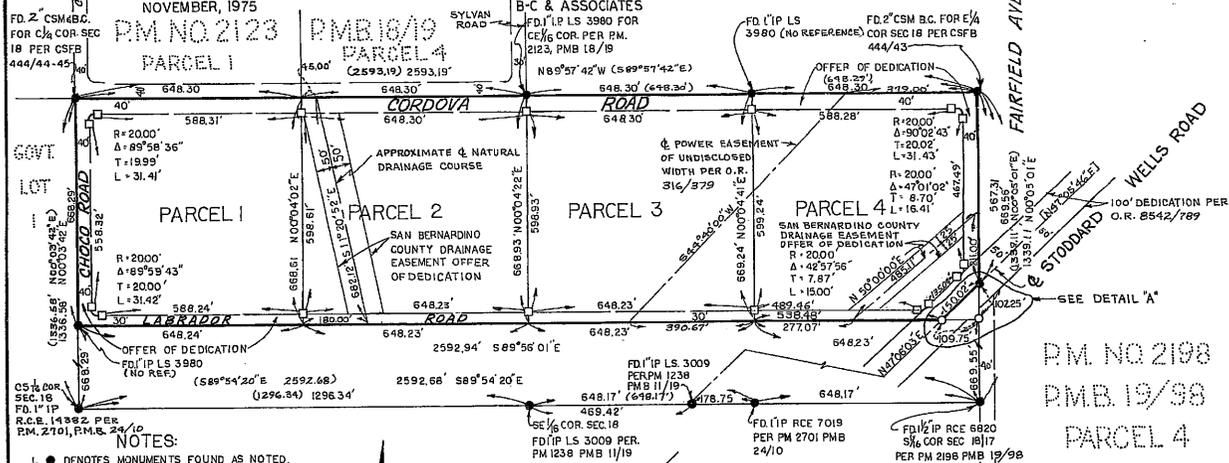
PARCEL MAP NO. 2969

BEING A DIVISION OF THE N $\frac{1}{2}$, N $\frac{1}{2}$, SE $\frac{1}{4}$, SECTION 18, T6N, R3W, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NOVEMBER, 1975

PM NO. 2123
PARCEL 1

PMB 18/79
PARCEL 4
(2593.10) 2593.19'



CSM COR. SEC. 18
FD. 1" IP
R.O.B. 14382 PER
RM. 2101, P.M. 5 24/10

NOTES:

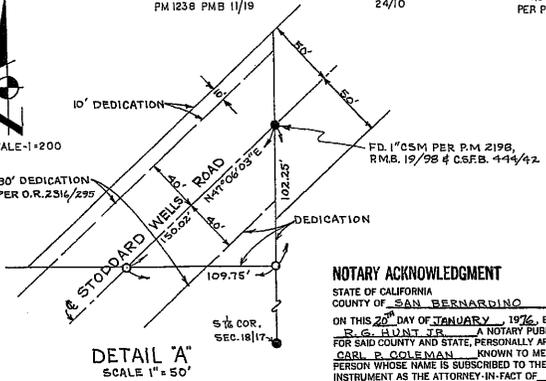
- DENOTES MONUMENTS FOUND AS NOTED.
- DENOTES SET IRON PIPE (X 18), TAGGED RCE 7019.
- DENOTES SET 2X2X18 REDWOOD HUB, TAGGED RCE 7019.
- B.C. DENOTES BRASS CAP.
- CSM DENOTES COUNTY SURVEYORS MONUMENT.
- CSFB DENOTES COUNTY SURVEYORS FIELD BOOK.
- () DENOTES RECORD PER P.M. 2701 P.M.B. 24/10.
- BASIS OF BEARING WAS TAKEN FROM THE NORTH LINE OF THE SE $\frac{1}{4}$ OF SECTION 18, T6N, R3W, S.B.M. PER P.M. 2701 P.M.B. 24/10, BEING S89°57'42"E.
- [] DENOTES RECORD PER P.M. 2198, R.M.B. 19/98

SIGNATURE OMISSIONS

- THE SIGNATURES OF THE OFFICIALS OF THE UNITED STATES OF AMERICA, THE OWNER OF WATER RIGHTS FOR MINING OR AGRICULTURAL PURPOSES AND RESERVATION OF RIGHT OF WAY TO CONSTRUCT DITCHES AND CANALS AS CONTAINED IN PATENT RECORDED IN BOOK K PG. 330 OF PATENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (b)(1) OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE. SAID EASEMENT COVERS ENTIRE AREA BEING SUBDIVIDED.
- THE SIGNATURES OF THE AUTHORIZED OFFICERS OF THE SOUTHERN SIERRAS POWER COMPANY THE OWNER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES AND TO CLEAR, GRADE, ETC. TO SUCH A WIDTH AS MAY BE NECESSARY AS DISCLOSED BY DEED RECORDED IN BOOK 316, PAGE 279 OFFICIAL RECORDS OF SAN BERNARDINO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b)(1) OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE.



SCALE 1" = 200'



DETAIL 'A'
SCALE 1" = 50'



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } SS
ON THIS 20th DAY OF JANUARY, 1976, BEFORE ME, R. G. HUNT, JR., A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARL P. COLEMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF CLAYTON C. WIEST, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF CLAYTON C. WIEST THERETO AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY-IN-FACT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: *Carl P. Coleman*
R. G. HUNT, JR.
NAME (TYPED OR PRINTED)
Notary Public in and for said County and State
My Commission Expires SEPTEMBER 19, 1977

COUNTY SURVEYOR'S ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE DEDICATION AND OFFERS OF DEDICATION SHOWN ON AND CONVEYED BY THIS MAP DATED NOVEMBER, 1975 FROM DORTHEA R. HILLIGOSS AND CLAYTON C. WIEST BY CARL P. COLEMAN HIS ATTORNEY-IN-FACT TO THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, A BODY CORPORATE AND POLITIC ARE HEREBY ACCEPTED AS TO THE DEDICATION AND ACKNOWLEDGED AS TO THE OFFERS OF DEDICATION BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF SUPERVISORS PURSUANT TO AUTHORITY CONFERRED BY CHAPTER 3, DIVISION 1, TITLE 5 OF THE SAN BERNARDINO COUNTY CODE, ADOPTED DECEMBER 8, 1975.
DATED: February 2, 1976 EUGENE P. EHE, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO
By *Charles D. Anderson* DEPUTY

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF DORTHEA R. HILLIGOSS IN NOVEMBER 1975.
I HEREBY CERTIFY THAT IT CONFORMS TO THE CONDITIONS OF APPROVAL THEREOF.
William S. Barrett
WILLIAM S. BARRETT, R.C.E. 7019

COUNTY SURVEYOR'S CERTIFICATE

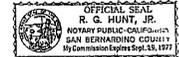
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
DATED: February 2, 1976 EUGENE P. EHE, COUNTY SURVEYOR
San Bernardino County, California
By *Charles D. Anderson* DEPUTY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND WE HEREBY DEDICATE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO EASEMENTS FOR HIGHWAY, ROAD AND DRAINAGE PURPOSES AS SHOWN ON THIS MAP.
Dorthea R. Hilligoss
DORTHEA R. HILLIGOSS
Clayton C. Wiest BY *Carl P. Coleman*
CLAYTON C. WIEST CARL P. COLEMAN
ATTORNEY-IN-FACT

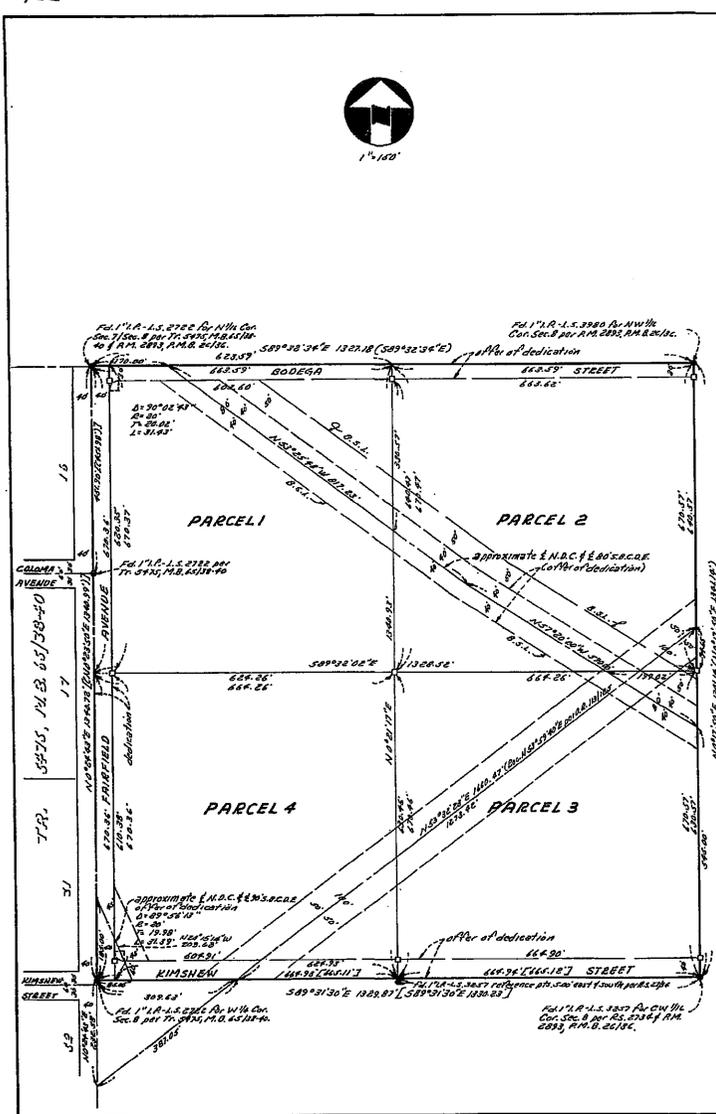
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } SS
ON THIS 12th DAY OF JANUARY, 1976, BEFORE ME, R. G. HUNT, JR., A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DORTHEA R. HILLIGOSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: *R. G. Hunt, Jr.*
R. G. HUNT, JR.
NAME (TYPED OR PRINTED)
Notary Public in and for said County and State
My Commission Expires SEPTEMBER 19, 1977



FILED REQUEST OF 584
CLAYTON C. WIEST, JR.
ON FEB - 10 - 1976
AT 3 p.m. IN
BOOK 26 PAGE 61
OF PARCEL MAPS
SAN BERNARDINO COUNTY
V. Dennis Wardle, Clerk-Recorder
FEE 5.00

BE/LZ



AMENDING MAP PARCEL MAP NO. 3023

BEING A DIVISION OF A PORTION OF THE NW 1/4 OF SECTION 8, T 6 N, R 31 W,
S.B.M. IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

KABALIN LAND SURVEYING

OWNER'S CERTIFICATE

We hereby certify that we are all and the only parties having any record title interest in the land subdivided as shown on this map and we consent to the preparation and recording of this Parcel Map and we hereby dedicate and offer to dedicate to the County of San Bernardino easements for highway, road, drainage and flowage purposes as shown on this map.

Billy Ray McCormack Norine McCormack
Billy R. McCormack Norine McCormack

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act of the request of Billy Ray McCormack in January, 1976, I hereby certify that it conforms to the conditions of approval thereof.

Ronald A. Kobelin
Ronald A. Kobelin, L.S. 2980

NOTARY ACKNOWLEDGEMENT

State of California) S.S.
County of San Bernardino

On this 5 day of February 1976, before me M. A. PRICE a Notary Public in and for said County and State, personally appeared Billy Ray McCormack and Norine McCormack known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and Official Seal M. A. Price
M. A. PRICE
Notary Public in and for said County and State
My Commission expires Feb. 18, 1979

SIGNATURE OMISSION

The signature of Willie M. Baylan the owner of all oil, gas or other hydrocarbon substances in and under that certain strip of land, ten feet in width as described and reserved by deed recorded in Book 113, Page 125, Official Records of San Bernardino County has been omitted under the provisions of Section 64306, Subsection (b)(1) of the Subdivision Map Act. His interest cannot ripen into a fee.

NOTES:

1. Basis of bearings taken from the East line of the SW 1/4 of the NW 1/4 of Section 8, T 6 N, R 31 W, per R.M. 2892, P.M.B. 26/26, being N 0° 17' 50" E.
2. Denotes monument found in situ.
3. ——— Denotes 2" x 4" redwood hubs set and topped L.S. 3380.
4. C — Denotes record distance and bearing per R.M. 2892, P.M.B.
5. I — Denotes record distance and bearing per R.S. 2718.
6. II — Denotes record distance and bearing per Tr. 2425, M.B. 45/28-40.
7. M.D.C. Denotes Natural Drainage Course.
8. S.B.C.A.R. Denotes San Bernardino County Drainage Course.
9. A.S.L. Denotes Building Setback Line.

COUNTY SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS AMENDING MAP, AND THAT THE ONLY CHANGES THEREON FROM THE ORIGINAL MAP RECORDED IN PARCEL MAP BOOK NO. 3002 ARE THOSE PRODUCED AS A RESULT OF THE BOARD OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED March 18, 1976 EUGENE R. BHS COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO, CALIFORNIA.
BY Charles D. Joulmian DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance

Dated: February 17, 1976 EUGENE R. BHS County Surveyor
County of San Bernardino, California
BY Charles D. Joulmian Deputy

COUNTY SURVEYOR'S ACCEPTANCE CERTIFICATE

This is to certify that the dedication and offers of dedication shown and conveyed by this map dated January, 1976 from Billy Ray McCormack and Norine McCormack to the County of San Bernardino, State of California, a body corporate and politic are hereby accepted as to the dedication and acknowledged as to the offers of dedication by the undersigned and on behalf of the Board of Supervisors pursuant to authority conferred by Chapter 4, Division 1, Title 6 of the San Bernardino County Code adopted on December 4, 1975.

Dated: February 17, 1976 EUGENE R. BHS County Surveyor
County of San Bernardino, California
BY Charles D. Joulmian Deputy

826	
FILED REQUEST OF KABALIN LAND SURVEYING	
ON <u>MARCH 23, 1976</u>	
AT <u>3:30 P.M.</u>	IN
BOOK <u>27</u>	PAGE <u>30</u>
OF <u>PARCEL MAPS</u>	
SAN BERNARDINO COUNTY V. Dennis Wardle, Clerk-Recorder	
FEE: <u>75.00</u>	

644	
FILED REQUEST OF LITTLE SAS + TRUST CO.	
ON <u>FEB. 19, 1976</u>	
AT <u>3:00 P.M.</u>	IN
BOOK <u>26</u>	PAGE <u>80</u>
OF <u>PARCEL MAPS</u>	
SAN BERNARDINO COUNTY V. Dennis Wardle, Clerk-Recorder	
FEE: <u>5.00</u>	

2/38

79/33

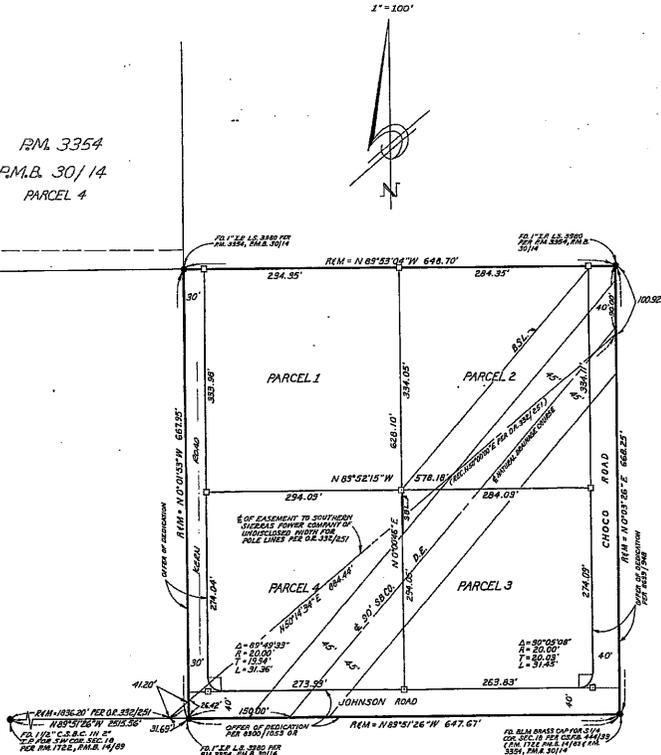
PARCEL MAP NO. 3644

BEING A DIVISION OF A PORTION OF THE SW 1/4 OF SECTION 18, T6N, R3W S.B.M.
IN THE COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

KABALIN LAND SURVEYING

RM. 3354
P.M.B. 30/14
PARCEL 4

1" = 100'



OWNER'S CERTIFICATE

We hereby certify that we are all and the only parties having any record title interest in the land subdivided as shown on the annexed map and we consent to the preparation and recordation of this parcel map and we hereby offer to dedicate to the County of San Bernardino for public use all roads, and streets shown on said map within said subdivision.

Frederick L. Huss Cherie F. Huss
FREDERICK L. HUSS CHERIE F. HUSS

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Frederick L. Huss and Cherie F. Huss on January 1977. I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the parcel map.

Ronald A. Kabalin
RONALD A. KABALIN L.S. 3980

COUNTY SURVEYOR'S APPROVAL AND ACCEPTANCE CERTIFICATE

The undersigned officer on behalf of the Board of Supervisors, pursuant to authority conferred by Chapter 3, Division 1, Title 6 of the San Bernardino County Code, hereby approves this map and rejects the forgoing of fers of dedication as shown on this map.

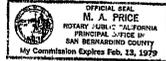
Date: April 28, 1977
Eugene P. Eche
EUGENE P. EHE, County Surveyor
County of San Bernardino, California
By: Eugene P. Eche

NOTARY ACKNOWLEDGEMENT

State of California }
County of San Bernardino } ss

On this 30 day of JANUARY before me
M. A. PRICE a Notary Public in and
for said County and State personally appeared
FREDERICK L. HUSS & CHERIE F. HUSS
known to me to be the persons whose names are subscribed
to the within instrument and acknowledged to me that
they executed the same.

Witness my hand and Official Seal M. A. PRICE



M. A. Price
Notary Public in and for said
County and State
My Commission expires February 13, 1979

NOTES

1. Basis of bearings taken from the East line of the SW 1/4 of Section 18, T6N, R3W S.B.M. per RM. 3354, P.M.B. 30/14 being N 0° 03' 22" E.
2. —●— Denotes monuments found as noted.
3. —□— Denotes 2"x2"x18" redwood hubs set and tagged L.S. 3980
4. B.L.M. Denotes Bureau of Land Management
5. C.S.F.B. Denotes County Surveyors Field Book
6. S.B.C.D.E. Denotes San Bernardino County Drainage Easement

The roads shown on this parcel map as offers of dedication have not been accepted by this map and will not be under the control of the County until accepted by later document.

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Date: April 28, 1977 Eugene P. Eche
EUGENE P. EHE, County Surveyor
County of San Bernardino, Calif
By: Eugene P. Eche

747
FILED REQUEST OF
TITLE INSURANCE & TRUST
ON <u>MAY 2, 1977</u>
AT <u>12:30 P.M.</u> IN
BOOK <u>33</u> PAGE <u>66</u>
OF <u>PARCEL MAPS</u>
SAN BERNARDINO COUNTY
v. Dennis Wardle, Clerk-Recorder
FEE \$ <u>5.00</u>

33/66

b/s

PARCEL MAP NO. 7711

BEING A DIVISION OF THE W 1/2 OF THE W 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF SEC 18, T6N-R3W, SBM, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

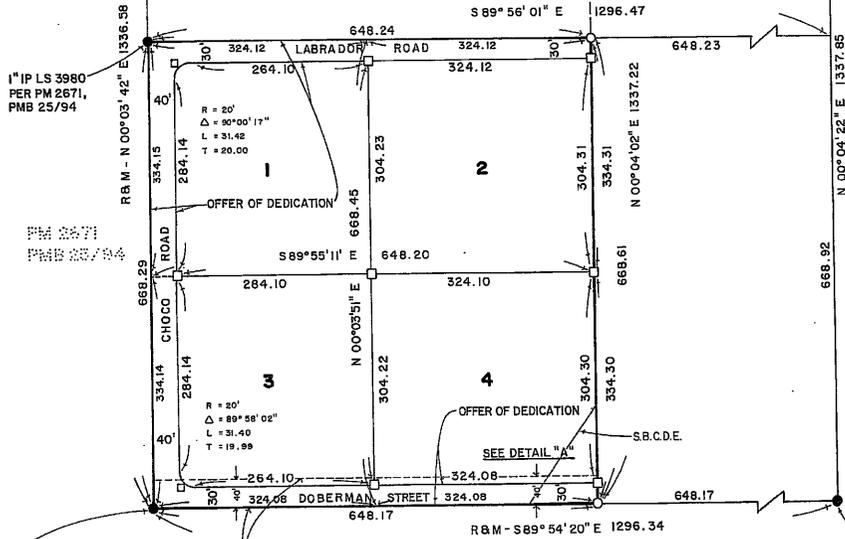
2" CSM/BC FOR
C 1/4 COR, SEC 18,
PER CSFB 444/44,45
& PM 2969, PMB 26/61.

1" IP LS 3980 FOR
CE 1/16 COR, PER PM 2123,
PMB 18/19 & PM 2969, PMB 26/61



NOTES:

- 1 Basis of bearing taken from the North Line of the NW/4 of the SE 1/4 COR, SEC 18, T6N-R3W, SBM, as shown on PM 2969, PMB 26/61, being S 89° 54' 20" E.
- 2 ● Denotes monuments found as noted.
- 3 ○ Denotes 1" Iron Pipe set and tagged R.C.E. 15062.
- 4 □ Denotes 2"x 2" Redwood Stakes set and tagged R.C.E. 15062.
- 5 R&M Denotes Record & Measured per PM 2969, PMB 26/61.
- 6 CSM Denotes County Surveyor's Monument.
- 7 BC Denotes Brass Cap.
- 8 CSFB Denotes County Surveyor's Field Book.
- 9 Minor Subdivision D 82 - 0154.
- 10 SBCDE Denotes San Bernardino County Drainage Easement.
- 11 BSL Denotes Building Setback Line.

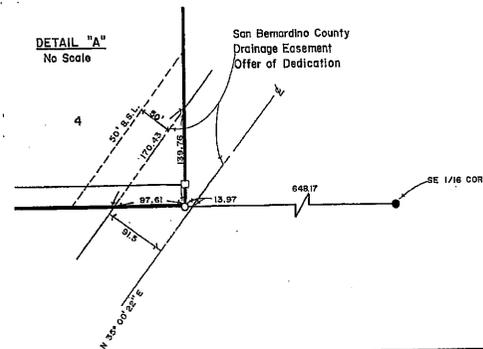


1" IP TAGGED R.C.E. 14382,
FOR CS 1/16 COR, PER
PM-2701, PMB 24/10 &
PM 2969, PMB 26/61.

40' EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS AND
PUBLIC UTILITY PURPOSES IN FAVOR OF PHILIP L. WRIGHT &
HAZEL M. WRIGHT AS DISCLOSED BY DEED RECORDED IN BOOK
7745, PAGE 721, O.R.

1" IP LS 3009 FOR
SE 1/16 COR, PER
PM 1238, PMB 11/19 &
PM 2969, PMB 26/61.

DETAIL "A"
No Scale



8/9

PARCEL MAP NO. 7711

BEING A DIVISION OF THE W 1/2 OF THE W 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF SEC 18, T6N-R3W, SBM, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

OWNER'S CERTIFICATE

We hereby certify we are the only parties having any record title interest in the land subdivided as shown on the annexed map and we consent to the preparation and recordation of this parcel map. We hereby irrevocably offer to dedicate to the County of San Bernardino, the Public in General and to any of the several Public Utility Companies which are authorized to serve in said subdivision easement for Public Roads, County Highways and Public utility purposes in, under, over, through and across Labrador Road, Doberman Street and Choco Road as shown on the annexed map. The expressed rights to the Public in General and to the several Utility Companies shall be and remain inferior to the superior rights of the County of San Bernardino. We also irrevocably offer to dedicate to the County of San Bernardino the drainage easement as shown on the annexed map.

Philip L. Wright
Philip L. Wright

Hazel M. Wright
Hazel M. Wright

Murray R. Chapman - A.V.P.
SAFECO Title Insurance Company, a California corporation, as Trustee.

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated 3-8-83
Eugene P. Ehe, County Surveyor
County of San Bernardino
By Kenny C. Patton Deputy

NOTARY ACKNOWLEDGEMENT

State of California
County of San Bernardino) ss:
On this 7th day of March 1982, before me, The undersigned
a Notary Public in and for said County and State, personally appeared
Hedwig R. Lujan known to me, or proved to me on the basis of
satisfactory evidence, to be the Assistant Vice President and
known to me, or proved to me on the basis of

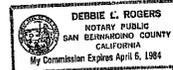
satisfactory evidence, to be the
SAFECO Title Insurance Company, a California corporation. The corporation
that executed the within instrument as Trustee, and known to me to be the persons
who executed the within instrument on behalf of the corporation therein
named, and acknowledged to me that such corporation executed the same.

Witness my hand and Official Seal.

Signature Debbie L. Rogers

Name Debbie L. Rogers

Notary Public in and for said County and State. My Commission expires 4-6-84



SIGNATURE OMISSION

The signature of the authorized Agent of The United States of America, the owner of an easement for ditches, canals and incidental purposes as disclosed by the Patent recorded September 11, 1917 in Book K, page 330 of Patents, Records of San Bernardino County has been omitted under the provisions of Section 66436 of the Subdivision Map Act. Its interest cannot ripen into a fee. Said easement covers the entire area being subdivided.

ENGINEER'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Philip Wright in August 1982. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Donald W. Hilly
Donald W. Hilly R.C.E. 15062

COUNTY SURVEYOR'S APPROVAL AND ACCEPTANCE CERTIFICATE

The undersigned Officer on behalf of the Board of Supervisors, pursuant to authority conferred by Section 88.012 (d)(3)(D)(III) of the San Bernardino County Code, hereby approves this map and rejects Labrador Road, Doberman Street, Choco Road and San Bernardino County Drainage Easement as shown on the annexed map.

Dated 3-8-83
Eugene P. Ehe, County Surveyor
County of San Bernardino
By Kenny C. Patton Deputy

NOTARY ACKNOWLEDGEMENT

State of California) ss:
County of San Bernardino

On this 23 day of September 1982, before me,
R. L. Smillie, a Notary Public

in and for said County and State, personally appeared
Philip L. Wright and Hazel M. Wright

known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and Official Seal
Signature R. L. Smillie

Name R. L. Smillie

Notary Public in and for said County and State.

My Commission expires December 21, 1984.



FILED REQUEST OF
Chicago Title Ins. Co
ON March 15, 1983
AT 1:44 P.M. IN
BOOK 80 PAGE 819
OF Parcel Map
SAN BERNARDINO COUNTY RECORDER
FEE \$ 7.00

42/101

SURVEYORS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAUL CHRISTOPHER ENE. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED.

DATE May 15, 1985 Paul Christopher Ene
PAUL CHRISTOPHER ENE L.S. 5280

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

PARCEL MAP NO. 9205

BEING A DIVISION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION EIGHTEEN, TOWNSHIP SIX NORTH, RANGE THREE WEST, SAN BERNARDINO BASE AND MERIDIAN.
BARNARDINO HIGHTECH ENGINEERING
APRIL, 1985.

COUNTY SURVEYORS CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED 12/9/85 CLAUDE D. TOMLINSON, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO
BY William McCarroll
DEPUTY

OWNERS CERTIFICATE

WE HEREBY CERTIFY WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDED OF THIS PARCEL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS

SHEPHERD STREET, CHOCO ROAD, JOHNSON ROAD AND STODOLAR WELLS ROAD AS SHOWN ON THIS MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF SAN BERNARDINO. WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO THE SAN BERNARDINO COUNTY DRAINAGE EASEMENT AS SHOWN ON THIS MAP AND WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO ALL RIGHTS OF VEHICULAR ACCESS THROUGH A PORTION OF WELLS ROAD AND ACROSS THE SOUTHWESTLY CORNER OF STODOLAR WELLS ROAD AS SHOWN ON THIS MAP.

Mojiwe Escrow Company, a California Corporation (Trustee)
MOJIWE ESCROW COMPANY, A CALIFORNIA CORPORATION (TRUSTEE)

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA) S.B.
COUNTY OF SAN BERNARDINO) VENTURA

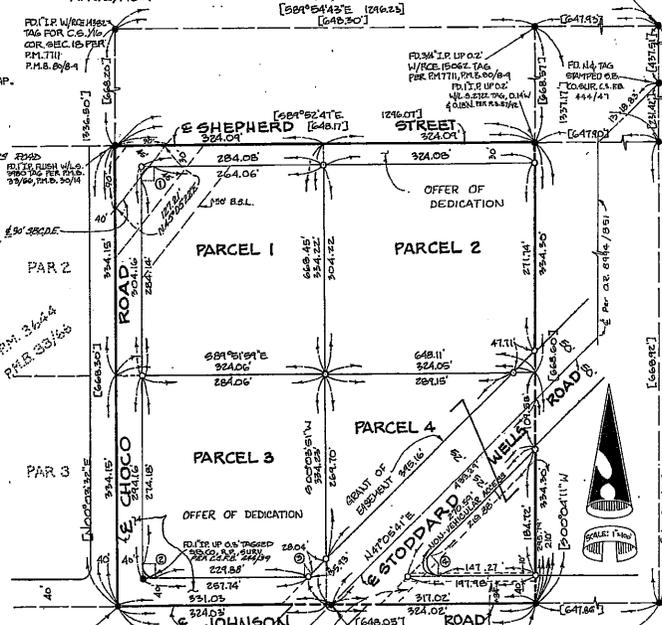
ON THIS 16th DAY OF JULY, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL CHRISTOPHER ENE AND BARBARA J. DELMAN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE/THEY) EXECUTED IT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Linda M. Phillips
NAME PRINTED LINDA M. PHILLIPS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 9-22-85



STATE OF CALIFORNIA) S.B.
COUNTY OF SAN BERNARDINO)
ON SEP 30, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL CHRISTOPHER ENE AND BARBARA J. DELMAN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE INSTRUMENT AS THE PRESIDENT AND CO-SECRETARY, ON BEHALF OF MOJIWE ESCROW COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION HEREBY NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF THE BOARD OF DIRECTORS, AS TRUSTEE. NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Linda M. Phillips
NAME PRINTED LINDA M. PHILLIPS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 9-22-85



COUNTY SURVEYORS APPROVAL AND ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF SUPERVISORS PURSUANT TO AUTHORITY CONFERRED BY SECTION 80,012 (4) (3) (D) (11) OF THE SAN BERNARDINO COUNTY CODE, HEREBY APPROVES THIS MAP AND accepts Stodolar Wells Road of the vehicular access rights but rejects Shepherd Street, Choco Road, Johnson Road, of the San Bernardino County Drainage Easement as shown on this map.

DATED 12/9/85 CLAUDE D. TOMLINSON, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO
BY William McCarroll
DEPUTY

AUDITORS CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ NONE.

DATED December 6, 1985
ERROL J. MACKLUM, COUNTY AUDITOR
COUNTY OF SAN BERNARDINO
BY Janet J. Hill
DEPUTY

BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED: _____
MARTHA H. BEKERN,
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
BY _____
DEPUTY

CURVE DATA

① Δ=40°03'41" R=20 L=31.44 T=20.02
② Δ=44°51'45" R=20 L=31.89 T=14.91
③ Δ=43°00'00" R=20 L=15.03 T=7.84
④ Δ=130°56'52" R=20 L=47.80 T=50.11

SIGNATURE OMISSION
THE SIGNATURE OF THE UNITED STATES OF AMERICA THE OWNER OF AN EASEMENT FOR VEHICULAR RIGHTS FOR PUBLIC OR PROFESSIONAL PURPOSES AND RESERVATION OF RIGHT OF WAY FOR UTILITIES AND CHANGES AS DISCLOSED BY BOOK 12, PAGE 330, OF PATENTS, RECORDS OF SAN BERNARDINO COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 6440.6 OF THE SUBDIVISION MAP ACT. ITS OMISSION CANNOT BE HELD TO BE A REE. SAID EASEMENT OWNERS THE ENTIRE AREA BEING SUBDIVIDED.

- LEGEND**
- 1. BASIS OF BEARING: THE WEST LINE OF R.S. 5742 BEING N04°11'2"
 - 2. ● - DENOTES A FOUND MONUMENT AS NOTED
 - 3. ○ - DENOTES SET 1" I.P. TAGGED L.S. 5280
 - A [] - DENOTES RECORD OF MEASURED PER A.S. 9140
 - S.E.D. - COUNTY SURVEYORS FIELD BOOK
 - C.B.L.M. - BUREAU OF LAND MANAGEMENT
 - T.S.E.D. - SAN BERNARDINO COUNTY DRAINAGE EASEMENT
 - 7. S.P.D. - SAN BERNARDINO COUNTY DRAINAGE EASEMENT
 - 8. M.H.R. SUBDIVISION * D 85-0027

85-325953
FILED REQUEST OF
CONTINENTAL LAND TITLE CO
ON DECEMBER 20, 1985.
AT 2:24 PM IN
BOOK 101 PAGE 27
OF PARCEL MAPS
SAN BERNARDINO COUNTY RECORDER
FEE \$ 6.00

101/27

8/11/9

PARCEL MAP NO. 14309

SHEET 2 OF 2

BEING A DIVISION OF PARCEL 4 PARCEL MAP 2198 OF PARCEL MAP BOOK 19 PAGE 98 SAN BERNARDINO COUNTY, CALIFORNIA.

CUBIT ENGINEERING INC.

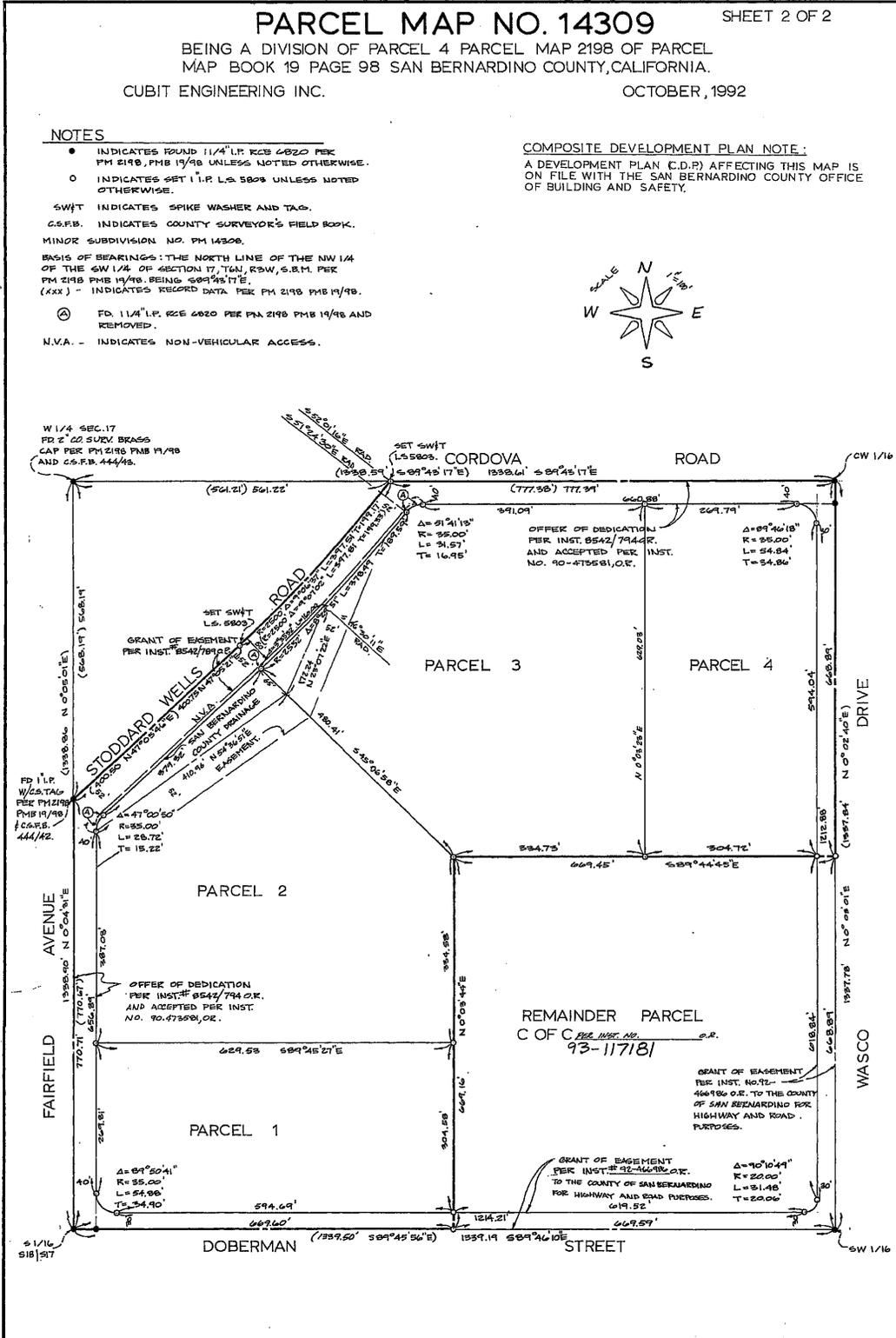
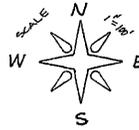
OCTOBER, 1992

NOTES

- INDICATES FOUND 1 1/4" I.P. R.C.S. 6820 PER PM 2198, P.M.B. 19/98 UNLESS NOTED OTHERWISE.
- INDICATES SET I.P.R. L.S. 5803 UNLESS NOTED OTHERWISE.
- SWHT INDICATES SPIKE WASHER AND TAG.
- C.S.F.B. INDICATES COUNTY SURVEYOR'S FIELD BOOK.
- MINOR SUBDIVISION NO. PM 14308.
- BASES OF BEARINGS: THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, T6N, R3W, S.B.M. PER PM 2198 P.M.B. 19/98, BEING 68°12'17"E.
- (XXX) - INDICATES RECORD DATA PER PM 2198 P.M.B. 19/98.
- ⊙ FD. 1 1/4" I.P. R.C.S. 6820 PER PM 2198 P.M.B. 19/98 AND REMOVED.
- N.V.A. - INDICATES NON-VEHICULAR ACCESS.

COMPOSITE DEVELOPMENT PLAN NOTE:

A DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE WITH THE SAN BERNARDINO COUNTY OFFICE OF BUILDING AND SAFETY.



8/11/9

8/11/9

4/11

PARCEL MAP NO. 14309

SHEET 1 OF 2

BEING A DIVISION OF PARCEL 4 PARCEL MAP 2198 OF PARCEL MAP BOOK 19 PAGE 98 SAN BERNARDINO COUNTY, CALIFORNIA.

CUBIT ENGINEERING INC.

OCTOBER, 1992

OWNERS' STATEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO, THE PUBLIC IN GENERAL AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS STODDARD WELLS ROAD, CORDOVA ROAD, WASCO DRIVE, DOBERMAN STREET AND FAIRFIELD AVENUE AS SHOWN ON THE ANNEXED MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF SAN BERNARDINO. WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BERNARDINO: THE SAN BERNARDINO COUNTY DRAINAGE EASEMENT; AND ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM PARCELS 2 AND 3 OVER AND ACROSS THE NORTHWESTERLY LINE OF SAID PARCELS ADJUTTING STODDARD WELLS ROAD AS DELINEATED ON SAID MAP.

Bernice L. Bacon Richard L. Bacon
BERNICE L. BACON RICHARD L. BACON
BERNICE LEONA LEWIS

SHOSHONE SERVICE CORPORATION, A CALIFORNIA CORPORATION,
Charmine Hill Richard L. Bacon
VICE PRESIDENT ASST. SECRETARY

GREEN TREE ACCEPTANCE, INC., Richard G. Evans
Jana A. Hunsbald SECRETARY
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss:
ON 11/6/93, BEFORE ME, Donna Lord
PERSONALLY APPEARED Bernice L. Bacon and Richard L. Bacon, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NAME Donna Lord
SIGNATURE Donna Lord
MY COMMISSION EXPIRES 6/30/95

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss:
ON February 23, 1993, BEFORE ME, Kelly L. Strouse
PERSONALLY APPEARED James A. Strouse and Cecelia A. Strouse, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NAME Kelly L. Strouse
SIGNATURE Kelly L. Strouse
MY COMMISSION EXPIRES 11-13-94

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. ROBIN MOORE IN OCTOBER 1992, AND ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 10/6/92
Joseph F. Miller LS 5803
JOSEPH F. MILLER



AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 0.00.

DATED: 2-25-93
EROL J. MACKZUM, COUNTY AUDITOR
COUNTY OF SAN BERNARDINO
BY: Robert Bludwig DEPUTY

BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCRDED.

DATE: _____
EARLENE SPROAT, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO.
BY: _____ DEPUTY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss:
ON 2/6/93, BEFORE ME, F. Morrison
PERSONALLY APPEARED Charmine Hill & Cecelia A. Strouse, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NAME F. Morrison
SIGNATURE F. Morrison
MY COMMISSION EXPIRES 2/20/94

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION 3 OF THE SAN BERNARDINO COUNTY CODE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: 2-9-93 LARRY E. COTTON, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO
BY: David B. ... DEPUTY
EXPIRATION DATE: 9-30-95



COUNTY SURVEYOR'S APPROVAL AND ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF SUPERVISORS, PURSUANT TO AUTHORITY CONFERRED BY SECTION 85.94010(c)(4) OF THE SAN BERNARDINO COUNTY CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS THE FOLLOWING AS SHOWN ON THE ANNEXED MAP: STODDARD WELLS ROAD, CORDOVA ROAD, WASCO DRIVE, DOBERMAN STREET AND FAIRFIELD AVENUE, BUT WITHOUT THE OBLIGATION TO MAINTAIN OR IMPROVE CORDOVA ROAD, WASCO DRIVE, DOBERMAN STREET, AND FAIRFIELD AVENUE, REFERRED TO HEREIN AND FURTHER ACCEPTS THE VEHICULAR ACCESS RIGHTS, BUT REJECTS THE SAN BERNARDINO COUNTY DRAINAGE EASEMENT.

DATED: 2-9-93 LARRY E. COTTON, COUNTY SURVEYOR
COUNTY OF SAN BERNARDINO
BY: David B. ... DEPUTY
LS 4875



SIGNATURE OMISSIONS

THE SIGNATURE OF AN OFFICER OF THE UNITED STATES OF AMERICA, THE OWNER OF ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, ACCORDING TO THE PROVISIONS OF SAID ACT ON JUNE 1, 1928 AS RESERVED IN THE PATENT FROM THE UNITED STATES, RECORDED JUNE 26, 1951 IN BOOK 2785, PAGE 100 OF OFFICIAL RECORDS.

SAID RESERVATIONS COVERS THE ENTIRE AREA BEING SUBDIVIDED.

93-11781
FILED REQUEST OF
Union Land Title Co.
ON March 16, 1993
AT 3:49 PM IN
BOOK 17 PAGE 38
OF Parcel Maps
SAN BERNARDINO COUNTY RECORDER
FEE 8.00/165.00

11/7