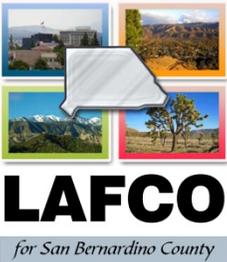


**May 7, 2014 Community Meeting
Announcement, Agenda, Minutes**

Attachment 5



LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490

Email: lafco@lafco.sbcounty.gov

Website: www.sbclafco.org

Telephone (909) 383-9900 • Fax (909) 383-9901

COMMUNITY MEETING

**WEDNESDAY, MAY 7, 2014
5:30 P.M.**

**BIG BEAR AREA REGIONAL WASTEWATER AGENCY
BOARD ROOM
121 PALOMINO DRIVE, BIG BEAR CITY, CA**

The staff of the Local Agency Formation Commission (LAFCO) for San Bernardino County invites you to attend a community meeting to discuss the proposal for fire protection and emergency medical response for the Baldwin Lake community. The proposal submitted by registered voter petition was modified by LAFCO on February 19 to propose the annexation of the territory to the Big Bear City Community Services District (CSD). The proposal is now titled:

LAFCO 3172 – Reorganization to Include Annexation to Big Bear City
Community Services District and Detachment from San Bernardino County
Fire Protection District and its Mountain Service Zone

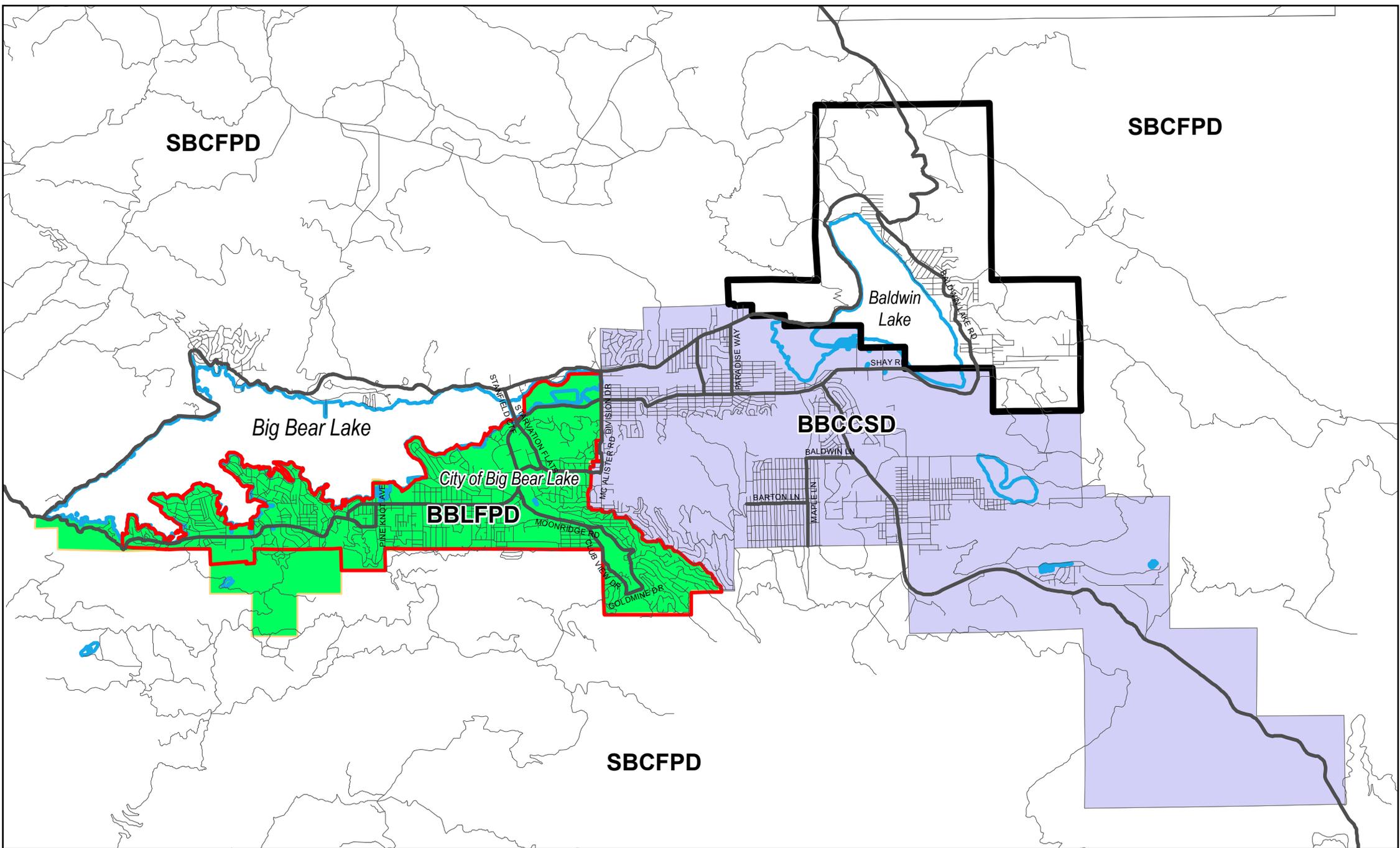
The modified proposal is depicted on the enclosed map. At the meeting, the following items will be reviewed:

- Outline by LAFCO staff of the reasons for modifying the proposal to change from the formation of a new fire protection district to the annexation to the CSD and the caveats included by the Commission at the February hearing.
- Discussion of the Plan for Service and Fiscal Impact Analysis being prepared for the modified proposal by LAFCO staff with the assistance of the CSD and Chief Larry Winslow from Baldwin Lake Fire.
- LAFCO staff will answer questions about annexation to the CSD, including, but not limited to, special tax to be extended, the exclusion of the delivery of other services available from the CSD to the Baldwin Lake community, etc.

If you have any questions or comments regarding this notice or the annexation process in general, please contact the LAFCO office at (909) 383-9900, the street address listed above or by email to kmcdonald@lafco.sbcounty.gov.

Sincerely,

KATHLEEN ROLLINGS-McDONALD
Executive Officer



LAFCO 3172 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS MOUNTAIN SERVICE ZONE

	LAFCO 3172 (As Modified) Annexation to BBCCSD		Big Bear City Community Services District
	SBCFPD & its Mountain Service Zone		Big Bear Lake Fire Protection District
	Lakes		City of Big Bear Lake

AGENDA

BALDWIN LAKE COMMUNITY MEETING FIRE PROTECTION AND EMERGENCY MEDICAL RESPONSE Presented by the Local Agency Formation Commission (LAFCO)

**BIG BEAR AREA REGIONAL WASTEWATER AGENCY
BOARD ROOM
121 PALOMINO DRIVE, BIG BEAR CITY, CA**

MAY 7, 2014

5:30 P.M.

1. Discussion of Fire Protection and Emergency Medical Response in the Big Bear Valley (LAFCO Service Review)
2. Review of LAFCO 3172:
 - Alternative 1 – Formation of Baldwin Lake Fire Protection District and Detachment from San Bernardino County Fire Protection District (Chief Winslow proposal); and,
 - Alternative 2 – Annexation to Big Bear City Community Services District and Detachment from San Bernardino County Fire Protection District (LAFCO modification)
3. Presentation from Fire Service Providers:
 - Current responsibility -- Chief Mark Hartwig, San Bernardino County Fire Protection District
 - Current provider -- Chief Larry Winslow, Baldwin Lake Volunteer Fire Department
 - Proposed provider -- Chief Jeff Willis, Big Bear Fire Authority (Joint Powers Authority made up of Big Bear City Community Services District and Big Bear Lake Fire Protection District)
4. Closing Remarks
5. Questions and Circulation of Survey Postcard

**MINUTES OF THE
BALDWIN LAKE COMMUNITY MEETING
WEDNESDAY, MAY 7, 2014**

**5:30 P.M.
BIG BEAR AREA REGIONAL WASTEWATER AGENCY BOARD ROOM
121 PALOMINO DRIVE, BIG BEAR CITY, CA**

STAFF PRESENT: Kathleen Rollings-McDonald, Executive Officer
Samuel Martinez, Assistant Executive Officer
Michael Tuerpe, Project Manager
Joe Serrano, LAFCO Analyst

FIRE REPRESENTATIVES:

County Fire:	Chief Mark Hartwig, Deputy Chief Johnstone, Mountain Division Chief Opliger
Big Bear Fire Authority:	Chief Jeff Willis, Battalion Chief Maltby
Baldwin Lake Fire:	Chief Larry Winslow

CALL TO ORDER:

Executive Officer Kathleen Rollings-McDonald calls the meeting to order at 5:32 p.m. Ms. Rollings-McDonald explains the community meeting is a result of the Commission's request to inform the Baldwin Lake residents of the alternative proposals to provide fire and emergency medical response services to the Baldwin Lake area.

**DISCUSSION OF FIRE PROTECTION AND EMERGENCY MEDICAL RESPONSE IN THE
BIG BEAR VALLEY (LAFCO SERVICE REVIEW)**

Ms. Rollings-McDonald explains how the Commission completed a service review in 2011 for the Mountain Region, which concluded with the Big Bear Valley. She indicates that the Baldwin Lake Community is the largest community within the Big Bear Valley. During the incorporation of the City of Big Bear Lake, Ms. Rollings-McDonald identifies the areas excluded from incorporation based on resident opposition. She also explains how the service review included the sphere expansion of the Big Bear City Community Services District ("Big Bear City CSD") to comprise most of the Baldwin Lake Community.

Ms. Rollings-McDonald provides an overview of the Baldwin Lake Volunteer Fire Department ("Volunteer Department") creation in 2007 as a non-profit volunteer department which was supported by the residents and the San Bernardino County Fire Protection District ("County Fire"). She also indicates that the volunteer department operates as a 501(c)(3) non-profit since inception.

Ms. Rollings-McDonald explains that in addition to Baldwin Lake Volunteer Fire Department, there are other active fire agencies adjacent to the Baldwin Lake Community, including County Fire, Big Bear Lake Fire Protection District and the Big Bear City CSD. She notes that the service review illustrated the benefits in a regionalized fire provision; however, a consolidation of fire agencies is a difficult task which requires collaboration between the fire agencies and the support of residents. Ms. Rollings-McDonald indicates that the Commission did not move forward with the discussion of consolidation during the 2011 service review to

**MINUTES OF THE
BALDWIN LAKE COMMUNITY MEETING
WEDNESDAY, MAY 7, 2014**

allow the Big Bear City CSD and Big Bear Lake Fire Protection District to work together in creating a potential joint powers authority and maximize economies of scale.

REVIEW OF LAFCO 3172:

Ms. Rollings-McDonald explains that the Volunteer Department is funded by resident donation and Chief Winslow's personal finances. She notes that while the Volunteer Department has provided fire services for several years, it can no longer be sustainable. As a result, Chief Winslow submitted an application to form a new district in the Big Bear Valley for fire provision. Ms. Rollings-McDonald indicates that state law and Commission policy ranks the formation of a new district as the last alternative to provide municipal services.

Ms. Rollings-McDonald explains that at the February 19, 2014 hearing, the Commission modified the proposal to include two alternatives for the delivery of fire service. Alternative #1 proposes the annexation of the Baldwin Lake community to the Big Bear City Community Services District and the formation of an Improvement District to define the area for provision of fire and medical services only. If the residents oppose the annexation, then the Commission will consider Alternative #2 which proposes the formation of an independent Fire Protection District for the Baldwin Lake community.

Ms. Rollings-McDonald describes the financial structure in forming the proposed new fire district which includes special taxes: \$180 for developed parcels and \$90 for undeveloped parcels. She notes that the projected budgets for the proposed new fire district only identifies a \$7,000 surplus in fiscal year 2018-19 or a 7% surplus, which is lower than the minimum 10% requirement for any new district to be considered as sustainable by the Commission.

Ms. Rollings-McDonald also describes the option of annexation to the Big Bear City CSD for fire service. Based on the financial information provided by the Big Bear City CSD, the proposed cost for fire protection, if annexed, would be approximately \$123 for developed parcels and \$60 for undeveloped parcels – a lower cost to Baldwin Lake residents in comparison to the formation of a new fire district.

Ms. Rollings-McDonald provides an overview of the response time and responding agencies within the Baldwin Lake Community. She notes that in fiscal year 2012-13, four different fire agencies responded to calls within the community and the majority of calls were medical or non-fire related.

Ms. Rollings-McDonald explains that today's discussion informs the community of the proposal and allows residents to fully understand the need to identify a sustainable delivery of fire services to the Baldwin Lake Community. She indicates that ultimately the residents have the decision to choose which public entity is the most logical service provider for fire services to the community.

Ms. Rollings-McDonald indicates that representatives of the surrounding fire departments will present further information on the proposal, starting with Chief Mark Hartwig from the San Bernardino County Fire Protection District.

**MINUTES OF THE
BALDWIN LAKE COMMUNITY MEETING
WEDNESDAY, MAY 7, 2014**

PRESENTATION FROM FIRE SERVICE PROVIDERS:

County Fire Chief Mark Hartwig explains how County Fire is funded by property tax and voter-approved assessments. He also indicates that County Fire responds to fire and other calls outside their jurisdiction. Chief Hartwig identifies how County Fire currently collaborates with the Big Bear City CSD and the Volunteer Department and has established working relationships among the fire providers. He notes the benefits from consolidation into a single fire provider including economies of scale, centralization of operations, and maximization of equipment and other resources. Chief Hartwig expressed his concern on the continued placement of paramedics of the Fawnskin Station if LAFCO 3172 is approved.

Baldwin Lake Volunteer Fire Department Chief Larry Winslow explains how the lack of fire service in the Baldwin Lake Community led to his efforts in forming the Volunteer Department. Chief Winslow notes that he initially contacted LAFCO in 2011 to consider the formation of a new district; however, Ms. McDonald recommended speaking with the neighboring agencies as an alternative approach to provide efficient levels of fire service to the residents. After discussions with Big Bear Lake Fire Protection District and County Fire stalled, Chief Winslow reconsidered the formation of a new district and submitted an application to LAFCO with 29% registered-voter petition signatures.

Chief Winslow states that prior to submitting an application to LAFCO in March 2013, he held several community meetings to gauge resident interest. Chief Winslow states that the residents favored the formation of a new district during the meetings. Several members of the audience indicated that they were not notified of these meetings nor did they participate in the voting process. He indicates that approximately 20 to 25 residents out of the 280 registered voters in the Baldwin Lake Community attended both community meetings.

Chief Winslow does not oppose the annexation to the Big Bear City CSD as long as the Baldwin Lake Community receives an adequate level of fire service. He indicates that the cost to form a new district would cost residents approximately \$180 per developed parcels which is more than the proposed \$123 per developed parcels included in the annexation to Big Bear City CSD.

Ms. Rollings-McDonald requests all questions be asked after the conclusion of all presentations.

Big Bear Fire Authority Chief Jeff Willis thanks everyone for attending the meeting. He explains how the Big Bear City and Big Bear Lake Fire Districts were formed 1936 and 1927 respectfully following the population growth in the Big Bear Valley area. Chief Willis explains how political differences and jurisdictional boundaries make it difficult to consolidate services. He indicates that barriers can be overcome through effective communication and shared services which assisted in the creation of the joint powers authority in June 2012.

Chief Willis clarified that LAFCO 3172 only considers the delivery of fire and emergency medical services from Big Bear City CSD and no additional services are being considered at this time. He identifies the benefits of the proposal including established infrastructure and resources such as equipment, staffing, EMS Division, training and Public Education.

**MINUTES OF THE
BALDWIN LAKE COMMUNITY MEETING
WEDNESDAY, MAY 7, 2014**

Chief Willis notes that the proposal includes year-round, 24/7 staffing for the Baldwin Lake Community. He explains that the Volunteer Department personnel will be converted to Big Bear Fire Department paid-call firefighters and become available for utilization throughout the Big Bear Fire Authority. The special tax is identified as \$123 for developed parcels and \$60 for undeveloped parcels.

CLOSING REMARKS:

Kathleen Rollings-McDonald explains to the audience the protest proceedings outlined in the Cortese-Knox-Hertzberg Act. She indicates that the LAFCO Executive Officer will formally announce a period of time during which registered voters and/or landowners may submit written protest against the annexation. Written protest must be circulated, signed, dated, and submitted to the LAFCO office within the protest period designated. At the conclusion of the protest period, the LAFCO Executive Officer will make a finding as to the value of valid, written protest:

Approve the annexation without an election if written protest is received from less than 25% of the voters and less than 25% of the landowners (owning less than 25% of the land value).

Call an election if protest is received from at least 25% and less than 50% of the registered voters, or if 25% to 100% of the number of landowners—who own at least 25% of the total annexation land value—submit written protest. The voters (whether they own land or not) would then decide the issue by majority vote in a special election.

Terminate the annexation if protest is received from 50% or more of the registered voters in the annexation area.

QUESTIONS/COMMENTS:

The following are questions inquired by the audience members:

- **Question:** Are sub-lot parcels subject to the proposed fees?
Response: Separate parcels are taxed individually. Additionally, lots can be consolidated for tax purposes only.
- **Question:** Is the agreement between Big Bear Lake Fire District and CSA 38 still in effect?
Response: Kathleen Rollings-McDonald will verify the status of the agreement.
- **Question:** Are Baldwin Lake residents only eligible to protest?
- **Response:** Landowners and registered voters within the territory of LAFCO 3172 are the only ones eligible to protest the proposal.

**MINUTES OF THE
BALDWIN LAKE COMMUNITY MEETING
WEDNESDAY, MAY 7, 2014**

- **Question:** How much are the fees for each proposal?
- **Response:** The formation of a new district includes an annual fee of \$180 for developed parcels and \$90 for undeveloped parcels. The consolidation to County Fire would cost approximately \$123 for developed parcels and \$60 for undeveloped parcels.

- **Question:** Is the survey card being distributed as the protest proceedings?
- **Response:** No. The survey postcard is an opportunity for the Baldwin Lake community residents to voice their opinion on the proposal. The protest proceedings will occur if the Commission approves the proposal.

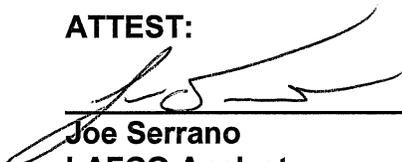
- **Question:** If annexed, will the code enforcement change (ex. Construction and fire)?
- **Response:** Code enforcement will transition from the County standards to the Big Bear City CSD standards.

- **Question:** Does a person who owns five parcels receive five votes during the protest proceeding?
- **Response:** Yes. During the protest proceedings, landowners and their assessed value is calculated to determine the protest threshold on a per parcel basis. However, if the proposal is subject to an election, then only registered voters will determine the outcome.

- **Question:** Can the County, as a landowner, vote during the protest proceeding?
- **Response:** Yes. All landowners within the subject territory can submit opposition on the proposal; however, if the proposal is subject to an election, then only registered voters can place a vote.

The meeting is adjourned at 7:48 p.m.

ATTEST:



Joe Serrano
LAFCO Analyst

LOCAL AGENCY FORMATION COMMISSION


KATHLEEN ROLLINGS-McDONALD, Executive Officer