

**City of Big Bear Lake Application and  
Plan for Service**

**Attachment 2**

## SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

1. NAME OF PROPOSAL: Annexation of non-contiguous parcels owned by the City of Big Bear Lake to the City of Big Bear Lake to be used for municipal purposes pursuant to California Government Code Section 56742.
  
2. NAME OF APPLICANT: The City of Big Bear Lake  
MAILING ADDRESS: PO Box 1929  
Big Bear Lake CA 92315-1929  
PHONE: (909) 866-5050  
FAX: (909) 866-3184  
E-MAIL ADDRESS: dmcgee@bbldwp.com
  
3. GENERAL LOCATION OF PROPOSAL: Areas 1, 2, and 3 located in the community of Fawnskin; Areas 6, 16, and 17 located in the community of Erwin Lake; Areas 14, 15, 18, and 19 located in the community of Sugarloaf. Area 4 located in the San Bernardino National Forest, west of the City of Big Bear Lake; Areas 5, 11, and 12 located in the community of Moonridge; Areas 7, 8, 9, and 10 located in the community of Lake William; Area 13 located in Sawmill Canyon, west of the community of Sugarloaf.
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES  NO  If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. Reduction in tax assessments that will benefit the water ratepayers.
  
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES  NO  If YES, please provide a written justification for the proposed boundary configuration.

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**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres: 6.92 Acres)
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments)  
NONE
3. Approximate current population in area:  
Zero
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
Not Applicable

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
The reorganization areas are within the County's Bear Valley Community Plan area. The County's  
land use designation for the reorganization area include BV/RC (Resource Conservation; APN  
0315-361-30), BV/RL-40 (Rural Living- 40 acres minimum; APN 0306-181-20), BV/RS-1 (Single  
Residential-1 acre minimum; APN 2350-361-05), BV/RS-20 (Single Residential-20,000 sq. ft.  
minimum; APNs 0304-175-08 & 2350-021-04), BV/RS (Single Residential; APNs 0304-205-09,  
0310-731-04, 0315-231-15, 0315-406-09, 0315-411-21, 0315-416-02, 2328-422-01, 0315-071-23,  
0315-072-22, 0315-175-02, 2350-403-45, 2350-522-57, 2350-614-06, & 2350-616-22), and BV/RM  
(Multiple Residential; APN 0304-126-04)

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:  
None

6. Indicate the existing land use. Municipal Water System Assets including but not limited to:  
water well pumping plants, booster stations, potable water reservoirs, water distribution systems.

What is the proposed land use? Municipal Water System Assets including but not limited to:  
water well pumping plants, booster stations, potable water reservoirs, water distribution  
systems.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
  - a. Has pre-zoning been completed? YES \_\_\_ NO X
  - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES \_\_\_ NO X

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

Pre-zoning not required.

8. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_ NO X If YES, please explain.

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9. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- |   |  |
|---|--|
| <input type="checkbox"/> Agricultural Land Uses   | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract  | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: <u>None apply.</u> |  |

10. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not Applicable.

11. Provide a narrative response to the following factor of consideration as identified in §56668(o): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The proposed annexation creates no negative impact to the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. Generally graded.

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2. Describe any existing improvements on the site as % of total area.

Residential	_____ %	Agricultural	_____ %
Commercial	_____ %	Vacant	<u>80</u> %
Industrial	_____ %	Other	<u>20</u> % (Potable Water Storage Tanks)

3. Describe the surrounding land uses:

NORTH Combination of vacant, residential, and US Forest Service Land

EAST Combination of vacant, residential, and US Forest Service Land

SOUTH Combination of vacant, residential, and US Forest Service Land

WEST Combination of vacant, residential, and US Forest Service Land

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

None

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5. Will service extensions accomplished by this proposal induce growth on this site? YES \_\_\_  
NO X Adjacent sites? YES \_\_\_ NO \_\_\_ Unincorporated \_\_\_ Incorporated \_\_\_

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6. Are there any existing out-of-agency service contracts/agreements within the area? YES X  
NO X If YES, please identify.

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7. Is this project a part of a larger project or series of projects? YES \_\_\_ NO X If YES, please explain.

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**NOTICES**

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Jeff Mathieu TELEPHONE NO. 909-866-5831

ADDRESS:  
City of Big Bear Lake PO Box 10000, Big Bear Lake CA 92315

NAME Reginald A. Lamson TELEPHONE NO. 909-866-5050

ADDRESS:  
DWP PO Box 1929 Big Bear Lake CA 92315

NAME Danielle D. McGee TELEPHONE NO. 909-866-5050

ADDRESS:  
DWP PO Box 1929 Big Bear Lake CA 92315

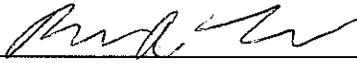
**CERTIFICATION**

As a part of this application, the city of Big Bear Lake, or the \_\_\_\_\_ district, \_\_\_\_\_ (the applicant) and/or the city of Big Bear Lake (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of Big Bear Lake or the \_\_\_\_\_ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 9-30-15



SIGNATURE OF APPLICANT

REGINALD A. LAMSON

PRINTED NAME OF APPLICANT

GM

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/15/2012

**SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO	AREA #	DETACHED FROM
City of Big Bear Lake	1, 2, and 3	County Service Area 70, County Service Area 54, County Service Area 53 and its zones B and C
City of Big Bear Lake	6, 16, and 17	County Service Area 70, County Service Area 70 zone R-3, County Service Area 53
City of Big Bear Lake	14, 15, 18, and 19	County Service Area 70, County Service Area 70 zone R-5, County Service Area 53
City of Big Bear Lake	4, 5, 7, 8, 9, 10, 11, 12, and 13	County Service Area 70, County Service Area 53

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

NO

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

YES

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

Not applicable

**5. PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a

minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

**CERTIFICATION**

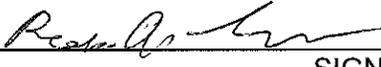
As a part of this application, the city of Big Bear Lake, or the \_\_\_\_\_ district, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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(FOR LAFCO USE ONLY)

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 9-30-15

  
SIGNATURE OF APPLICANT

/REVISED: km - 8/15/2012

## **City of Big Bear Lake Annexation of Non-contiguous Parcels**

### **Plan for Services LAFCO 3196**

#### **Introduction**

The City of Big Bear Lake (the City) is proposing to annex 20 parcels in 19 areas, approximately 6.92 total acres, located in the County of San Bernardino that are currently owned by the City of Big Bear Lake – Department of Water and Power (the DWP) and are used to supply residential and commercial potable water. Pursuant to California Government Code 56742, the City may annex parcels that it owns outside the City's sphere of influence provided the property is used for municipal purposes. Should the City sell the parcels or cease to use the parcel for municipal purposes the annexation will be revoked. Pursuant to California Government Code 56375.5, the annexations would have no effect on the City's sphere of influence. The purpose of the reorganization is to eliminate approximately \$110,000 in annual property taxes assessed against these parcels that must be passed on to the ratepayers in the County and the City as a cost of operating the water system.

#### **Availability of Services**

All of the parcels included in the planned annexation of non-contiguous areas to the City are currently used to provide water service. The following plan for services is provided for each area, with area-specific details to follow below:

##### **Water Service**

The City of Big Bear Lake, Department of Water and Power, owns and operates water system assets which will serve the parcels planned for annexation.

##### **Electricity**

Bear Valley Electric Service (a division of Golden State Water Company) provides electric services to the parcels planned for annexation.

##### **Sewer**

No sewer services are required for the parcels planned for annexation.

##### **Transportation**

No transportation services are required for the parcels planned annexation because the parcels are uninhabited.

**Lighting**

No lighting services are required for the parcels planned for annexation because the parcels are uninhabited.

**Schools**

No schools are required for the parcels planned for annexation because the parcels are uninhabited.

**Parks**

No parks are required for the parcels planned for annexation because the parcels are uninhabited.

**Police**

The parcels are under the jurisdiction of the County Sheriff.

**Area-Specific Services****Drainage**

The City of Big Bear Lake – DWP will continue to maintain the drainage facilities located on areas 1, 9, 11, 13, and 14.

**Fire Services**

Areas 1, 2, and 3 will be served by County Fire and its Mountain Service Zone.

Areas 4-20 are served by the Big Bear Fire Authority.

**Roads**

Areas 6, 16 and 17 are currently serviced by County Services Area 70 Zone R-3. A contract has been negotiated with CSA 70 Zone R-3 for on-going road services. Areas 14, 15, 18 and 19 currently receive road services from CSA 70 Zone R-5. . A contract has been negotiated with CSA 70 Zone R-5 for on-going road services. Road Services for Areas 1-13 are provided by the County.

## **Fiscal Impact**

Upon completion of the annexation of the 19 non-contiguous areas, the DWP will be relieved of approximately \$110,000 per year in property tax assessments.

DWP will maintain the drainage facilities located on areas 1, 9, 11, 13, and 14. The facilities will be maintained by DWP staff and the annual costs for materials required for maintenance is expected to be less than five hundred dollars (\$500).

The DWP has entered into an out of area service agreement with CSA 70 for the maintenance of roads fronting areas 6, 16 and 17. The annual fee charged by CSA 70 for these three parcels is fifty nine dollar and seventy five cents (\$59.75) per parcel plus twenty percent overhead, in total two hundred fifteen dollars and ten cents (\$215.10) per year. The contract provides that an inflation adjustment of 2.5% per year.

The DWP has also entered into an out of area service agreement with CSA 70 for the maintenance of roads fronting areas 14, 15, 18 and 19. The annual fee charged by CSA 70 for these four parcels is seventy two dollars and twelve cents (\$72.12) base fee per parcel plus twenty percent overhead, in total is three hundred forty six dollar and eighteen cents (\$346.18). The contract provides that an inflation adjustment of 2.5% per year.

All costs associated with the annexation and maintaining on-going services for the areas annexed will be paid from the DWP's Revenue Fund.

The City of Big Bear Lake will receive a property tax reallocation of one hundred sixteen dollars (\$116). The tables on the following page outline the expected costs, costs savings, revenue reallocations, sources of funding that will result from the planned annexation:

<b>Cost Impact by Year</b>					
<b>Area/Purpose</b>	<b>FY 16/17</b>	<b>FY 17/18</b>	<b>FY 18/19</b>	<b>FY 19/20</b>	<b>FY 20/21</b>
1/Drainage	\$100	\$100	\$100	\$100	\$100
2	No Recurring Costs				
3	No Recurring Costs				
4	No Recurring Costs				
5	No Recurring Costs				
6/Roads	\$72	\$73	\$75	\$77	\$79
7	No Recurring Costs				
8	No Recurring Costs				
9/Drainage	\$100	\$100	\$100	\$100	\$100
10	No Recurring Costs				
11/Drainage	\$100	\$100	\$100	\$100	\$100
12	No Recurring Costs				
13/Drainage	\$100	\$100	\$100	\$100	\$100
14/Drainage	\$100	\$100	\$100	\$100	\$100
/Roads	\$87	\$89	\$91	\$93	\$96
15/Roads	\$87	\$89	\$91	\$93	\$96
16/Roads	\$72	\$73	\$75	\$77	\$79
17/Roads	\$72	\$73	\$75	\$77	\$79
18/Roads	\$87	\$89	\$91	\$93	\$96
19/Roads	\$87	\$89	\$91	\$93	\$96
Property Tax Savings - DWP	(\$110,000)				
<b>Change in Costs</b>	<b>(\$108,936)</b>	<b>\$1,075</b>	<b>\$1,089</b>	<b>\$1,103</b>	<b>\$1,121</b>

<b>Revenue Impact by Year</b>					
<b>Property Tax Reallocation – City of Big Bear Lake</b>	\$116	\$116	\$116	\$116	\$116

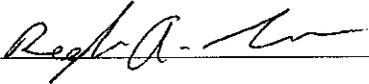
CERTIFICATION

As a part of this application, the city of Big Bear Lake, or the \_\_\_\_\_ district, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 10-12-15

  
\_\_\_\_\_

SIGNATURE OF APPLICANT