LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

NOTICE OF AVAILABILITY AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the San Bernardino Local Agency Formation Commission (LAFCO or Commission) has prepared an Initial Study pursuant to the requirements of the California Environmental Quality Act (CEQA), which recommends that a Mitigated Negative Declaration be issued for the following proposal:

Title: Reorganization to include either (1) Formation of Baldwin Lake Fire Protection District or (2) 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

Location: The location of LAFCO 3172 (proposed project) encompasses most of the unincorporated community of Baldwin Lake which occupies the eastern-most portion of the Bear Valley area of the San Bernardino Mountains. The study area encompasses approximately 4,800 acres, which includes all of Sections 31 and 32 of Township 3N, Range 2E, San Bernardino Base and Meridian (SBBM); all of Sections 5, 6, 8, 9, and portions of Sections 7 and 16 of Township 2N, Range 2E, SBBM; and a portion of Section 12 of Township 3N, Range 1W, SBBM. The whole of the proposed reorganization area is within the Big Bear City Community Services District sphere of influence and within the boundaries of the San Bernardino County Fire Protection District and its Mountain Service Zone.

Description: The reorganization request was for the formation of a new fire protection district for the Baldwin Lake community; while the LAFCO potential modification is to annex the territory to an existing local service provider.

In the application materials submitted to LAFCO, the applicant for the Original Proposal for LAFCO 3172 provides several reasons why the creation of a new fire protection district appears to be the only way to maintain the current level of service provided by the Baldwin Lake Volunteer Fire Department (BLVFD), which currently operates as a volunteer entity under the jurisdiction of the San Bernardino County Fire Protection District (County Fire). The primary rationale is that, due to distance from the nearest County Fire station in the community of Fawnskin and slow response by the Big Bear City Community Services District (BBCCSD) under automatic aid, the only alternative is to form a fire protection district for the community of Baldwin Lake to preserve the current Voluntary Fire Department. The second half of this rationale is that the BLVFD has been sustained by a single individual's efforts. Therefore, the application concludes that creation of a new fire protection district can provide the financial resources necessary to sustain the higher level of fire protection and emergency service currently provided to the community by the BLVFD.

At its February 19, 2014 hearing the Commission considered and approved the modification to the proposal to remove the formation of the fire protection district and, instead, to consider the annexation to the Big Bear City Community Services District (BBCCSD) for fire protection and emergency medical response only (Modified Proposal). The Commission's action included directing LAFCO staff that if the completion of the annexation to BBCCSD does not come to fruition that the Original Proposal be returned to the Commission for consideration. Therefore, the initial study considers both alternatives.

After extensive consideration of LAFCO 3172 by LAFCO, a decision was made by the Commission to prepare an Initial Study and consider adoption of a Negative Declaration due to the potential for unique physical changes in the environment from approval of LAFCO 3172.

Date Issued: April 28, 2014

The proposed Mitigated Negative Declaration and Initial Study are available for public review at the LAFCO Office at 215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490, on the Commission's website at www.sbclafco.org, and at the Big Bear Lake Branch Library located at 41930 Garstin Drive, Big Bear Lake, CA 92315.

The 30-day public review period for this document is from April 28, 2014 and ends May 28, 2014. Comments may be submitted within the public review period to Ms. Kathleen Rollings-McDonald, Executive Officer for San Bernardino LAFCO, at the address noted above, or by fax at (909) 383-9901.

The hearing before the Commission to consider the proposed Mitigated Negative Declaration and Initial Study and the project has not yet been scheduled. If you have questions regarding the LAFCO process, please contact Ms. Rollings-McDonald at (909) 383-9900.

INITIAL STUDY
FOR THE
REORGANIZATION TO INCLUDE EITHER:
(1) FORMATION OF BALDWIN LAKE
FIRE PROTECTION DISTRICT OR
(2) ANNEXATION TO THE BIG BEAR CITY
COMMUNITY SERVICES DISTRICT
AND DETACHMENT FROM THE SAN BERNARDINO
COUNTY FIRE PROTECTION DISTRICT AND
IT'S MOUNTAIN SERVICE ZONE

Prepared for:

Local Agency Formation Commission
for San Bernardino County
215 North "D" Street, Suite 204
San Bernardino, California 92415-0490

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

April 2014

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION

To: San Bernardino County
Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and

Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Local Agency Formation Commission
for San Bernardino County
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Section 21092.3 of the Public Resources Code.

Project Title

Reorganization to include either (1) Formation of Baldwin Lake Fire Protection District or (2) 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

Not Yet Assigned	Ms. Kathleen Rollings-McDonald	(909) 383-9900
State Clearinghouse Number	**Lead Agency Contact Person**	**Telephone Number**

Project Location

The location of LAFCO 3172 (proposed project) encompasses most of the unincorporated community of Baldwin Lake which occupies the eastern-most portion of the Bear Valley area of the San Bernardino Mountains. The study area encompasses approximately 4,800 acres, which includes all of Sections 31 and 32 of Township 3N, Range 2E, San Bernardino Base and Meridian (SBBM); all of Sections 5, 6, 8, 9, and portions of Sections 7 and 16 of Township 2N, Range 2E, SBBM; and a portion of Section 12 of Township 3N, Range 1W, SBBM. The whole of the proposed reorganization area is within the Big Bear City Community Services District sphere of influence and within the boundaries of the San Bernardino County Fire Protection District and its Mountain Service Zone.

Project Description

The reorganization request was for the formation of a new fire protection district for the Baldwin Lake community; while the LAFCO potential modification is to annex the territory to an existing local service provider. In the application materials submitted to LAFCO, the applicant for the Original Proposal for LAFCO 3172 provides several reasons why the creation of a new fire protection district appears to be the only way to maintain the current level of service provided by the Baldwin Lake Volunteer Fire Department (BLVFD), which currently operates as a volunteer entity under the jurisdiction of the San Bernardino County Fire Protection District (County Fire). The primary rationale is that, due to distance from the nearest County Fire station in the community of Fawnskin and slow response by the Big Bear City Community Services District (BBCCSD) under automatic aid, the only alternative is to form a fire protection district for the community of Baldwin Lake to preserve the current Voluntary Fire Department. The second half of this rationale is that the BLVFD has been sustained by a single individual's efforts. Therefore, the application concludes that creation of a new fire protection district can provide the financial resources necessary to sustain the higher level of fire protection and emergency service currently provided to the community by the BLVFD.

Notice of Intent to Adopt a Mitigated Negative Declaration, page 2

At its February 19, 2014 hearing the Commission considered and approved the modification to the proposal to remove the formation of the fire protection district and, instead, to consider the annexation to the Big Bear City Community Services District (BBCCSD) for fire protection and emergency medical response only (Modified Proposal). The Commission's action included directing LAFCO staff that if the completion of the annexation to BBCCSD does not come to fruition that the Original Proposal be returned to the Commission for consideration. Therefore, the initial study considers both alternatives.

After extensive consideration of LAFCO 3172 by LAFCO, a decision was made by the Commission to prepare an Initial Study and consider adoption of a Negative Declaration due to the potential for unique physical changes in the environment from approval of LAFCO 3172.

Proposed Review Process

This is to advise that the San Bernardino LAFCO has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project. At an undefined date in the future, the Commission proposes to hold a public meeting to discuss and possibly recommend approval of the

After public review of the Initial Study is completed, the Commission proposes to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. Copies of the Initial Study/MND are available for review at the LAFCO office located at 215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490. The proposed Mitigated Negative Declaration will be available for public review and comment from April 28, 2014 to May 28, 2014. Any comments you have must be submitted in writing no later than May 28, 2014.

Signature	Title	Date
Kathleen Rollings-McDonald	Executive Officer	4/21/14

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814 — 916/445-0613

SCH #

Project Title: Reorganization to include either (1) Formation of Baldwin Lake Fire Protection District or (2) 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)

Lead Agency: San Bernardino Local Agency Formation Commission
Contact Person: Kathleen Rollings-McDonald
Mailing Address: 215 North "D" Street, Suite 204
Phone: (909) 383-9900
City: San Bernardino
Zip: 92415-0490
County: San Bernardino County

Project Location: County: San Bernardino County
City/Nearest Community: Baldwin Lake
Cross Streets: N/A
Zip Code: N/A
Lat. / Long.: 34° 16' 26" N / 116° 48' 31" W
Total Acres: 4,800 acres
Assessor's Parcel No: N/A
Section: all 31 & 32, T3N, R2E SBBM, all 5,6,8,9 & portions of 7&16, T2N, R2E, SBBM, and portion of 12, T3N, R1W, SBBM
Within 2 miles: State Hwy #: 18
Waterways: N/A
Airports: N/A
Railways: N/A
Schools: N/A

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ■ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.)
- ☐ Other

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ■ Other: Formation, Annexation and Detachment

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☐ Office: *Sq.ft.* ____ *Acres* ____ *Employees* ____
- ☐ Commercial: *Sq.ft.* ____ *Acres* ____ *Employees* ____
- ☐ Industrial: *Sq.ft.* ____ *Acres* ____ *Employees* ____
- ☐ Education
- ☐ Recreational
- ☐ Water Facilities: *Type* ____ *MGD* ____
- ☐ Transportation: *Type*
- ☐ Mining: *Mineral*
- ☐ Power: *Type* ____ *Watts* ____
- ☐ Waste Treatment: *Type* ____ *MGD* ____
- ☐ Hazardous Waste: *Type*
- ■ Other: Formation, Annexation and Detachment

Project Issues Discussed in Document:

- ■ Aesthetics / Visual
- ■ Agricultural Land
- ■ Air Quality
- ■ Archaeological / Historical
- ■ Biological Resources
- ☐ Coastal Zone
- ☐ Drainage / Absorption
- ☐ Economic / Jobs
- ☐ Fiscal
- ■ Floodplain / Flooding
- ■ Forest Land / Fire Hazard
- ■ Geologic / Seismic
- ■ Minerals
- ■ Noise
- ■ Population / Housing Balance
- ■ Public Services / Facilities
- ■ Recreation / Parks
- ☐ Schools / Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion / Compaction / Grading
- ☐ Solid Waste
- ☐ Toxic / Hazards
- ■ Traffic / Circulation
- ■ Vegetation
- ■ Water Quality
- ☐ Water Supply / Groundwater
- ■ Wetland/Riparian
- ■ Wildlife
- ☐ Growth Inducing
- ☐ Land Use
- ☐ Cumulative Effects
- ☐ Other

Present Land Use / Zoning / General Plan Designation: Not applicable

Project Description: The reorganization request was for the formation of a new fire protection district for the Baldwin Lake community; while the LAFCO potential modification is to annex the territory to an existing local service provider.

In the application materials submitted to LAFCO, the applicant for the Original Proposal for LAFCO 3172 provides several reasons why the creation of a new fire protection district appears to be the only way to maintain the current level of service provided by the Baldwin Lake Volunteer Fire Department (BLVFD), which currently operates as a volunteer entity under the jurisdiction of the San Bernardino County Fire Protection District (County Fire). The primary rationale is that, due to distance from the nearest County Fire station in the community of Fawnskin and slow response by the Big Bear City Community Services District (BBCCSD) under automatic aid, the only alternative is to form a fire protection district for the community of Baldwin Lake to preserve the current

Project Description (continued)
Voluntary Fire Department. The second half of this rationale is that the BLVFD has been sustained by a single individual's efforts. Therefore, the application concludes that creation of a new fire protection district can provide the financial resources necessary to sustain the higher level of fire protection and emergency service currently provided to the community by the BLVFD.

At its February 19, 2014 hearing the Commission considered and approved the modification to the proposal to remove the formation of the fire protection district and, instead, to consider the annexation to the Big Bear City Community Services District (BBCCSD) for fire protection and emergency medical response only (Modified Proposal). The Commission's action included directing LAFCO staff that if the completion of the annexation to BBCCSD does not come to fruition that the Original Proposal be returned to the Commission for consideration. Therefore, the initial study considers both alternatives.

After extensive consideration of LAFCO 3172 by LAFCO, a decision was made by the Commission to prepare an Initial Study and consider adoption of a Negative Declaration due to the potential for unique physical changes in the environment from approval of LAFCO 3172.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an **"X"**.
If you have already sent your document to the agency please denote that with an **"S"**.

____	Air Resources Board	____	Office of Historic Preservation
____	Boating / Waterways, Department of	____	Office of Public School Construction
X	California Highway Patrol	____	Parks & Recreation
____	Caltrans District #____	____	Pesticide Regulation, Department of
____	Caltrans Division of Aeronautics	____	Public Utilities Commission
____	Caltrans Planning (Headquarters)	____	Reclamation Board
____	Coachella Valley Mountain Conservancy	X	Regional WQCB, # 8
____	Coastal Commission	____	Resources Agency
____	Colorado River Board	____	S.F. Bay Conservation & Development Commission
____	Conservation, Department of	____	San Gabriel & Lower L.A. Rivers & Mtns Conservancy
____	Corrections, Department of	____	San Joaquin River Conservancy
____	Delta Protection Commission	____	Santa Monica Mountains Conservancy
____	Education, Department of	____	State Lands Commission
____	Energy Commission	____	SWRCB: Clean Water Grants
____	Fish & Wildlife, Region #____	____	SWRCB: Water Quality
____	Food & Agriculture, Department of	____	SWRCB: Water Rights
X	Forestry & Fire Protection	____	Tahoe Regional Planning Agency
____	General Services, Department of	____	Toxic Substances Control, Department of
____	Health Services, Department of	____	Water Resources, Department of
____	Housing & Community Development		
____	Integrated Waste Management Board	X	Other Cal Fire
X	Native American Heritage Commission	____	Other ____
____	Office of Emergency Services		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 28, 2014 Ending Date May 28, 2014

Lead Agency (complete if applicable)

Consulting Firm:	Tom Dodson & Associates	Applicant:	Local Agency Formation Commission
Address:	2150 N. Arrowhead Avenue	Address:	215 North "D" Street, Suite 204
City/State/Zip:	San Bernardino, CA 92405	City/State/Zip:	San Bernardino, CA 92415-0490
Contact:	Tom Dodson	Contact:	Kathleen Rollings-McDonald
Phone:	(909) 882-3612	Phone:	(909) 383-9900

Signature of Lead Agency Representative:

Kathleen Rollings-McDonald Date: 4/21/14

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY
MITIGATED NEGATIVE DECLARATION

Lead Agency: Local Agency Formation Commission
For San Bernardino County
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

Contact: Kathleen Rollings-McDonald
Phone: (909) 383-9900

Project Title: Reorganization to include either (1) Formation of Baldwin Lake Fire Protection District or (2) 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

State Clearinghouse Number: Not yet assigned

Project Location: The location of LAFCO 3172 (proposed project) encompasses most of the unincorporated community of Baldwin Lake which occupies the eastern-most portion of the Bear Valley area of the San Bernardino Mountains. The study area encompasses approximately 4,800 acres, which includes all of Sections 31 and 32 of Township 3N, Range 2E, San Bernardino Base and Meridian (SBBM); all of Sections 5, 6, 8, 9, and portions of Sections 7 and 16 of Township 2N, Range 2E, SBBM; and a portion of Section 12 of Township 3N, Range 1W, SBBM. The whole of the proposed reorganization area is within the Big Bear City Community Services District sphere of influence and within the boundaries of the San Bernardino County Fire Protection District and its Mountain Service Zone.

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At its February 19, 2014 hearing the Commission considered and approved the modification to the proposal to remove the formation of the fire protection district and, instead, to consider the annexation to the Big Bear City Community Services District (BBCCSD) for fire protection and emergency medical response only (Modified Proposal). The Commission's action included directing LAFCO staff that if the completion of the annexation to BBCCSD does not come to fruition that the Original Proposal be returned to the Commission for consideration. Therefore, the initial study considers both alternatives.

DRAFT

Mitigated Negative Declaration, page 2 of 2

After extensive consideration of LAFCO 3172 by LAFCO, a decision was made by the Commission to prepare an Initial Study and consider adoption of a Negative Declaration due to the potential for unique physical changes in the environment from approval of LAFCO 3172.

Finding: The Commission's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the Commission has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study: Copies of the Initial Study are available for public review at LAFCO's office located at 215 North "D" Street, Suite 204, San Bernardino, CA 92415. The public review period for the Initial Study begins April 28, 2014 and closes on May 28, 2014.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on page 39 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the Mitigated Negative Declaration is adopted.

DRAFT

Signature *Title* *Date*

DRAFT

INITIAL STUDY
FOR THE
REORGANIZATION TO INCLUDE EITHER:
(1) FORMATION OF BALDWIN LAKE
FIRE PROTECTION DISTRICT OR
(2) ANNEXATION TO THE BIG BEAR CITY
COMMUNITY SERVICES DISTRICT
AND DETACHMENT FROM THE SAN BERNARDINO
COUNTY FIRE PROTECTION DISTRICT AND
IT'S MOUNTAIN SERVICE ZONE

Prepared for:

Local Agency Formation Commission
for San Bernardino County
215 North "D" Street, Suite 204
San Bernardino, California 92415-0490

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

April 2014

TABLE OF CONTENTS

Introduction 1

Environmental Factors Potentially Affected 5

Determination 6

Environmental Checklist Form
I. Aesthetics 7
II. Agricultural and Forestry Resources 9
III. Air Quality 11
IV. Biological Resources 13
V. Cultural Resources 15
VI. Geology and Soils 16
VII. Greenhouse Gas Emissions 18
VIII. Hazards and Hazardous Materials 20
IX. Hydrology and Water Quality 22
X. Land Use and Planning 24
XI. Mineral Resources 25
XII. Noise 26
XIII. Population and Housing 28
XIV. Public Services 29
XV. Recreation 32
XVI. Transportation / Traffic 33
XVII. Utilities and Service Systems 35
XVIII. Mandatory Findings of Significance 37

Summary of Mitigation Measures 39

FIGURES

Figure 1 Proposed Baldwin Lake Fire Protection District Boundary Map

APPENDICES

Appendix 1 – Proposed Baldwin Lake Fire Protection District Formation Application
Appendix 2 – Big Bear Fire Department Letter of September 12, 2013

ENVIRONMENTAL CHECKLIST FORM

INTRODUCTION

1. Project Title: Reorganization to include either (1) Formation of Baldwin Lake Fire Protection District or (2) 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

2. Lead Agency Name: Local Agency Formation Commission for San Bernardino County
   Address: 215 North "D" Street, Suite 204
   San Bernardino, CA 92415-0490

3. Contact Person: Ms. Kathleen Rollings-McDonald
   Phone Number: 909-383-9900
   E-Mail Address: lafco@lafco.sbcounty.gov

4. Project Location: The following project location data are taken from the LAFCO notice of filing for LAFCO 3172, which is the LAFCO tracking number for the proposed project (see Project Title).

   The location of LAFCO 3172 (proposed project) encompasses most of the unincorporated community of Baldwin Lake which occupies the eastern-most portion of the Bear Valley area of the San Bernardino Mountains. The study area encompasses approximately 4,800 acres, which includes all of Sections 31 and 32 of Township 3N, Range 2E, San Bernardino Base and Meridian (SBBM); all of Sections 5, 6, 8, 9, and portions of Sections 7 and 16 of Township 2N, Range 2E, SBBM; and a portion of Section 12 of Township 3N, Range 1W, SBBM. The whole of the proposed reorganization area is within the Big Bear City Community Services District sphere of influence and within the boundaries of the San Bernardino County Fire Protection District and its Mountain Service Zone. Refer to the attached Figure 1 for a map of the proposed reorganization.

5. Project Sponsor's Name and Address: Lawrence J. Winslow (formation application)
   P.O. Box 2917
   Baldwin Lake, CA 92314

   Local Agency Formation Commission for San Bernardino County
   (Annexation alternative)
   215 North D Street, Suite 204
   San Bernardino, CA 92415-0490

6. General Plan Designation: Not Applicable

7. Zoning: Not Applicable

8. Project Description:

Introduction

Within each county in California local agency formation commissions are assigned the responsibility for the creation, i.e., formation of new government agencies, the annexation of territories to existing agencies, and reduction, i.e., detachment in the boundaries of existing government agencies. It is in this context that the Local Agency Formation Commission for San Bernardino County (LAFCO or Commission) is considering the formation of the Baldwin Lake Fire Protection District (Formation Proposal) or the annexation of the same territory to the Big Bear City Community Services District (Annexation Proposal), which must be accompanied by a concurrent detachment from the San Bernardino County Fire Protection District. The reorganization requested by Mr. Winslow was for the formation of a new fire protection district for the Baldwin Lake community; while the LAFCO potential modification is to annex the territory to an existing local service provider.

In the application materials submitted to LAFCO, the applicant for the Formation Proposal for LAFCO 3172 provides several reasons why the creation of a new fire protection district appears to be the only way to maintain the current level of service provided by the Baldwin Lake Volunteer Fire Department (BLVFD), which currently operates as a volunteer entity under the jurisdiction of the San Bernardino County Fire Protection District (County Fire). The detailed rationale for the reorganization request submitted in LAFCO 3172 is provided in the "Feasibility and Application Documentation" submitted by Mr. Winslow in March 2013. This document is provided as Appendix 1 to this Initial Study. The primary rationale is that, due to distance from the nearest County Fire station in the community of Fawnskin and slow response by the Big Bear City Community Services District under automatic aid, the only alternative is to form a fire protection district for the community of Baldwin Lake to preserve the current Voluntary Fire Department. The second half of this rationale is that the BLVFD has been sustained by a single individual's efforts, Mr. Winslow, and that he is no longer capable or willing to sustain the past level of support. Therefore, the application concludes that creation of a new fire protection district can provide the financial resources necessary to sustain the higher level of fire protection and emergency service currently provided to the community by the BLVFD.

At its February 19, 2014 hearing the Commission considered modifying the original application (Formation Proposal) to remove the formation of the fire protection district and, instead, to consider the annexation to the Big Bear City Community Services District (BBCCSD) for fire protection and emergency medical response (Annexation Proposal). The Commission's actions included directing LAFCO staff to conduct a community meeting with residents of the community of Baldwin Lake regarding the Annexation Proposal, and that if the completion of the annexation to BBCCSD does not come to fruition, that the Formation Proposal be returned to the Commission for consideration.

After extensive consideration of LAFCO 3172 by LAFCO, a decision was made by the Commission to prepare an Initial Study and consider adoption of a Negative Declaration due to the potential for unique physical changes in the environment from approval of LAFCO 3172.

Location

Refer to item 4 above and to Figure 1 which shows the proposed Baldwin Lake Fire Protection District/Annexation Area boundaries.

Project Alternatives

Based on discussions with LAFCO Staff, there appear to be three alternative decisions that the Commission may consider in response to the proposed reorganization requested by LAFCO 3172. These are:

1. Approve the Annexation Proposal to annex the proposed Baldwin Lake community boundary to the Big Bear City Community Services District.

2. Approve the Formation Proposal that the Baldwin Lake Volunteer Fire Department will become the newly established Fire Protection District.

3. Retain the San Bernardino County Fire Protection District as the existing fire service provider. Based on input from Mr. Winslow to date, if this alternative were to be selected, the BLVFD sponsored by the County would probably cease to exist. The analysis presented in this Initial Study is presented as if this assumption is correct.

Before proceeding with the analysis of potential environmental impacts for the standard issues listed in the Initial Study Environmental Checklist Form, some discussion regarding the services provided by a modern fire service provider (e.g. a fire department, a fire protection district, a community services district, a water district, etc.) is necessary. Perceptions regarding the services provided by a fire service provider vary and have expanded over time. Also, there are often misperceptions regarding the manner in which fire service providers from different jurisdictions interact. To clarify these issues, LAFCO staff met with Chief Hartwig of the San Bernardino County Fire Protection District (County Fire) and held discussions with Chief Jeff Willis of the Big Bear Lake Fire Authority (joint powers authority for the Big Bear Lake Fire Protection District and the BBCCSD). Based on discussion with these Chiefs, the existing circumstance consists of the following: the Baldwin Lake area is under the jurisdiction of County Fire and the nearest paid employee station is located in the community of Fawnskin, approximately 15-20 minutes away from the community of Baldwin Lake. Under County Fire's jurisdiction, Baldwin Lake formed a volunteer fire department that functions with one engine and volunteer respondents. Funding for the Baldwin Lake station has been provided by volunteers as no financial support is presently provided by County Fire. County Fire presently participates in the State Master Mutual Aid Agreement and has Automatic Aid Agreements with nearby fire service providers, including the Big Bear Lake Fire Protection District, Big Bear City Community Services District, U.S. Forest Service and Cal Fire. The Baldwin Lake volunteer station benefits from these agreements because it is still part of the San Bernardino County Fire Protection District.

Institutionally if the Baldwin Lake Fire Protection District is established, it would be able to join the State Master Mutual Aid Agreement, but because it would have limited emergency response assets, it appears that it may not be able to establish Automatic Aid Agreements with the surrounding agencies. To understand the implications of this future situation, it is important to

understand the broader functions assigned to fire departments under present conditions and the importance of both the State Master Mutual Aid and Automatic Aid agreements.

First, fire service providers in the State of California have taken on many roles beyond that of responding solely to fires. Fire personnel and equipment generally respond to any emergency, including medical emergencies (paramedics). They also are typically first responders to hazardous material accidents and in many cases to vehicle accidents. Fire service providers must maintain trained staff to address each of the different demands. In this context, the State Master Mutual Aid Agreement is available for any fire service provider to join. This State Master Mutual Aid Agreement is not generally intended for day-to-day mutual aid, but is instead more designed to address large-scale emergencies that last for a discrete period of time. It is expected that responders under this master agreement will be reimbursed for their support efforts. Automatic Aid Agreements are more designed for day to day responses and they are based on mutual benefit between the agencies that are part of such Automatic Aid Agreements. Reciprocity under such agreements must be of mutual benefit to both agencies as reimbursement for support is not normally provided.

It is in the area of mutual aid and reciprocity where County Fire and other nearby fire agencies have a concern with the alternative proposing a new fire protection district. Also, as explained by Chief Hartwig, reliance on “volunteer” fire personnel also poses a concern. Specifically, under a volunteer arrangement, there is no guarantee that volunteers can and will respond for their assigned shift. There is no mechanism to compel volunteers to show up for provision of these services. Based on a perceived inability of a volunteer fire department to provide fully comparable reciprocity under all future circumstances, it may not be possible for a future Baldwin Lake Fire Protection District to provide reciprocal and mutually beneficial support under an Automatic Aid Agreement. This issue is further complicated by the fact that even given the good will of the existing Chief and volunteers, there is no way to guarantee reciprocity of service ability in the future.

Finally without a reciprocal response arrangement, it may not be financially feasible for an adjacent fire service provider to respond to an emergency within a future Baldwin Lake Fire Protection District because without reciprocity such response could be perceived as a “gift” of public funds from one district to another. As we now hold all of our service providers to a higher level of funding accountability, adjacent emergency responders may be constrained in providing support to a district that cannot assure reciprocity. This is a complicated economic issue that may have indirect effects on the ability of a future Baldwin Lake Fire Protection District to provide adequate emergency response under all foreseeable future circumstances.

The Initial Study for the resolution of fire protection responsibilities in the community of Baldwin Lake will address the above issues to the extent feasible. The proposed project consists of the consideration and approval of either of these two options: Approve the Annexation Proposal to annex the Baldwin Lake community boundary to the Big Bear City Community Services District; or Approve the Formation Proposal that the Baldwin Lake Volunteer Fire Department will become the newly established Fire Protection District. The no project alternative, retain the San Bernardino County Fire Protection District and its Mountain Service Zone as the existing fire service provider, is also considered in the following analysis.

As far as is known, there are no CEQA Responsible Agencies in this instance because if the Commission approves either the Formation Proposal (formation option) or the Annexation

Proposal (annexation option), no other entity other than the voters within the proposed reorganization boundaries, has authority over the ultimate reorganization envisioned by this proposal. However, all of the pertinent agencies affected by this proposal will be provided an opportunity to review and comment on the Initial Study that follows.

For purposes of this document the term “LAFCO 3172” includes both options, the Annexation Proposal and Formation Proposal. In those instances when the potential impacts are different for each option, the text will reference the specific option being discussed that may cause the impact.

9. Surrounding land uses and setting: (Briefly describe the project’s surroundings)

The boundary of the proposed reorganization for fire protection in Baldwin Lake occupies the eastern portion of Bear Valley. The central landscape feature is Baldwin Lake which is a dry lake bed that periodically holds water after heavy winter precipitation. The area contains rural residences in a dry Piñon pine forest with an understory of sagebrush. State Highway 18 traverses the project area from west to east. The community of Big Bear City is located to the west and the north side of the San Bernardino Mountains is located to the north, east and south.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

As noted above, the only agency with approval authority appears to be LAFCO as discussed under item 8 above.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

❑ Aesthetics	❑ Agriculture and Forestry Resources	❑ Air Quality
❑ Biological Resources	❑ Cultural Resources	❑ Geology / Soils
❑ Greenhouse Gas Emissions	❑ Hazards & Hazardous Materials	❑ Hydrology & Water Quality
❑ Land Use / Planning	❑ Mineral Resources	❑ Noise
❑ Population / Housing	✗ Public Services	❑ Recreation
❑ Transportation / Traffic	❑ Utilities / Service Systems	✗ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Tom Dodson

Signature (prepared by) — Date: 4/21/14

Kathleen Rollings-McDonald

Signature — Date: 4/21/14

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

The Annexation Proposal for LAFCO 3172, the annexation to the Big Bear City CSD for fire protection purposes only would shift the responsibility for this service to the BBCCSD without change in the physical environment. Selection of the Annexation Proposal for LAFCO 3172 (the annexation option) would not alter findings regarding aesthetic impacts. The Formation Proposal would retain the fire protection responsibility with the BLVFD. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes in the visual setting within the project area. Aesthetic impacts under this option would not occur for the same reasons outlined for the proposed project.

a. *No Impact* – With no potential for any physical changes to the visual setting, approval of LAFCO 3172 has no potential to cause a substantial adverse effect on a scenic vista. No mitigation is required.

b. *No Impact* – The proposed formation of the District or annexation to BBCCSD will not cause any physical changes in the visual setting; therefore approval of LAFCO 3172 has no potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No mitigation is required.

c. *No Impact* – The proposed formation of the District or annexation to BBCCSD have no potential to substantially degrade the existing visual character or quality of a site and its surroundings. No mitigation is required.

d. *No Impact* – The proposed formation of the District or annexation to BBCCSD have no potential to create new sources of light or glare that could adversely impact day or night views in the area. Therefore, no potential exists for new lighting to adversely affect day or nighttime views in the area. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for aesthetic issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding aesthetic impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes in the visual setting within the project area. Aesthetic impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. There are no agricultural lands located within the proposed District boundary, but there is forested land located within the project area. However, the Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, including land that supports forest. If approved, LAFCO would establish a new agency that would become responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding agriculture and forest impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any agriculture or forest resources within the project area. Agriculture and forest resource impacts under this option would not occur for the same reasons outlined above.

a-e. *No Impact* – Due to the lack of agricultural resources and the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any agricultural or forest land resources.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for agricultural and forestry resource issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding agriculture and forest resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to agriculture and forest resources within the project area. Agriculture and forest resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The only air emissions associated with the existing Volunteer Fire Department are those associated with random emergency responses, fire station energy consumption and training exercises. If the new District is approved, there would be no immediate changes in the physical environment, including emissions associated with emergency response, fire station energy consumption and training activities. If approved, LAFCO would establish a new agency that would become responsible for continuing provision of emergency services, fire station energy emissions, and training within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment, including new emissions, and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD would also not alter the findings regarding future air emissions. Under this alternative it is assumed that the Volunteer Fire Department would no longer function, but the BBCCSD would operate the existing station in Baldwin Lake. Thus, the emissions from implementing this option would be equivalent to that of the Formation Proposal.

a-e. *No Impact/Less Than Significant Impact* – Approval of LAFCO 3172 will not alter the operational activities or related air emissions associated with providing emergency services within the project area. Therefore, no new emissions will be generated and no potential to adversely impact air quality will result from implementing the proposed project. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for air quality issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* Yes. Selection of this alternative may alter the findings regarding future air emissions. This is a complex, but less than significant impact issue for the following reasons. Typically, when an emergency occurs within the project area, the County's Fawnskin station responds as backup to the Volunteer Fire Department. It is not clear if this occurs every time or only when requested. In any event, if the Baldwin Lake Volunteer Fire Department no longer functions, there may be some minor increase in air emissions from increased vehicle miles traveled. There would also be a minor decrease in emissions from eliminating station energy consumption and from elimination of training activities by the Volunteer Fire Department. Regardless of these potential changes in emissions, the emissions from implementing this alternative have no potential to become significant due to the limited VMT produced by County Fire Department emergency response.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding biology resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any biology resources within the project area. Biology resource impacts under this option would not occur for the same reasons outlined for the proposed project.

a-f. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any biological resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for biology resource issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding biology resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to biology resources within the project area. Biology resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleon-tological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding cultural resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any cultural resources within the project area. Cultural resource impacts under this option would not occur for the same reasons outlined for the proposed project.

a-d. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any cultural resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for cultural resource issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding cultural resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to cultural resources within the project area. Cultural resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
• Strong seismic ground shaking?				X
• Seismic-related ground failure, including liquefaction?				X
• Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding geology and soil impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any geology and soil resources within the project area. Geology and soil impacts under this option would not occur for the same reasons outlined for the proposed project.

a-e. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact or be impacted by any geology or soil resources or constraints. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for geology and soil issues?

Alternative1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding geology and soil impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to geology and soil resources within the project area. Geology and soil impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The only Greenhouse Gas (GHG) emissions associated with the existing Volunteer Fire Department are those associated with random emergency responses, fire station energy consumption and training exercises. If the new District is approved, there would be no immediate changes in the physical environment, including emissions associated with emergency response, fire station energy consumption and training activities. If approved, LAFCO would establish a new agency that would become responsible for continuing provision of emergency services, fire station energy emissions, and training within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment, including new emissions, and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter the findings regarding future GHG emissions. Under this alternative it is assumed that the Volunteer Fire Department would no longer function but the existing stations would be utilized by the BBCCSD. Thus, the emissions from implementing this option have no potential to become significant due to emergency responses by CSD emergency response.

a&b. *No Impact/Less Than Significant Impact* – Approval of LAFCO 3172 will not alter the operational activities or related GHG emissions associated with providing emergency services within the project area. Therefore, no new emissions will be generated and no potential to adversely impact climate change will result from implementing the proposed project. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for GHG issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* Yes. Selection of this alternative may alter the findings regarding future GHG emissions. This is a complex, but less than significant impact issue for the following reasons. Typically, when an emergency occurs within the project area, the County's Fawnskin station responds as backup to the Volunteer Fire Department. It is not clear if this occurs every time or only when requested. In any event, if the Baldwin Lake Volunteer Fire Department no longer functions, there may be some minor increase in GHG emissions from increased vehicle miles traveled. There would also be a minor decrease in emissions from eliminating station energy consumption and from elimination of training activities by the Volunteer Fire Department. Regardless of these potential changes in emissions, the emissions from implementing this alternative

have no potential to become significant due to the limited VMT produced by County Fire Department emergency response.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environ-ment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency

responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would alter the findings regarding future ability to respond to accidental spills because the BBCCSD has Automatic Aid Agreements with other local fire protection agencies. Under this option there would be no change in the current circumstances in terms of responding to an accidental release of hazardous materials. If this option were approved, no adverse impact would occur.

a-g. *No Impact/Less Than Significant Impact* – Approval of the Formation Proposal for LAFCO 3172 will not alter the operational activities or result in any changes in the environment related to use of or management of hazardous materials or wastes. Therefore, no direct modifications to the hazards or hazardous materials issues will result from approval of LAFCO 3172. However, there is one aspect of the approval of Formation Proposal for LAFCO 3172 (formation option) that may affect future responses to accidental releases of hazardous materials/wastes into the environment within the proposed District boundaries. As summarized in the project description, it is not clear that, if the Baldwin Lake Fire Protection District is approved, it will be able to establish Automatic Aid Agreements with nearby fire protection districts, such as the County or Big Bear Fire Authority Board. Refer to the Chief Willis letter in Appendix 2. This could result in an inadequate response to an accidental spill of hazardous materials within the future District due to a lack of adequate response resources. At its February 2014 hearing the Commissioners indicated that even without Automatic Aid Agreements, it is their position that other nearby fire protection agencies will come to the aid of the new District when needed and therefore, the potential indirect impact related to future responses to accidental releases of hazardous materials summarized in this evaluation will not result in a significant adverse impact. The impact is considered less than significant and no mitigation is required.

h. *Less Than Significant Impact* – Although the Volunteer Fire Department can and does respond to a wildland fire, the agency with primary responsibility for wildland fire response is Cal Fire. The Department has made arrangements to provide space for Cal Fire response resources at its existing facilities in Baldwin Lake for an indefinite period. Based on this current situation which is assumed to continue into the future if the Formation Proposal for LAFCO 3172 is approved, the potential impact on ability to respond to wildfires is considered a less than significant impact. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for hazards and hazardous materials issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* Yes. Selection of this alternative would alter the findings regarding future ability to respond to accidental spills because the County has Automatic Aid Agreements with other local fire protection agencies. Under this alternative there would be no change in the current circumstances in terms of responding to an accidental release of hazardous materials. If this alternative were approved, no adverse impact would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding hydrology and water quality impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any hydrology or water quality resources within the project area. Hydrology and water quality impacts under this option would not occur for the same reasons outlined for the proposed project.

a-j. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact or be impacted by any hydrology or water quality resources or constraints. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for hydrology and water quality issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding hydrology and water quality impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to hydrology and water quality resources within the project area. Hydrology and water quality impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding land use and planning impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any current or future land uses within the project area. Land use and planning impacts under this option would not occur for the same reasons outlined for the proposed project.

a-c. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact or be impacted by any physical changes in existing land use or planned land use within the proposed project boundary. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for land use and planning issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding land use and planning impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to current or future land uses within the project area. Land use and planning impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding mineral resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any mineral resources within the project area. Mineral resource impacts under this option would not occur for the same reasons outlined for the proposed project.

a&b. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any mineral resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for mineral resource issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding mineral resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to mineral resources within the project area. Mineral resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not result in any other adverse impacts from being exposed to emergency vehicle noise. Since the Baldwin Lake Volunteer Fire Department facility would transition to the operation by the BBCCSD, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services.

a-f. *No Impact/Less Than Significant Impact* – Due to the fact that approval of the Formation and Annexation Proposals for LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact the noise environment. Project related

noise generated by emergency response vehicles will continue to depend upon the number of emergency calls and responses by the Volunteer Fire Department or BBCCSD. This noise and training activity noise will be generally restricted to the Baldwin Lake area and should not differ from the current environmental setting. No mitigation is required.

The Annexation Proposal for LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact the noise environment. Project related noise generated by emergency response vehicles will continue to depend upon the number of emergency calls and responses by the BBCCSD through occupancy of the Baldwin Lake station. This noise and training activity noise will be generally restricted to the Baldwin Lake area and should not differ from the current environmental setting. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for noise issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* Yes. Selection of this alternative would result in a larger area begin exposed to emergency vehicle noise. Since the Baldwin Lake Volunteer Fire Department would no longer function, the emergency vehicle sirens would ostensibly result in more noise being generated along the North Shore Drive/Highway 38/18 corridor from Fawnskin to Baldwin Lake during emergency responses. Thus, noise impacts under this alternative would be greater, but not a significant impact under this alternative.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding population and housing impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any population or housing resources within the project area. Population and housing resource impacts under this option would not occur for the same reasons outlined for the proposed project.

a-c. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, including no change in population or housing resources of the Baldwin Lake community. Thus, no potential exists for the proposed project to adversely impact any population or housing resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for population and housing issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding population and housing impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to population or housing resources within the project area. Population and housing impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?		X		
b) Police protection?				X
c) Schools?				X
d) Recreation/Parks?				X
e) Other public facilities?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. As a subdivision of the County Fire Protection District, the Volunteer Fire Department benefits from existing Automatic Aid Agreements and the backup of paid firefighters. As described in the project description:

Institutionally if the Baldwin Lake Fire Protection District is established, it would be able to join the State Master Mutual Aid Agreement, but because it would have limited emergency response assets, it appears that it may not be able to establish Automatic Aid Agreements with the surrounding agencies. To understand the implications of this future situation, it is important to understand the broader functions assigned to fire service providers under present conditions and the importance of both the State Master Mutual Aid and Automatic Aid agreements.

First, fire service providers in the State of California have taken on many roles beyond that of responding solely to fires. Fire personnel and equipment generally respond to any emergency, including medical emergencies (paramedics). They also are typically first responders to hazardous material accident and vehicle accidents. Fire service providers must maintain trained staff to address each of the different demands. In this context, the State Master Mutual Aid Agreement is available for any fire service provider to join. This State Master Mutual Aid Agreement is not generally intended for day to day mutual aid, but is instead more designed to address large-scale emergencies that last for a discrete period of time. It is expected that responders under this master agreement will be reimbursed for their support efforts. Automatic Aid Agreements are more designed for day to day responses and they are based on mutual benefit between the agencies that are part of such Automatic Aid Agreements. Reciprocity under such agreements must be of mutual benefit to both agencies as reimbursement for support is not normally provided.

It is in the area of automatic aid and reciprocity where County Fire and other nearby fire agencies have a concern. Also, as explained by Chief Hartwig, reliance on "volunteer" fire personnel also poses a concern. Specifically, under a volunteer arrangement, there is no guarantee that employees can and will show up for their tour of duty. There is no mechanism to compel volunteers to show up for their agreed to tour of duty. Based on a perceived inability of a volunteer fire department to provide fully comparable reciprocity under all future circumstances, it may not be

possible for a future Baldwin Lake Fire Protection District to provide reciprocal and mutually beneficial support under an Automatic Aid Agreement. This issue is further complicated by the fact that even given the good will of the existing Chief and volunteers, there is no way to guarantee reciprocity of service ability in the future..

Finally without a reciprocal response arrangement, it may not be financially feasible for an adjacent fire protection district to respond to an emergency within a future Baldwin Lake Fire Protection District because without reciprocity such response could be perceived as a "gift" of public funds from one district to another. As we now hold all of our service providers to a higher level of funding accountability, adjacent emergency responders may be constrained in providing support to a district that cannot assure reciprocity. This is a complicated economic issue that may have indirect effects on the ability of a future Baldwin Lake Fire Protection District to provide adequate emergency response under all foreseeable future circumstances.

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding police, school, recreation or other public facility resource impacts. Assuming the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to fire protection for Baldwin Lake because the annexation is to the BBCCSD which has Automatic Aid Agreements and pays its firefighters. The Plan for Service anticipates the assumption of the existing fire station within Baldwin Lake to be operated by the BBCCSD so there would be no impact to service delivery as currently provided.

a. *Less Than Significant With Mitigation Incorporated/Less Than Significant Impact* – One component of this future potential impact is the adequacy of funding. To address the funding issue, LAFCO proposes to implement the following mitigation measure:

XIV-1 Pursuant to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) and Fire Protection District Law, the Commission is required to determine that an agency that is formed or annexed to can sustain the service financially. In keeping with this requirement, the Commission will either:

- ***For the Formation Proposal, impose a condition of approval that will require a special tax on the formation proposal currently anticipated to be $180 per developed parcel and $90 per vacant lot, which will require a 2/3 vote by the registered voters within the reorganization proposal; or,***

- ***For the Annexation Proposal, the annexation to the BBCCSD option, the Commission will condition the proposal on the extension of the existing BBCCSD special fire tax currently set at $120 per developed parcel and $60 for undeveloped parcel.***

Regarding the issues of automatic aid and the adequacy of volunteer firefighters as the sole manpower pool to support the future District's operations, the Commission clearly indicated that, even without automatic aid agreements, it assumes that adequate mutual support will be provided by adjacent fire protection agencies to ensure that there would be no reduction in the response capability of the new Baldwin Lake Fire Protection District. Based on this assumption, these two constraints in future District operations do not rise to a level of significant impact. Therefore, no mitigation is required.

b-e. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environments for these issues, no potential exists for the proposed project to adversely impact any police, school, recreation or other public facility resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for public service issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District. Yes/*No. Selection of this alternative would not alter findings regarding police, school, recreation or other public facility resource impacts. Assuming the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to fire protection for Baldwin Lake because the County has Automatic Aid Agreements and pays its firefighters. One consequence of this alternative could be a substantial increase in the time to respond to emergencies in the Baldwin Lake area. It requires approximately 15-20 minutes for an emergency response vehicle to traverse from Fawnskin to Baldwin Lake. Thus, fire protection impacts under this alternative would be degraded relative to the existing situation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding recreation resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any recreation resources within the project area. Recreation resource impacts under this option would not occur for the same reasons outlined for the proposed project.

a&b. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any recreation resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for recreation issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding recreation resource impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to recreation resources within the project area. Recreation resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. TRANSPORTATION / TRAFFIC: Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding transportation/traffic system impacts. This is assumed since the facility occupied

by the Baldwin Lake Volunteer Fire Department would transfer to operation by the BBCCSD. No mitigation is required.

a-f. *No Impact/Less Than Significant Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, including no change in emergency access routes, no potential exists for the proposed project to adversely impact any recreation resources. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for transportation traffic issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* Yes. Selection of this alternative would alter findings regarding transportation/traffic system impacts. Assuming the Baldwin Lake Volunteer Fire Department no longer functions, alternative access routes must be utilized by County fire vehicles to provide emergency services. Due to the random nature of demand for emergency services and the ability of emergency service vehicles to maneuver through traffic, the impacts on the primary access route (North Shore Boulevard (Highways 38 and 18) are not forecast to be significantly adverse. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

SUBSTANTIATION:

The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Once the District is formed, it would assume responsibility for any future changes in the physical environment and for compliance with the California Environmental Quality Act (CEQA).

Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would not alter findings regarding utilities and service system impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no changes to any utilities and service system resources within the project area. Utility and service system impacts under this option would not occur for the same reasons outlined for the proposed project.

a-g. *No Impact* – Due to the fact that approval of LAFCO 3172 will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any utilities and service systems. No mitigation is required.

Discussion of Project Alternatives

Would adoption of the proposed alternative summarized in the Project Description change the findings presented in the preceding text for utilities and service systems issues?

Alternative 1*: Retain the San Bernardino County Fire Protection District.* No. Selection of this alternative would not alter findings regarding utilities and service system impacts. Even if the Baldwin Lake Volunteer Fire Department no longer functions, there will be no impacts to utilities and service system resources within the project area. Utilities and service system resource impacts under this alternative would not occur for the same reasons outlined for the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

SUBSTANTIATION:

a. *No Impact* – The Formation Proposal for LAFCO 3172 proposes the formation of the Baldwin Lake Fire Protection District (District) and detachment of the proposed District area (approximately 4,800 acres) from the San Bernardino County Fire Protection District and its Mountain Service Zone. The Baldwin Lake Volunteer Fire Department is an existing entity with a station and existing equipment. If the new District is approved, there would be no immediate changes in the physical environment, just a shift in the agency responsible for continuing provision of emergency services within the new District boundary. Due to the fact that approval of Formation Proposal for LAFCO 3172 (formation option) will not cause any physical changes in the environment, no potential exists for the proposed project to adversely impact any biology or cultural resources. No mitigation is required. These findings remain the same for the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option.

b. *Less Than Significant Impact* – Only a single cumulative impact will result from approving the Formation Proposal for LAFCO 3172. One of the possible effects of forming the Baldwin Lake Fire Protection District would be the loss of the County's Automatic Aid Agreement. This type of local agreement relies upon reciprocity between local fire protection agencies and allows collective fire protection resources to be assembled to respond to emergencies. The Commission expressed confidence that such collective or cumulative resources would continue to be provided to the proposed Baldwin Lake Fire Protection District at its February 2014 hearing. Based on this finding by the Commission, this change will not result in any cumulatively considerable adverse impacts. Selection of the Annexation Proposal for LAFCO 3172 (the annexation option) would ensure that an Automatic Aid Agreement would be available because it already has such agreements in place. Thus, this alternative would not experience this specific cumulative adverse impact.

c. *Less Than Significant With Mitigation Incorporation* – The fundamental purpose for considering approval of the Formation Proposal for LAFCO 3172 is to continue the existing local fire protection response capability. After review of the application, LAFCO has concluded that additional funding will be required to meet fire protection demands in the future and a mitigation measure has been identified to provide adequate funding into the future for the new District. No other impacts associated with approval of the Formation Proposal for LAFCO 3172 were identified as having a potential to adversely impact humans either directly or indirectly. Selection of the Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would ensure that adequate funding would be available to meet future fire protection service requirements for the Baldwin Lake residents. Thus, this alternative would not experience this specific funding impact that requires mitigation.

Conclusion

With mitigation, the Formation Proposal for LAFCO 3172 (formation option) is not forecast to cause any significant adverse environmental impacts to any of the environmental resource issues addressed in this Initial Study. The Annexation Proposal for LAFCO 3172, the annexation to the BBCCSD option, would have the same impacts but selection of this option would retain Automatic Aid Agreements. Mitigation will ensure adequate funding so this option will not cause or experience any significant adverse impacts that would require mitigation. LAFCO proposes to issue a Mitigated Negative Declaration (MND) as the appropriate environmental determination for this LAFCO 3172 to comply with the California Environmental Quality Act. A Notice of Intent to Adopt a Mitigated Negative Declaration will be distributed in conjunction with this Initial Study and after reviewing any comments received on the Initial Study, LAFCO will respond to comments and if justified on the whole of the record, the Commission will consider adopting a MND at a future noticed meeting. The date of such meeting has not yet been determined, but any parties that submit comments will be notified of the meeting date in accordance with Section 21092.5 of the CEQA statute.

SUMMARY OF MITIGATION MEASURES

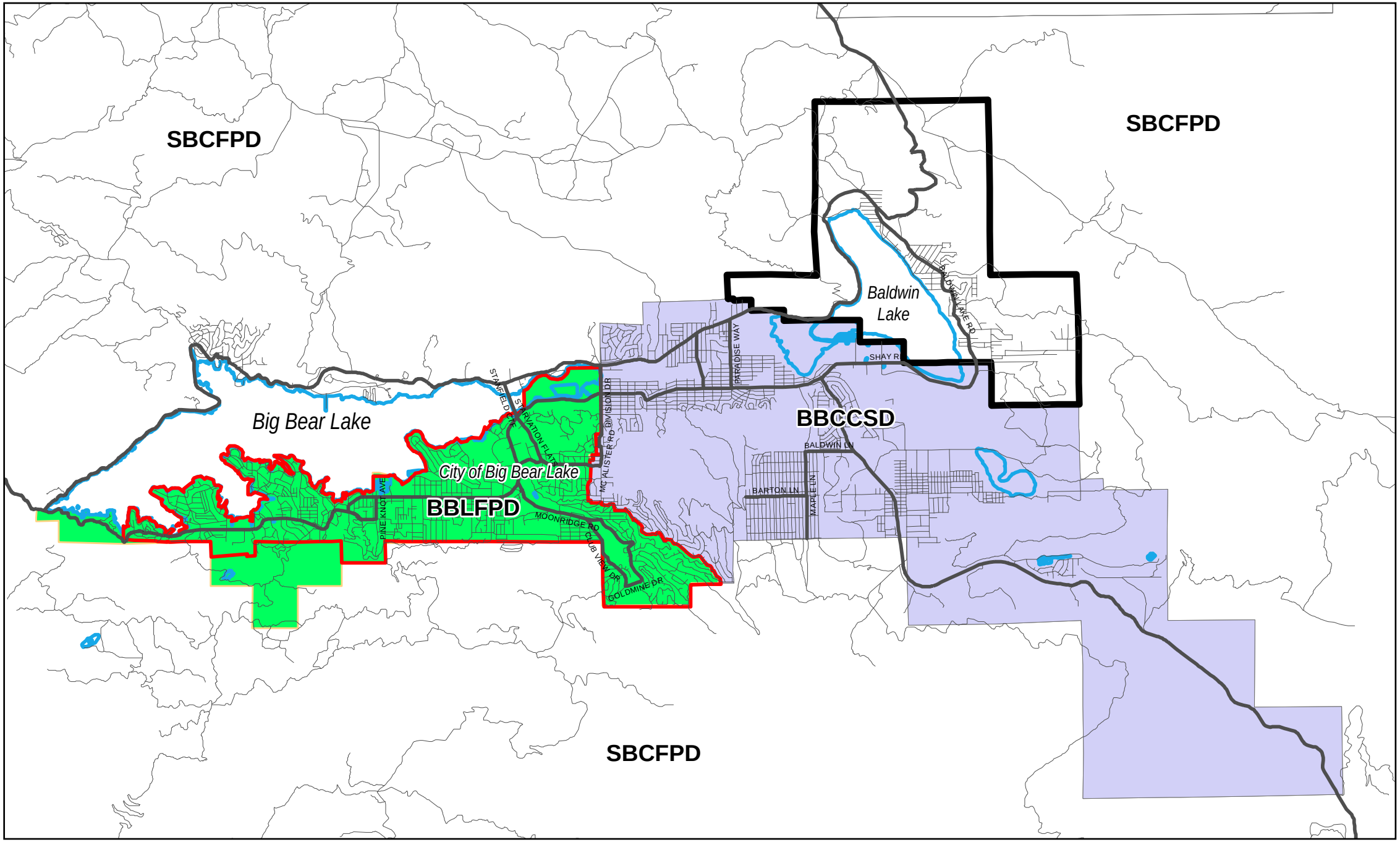
Public Services: Fire Protection

XIV-1 Pursuant to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) and Fire Protection District Law, the Commission is required to determine that an agency that is formed or annexed to can sustain the service financially. In keeping with this requirement the Commission will either:

- For the Formation Proposal, impose a condition of approval that will require a special tax on the formation proposal currently anticipated to be $180 per developed parcel and $90 per vacant lot, which will require a 2/3 vote by the registered voters within the reorganization proposal; or,

- For the Annexation Proposal, the annexation to the BBCCSD option, the Commission will condition the proposal on the extension of the existing BBCCSD special fire tax currently set at $120 per developed parcel and $60 for undeveloped parcel.

FIGURES



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
- SBCFPD & its Mountain Service Zone
- Lakes
- Big Bear City Community Services District
- Big Bear Lake Fire Protection District
- City of Big Bear Lake

APPENDIX 1

3172 A

BALDWIN LAKE FIRE PROTECTION DISTRICT

Feasibility and Application Documentation

March 20, 2013

Presented to:

San Bernardino County
Local Agency Formation Commission

By

Baldwin Lake Fire Services Preservation Committee

Lawrence J. Winslow
Chairman and Treasurer

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San Bernardino County

TABLE OF CONTENTS

JUSTIFICATION FOR PROPOSAL AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM 3
- General Information 3
- Land Use and Development Potential 3
- Environmental Information 5
- Notices 6
- Certification 6

SUPPLEMENT FORMATION OF A SPECIAL DISTRICT 8
- Plan For Services 9
- Certification 11

PROPOSAL SUMMARY 12

BALDWIN LAKE FIRE PROTECTION DISTRICT ORGANIZATION CHART 14

FINANCIAL INFORMATION FOR THE PROPOSED BLFPD 15
- Revenue and Expenditure Comparison 15
- Schedule of Salaries, Benefits and Contract Services 16
- Narrative for Revenue and Expenditure Comparison 17

PROPOSED LEGAL DESCRIPTION 22

MAP OF THE PROPOSED FIRE PROTECTION DISTRICT 23

LOCAL AGENCY FORMATION COMMISSION ISSUES / BALDWIN LAKE FIRE PROTECTION PRESERVATION COMMITTEE RESPONSES 24

ATTACHMENTS
- A. Justification for forming the Baldwin Lake Fire Protection District ("BLFPD") 26
- B. Proposed Facility Lease Agreement 40
- C. Proposed Agreement to Transfer Assets to the BLFPD 50
- D. Schedule of Assets to be Contributed to the BLFPD 52
- E. Proposed Dispatch Agreement Between Cal Fire and the BLFPD 54
- F. Proposal for General Insurance Coverage from Volunteer Fire Insurance Services 59
- G. Proposal for Special Risk Coverage from California State Firefighters' Employee Welfare Benefits Corporation 62
- H. Proposal for Workers Compensation Coverage from Fire Agencies Self-Insurance System FASIS 65

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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: Formation of the Baldwin Lake Fire Protection District and Detachment from the San Bernardino County Fire Protection District and its Mountain Service Zone.

2. NAME OF APPLICANT: Lawrence J. Winslow

   MAILING ADDRESS: P.O. Box 2917, Baldwin Lake Ca., 92314
   PHONE: 951-675-1000
   EMAIL ADDRESS: chief@baldwinlakefire.org

3. GENERAL LOCATION OF PROPOSAL: The geographic boundaries of the proposed Baldwin Lake Fire Protection District ("BLFPD") are identified on the map submitted as part of the Notice of Intent to Circulate Petition documents previously filed, and on page 23 in this application to LAFCO. The Baldwin Lake Volunteer Fire Department facility presently exist and is located at 45360 Lucky Baldwin Ranch Rd., Baldwin Lake, Ca., 92314.

4. Does the application possess 100% written consent of each landowner in the subject territory?

   YES____NO _X_. If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. The formation of the BLFPD will give the residents and property owners' local control over fire protection and emergency medical services in Baldwin Lake. It will also ensure that the fire protection portion of the property tax dollars paid by Baldwin Lake property owners is used exclusively to provide fire protection and emergency medical services in Baldwin Lake. Lastly, it will enable the BLFPD to assess a small fire protection services fee to help fund fire protection and emergency medical services in Baldwin Lake.

_____
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6. Would the proposal create a totally or substantially surrounded island of unincorporated territory? YES____NO _X_. If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): 4800 acres more or less.

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10unit) apartments): Approximately 475 single family detached homes, no multi-family homes or apartments, one fire station, one riding stable and one refuse transfer station.

3. Approximate current population in area: Approximately 1500.

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): BV/RS, BV/RL, BV/RL-10, BV/RL-20, BV/RL-40, BV/RC, BV/FW, BV/IN

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. Residential and as currently used.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following: This is not a proposal for annexation.

   a. Has pre-zoning been completed? YES ___ NO ___
   b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO ___

   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. Not applicable

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: None.

__ Agricultural Land Uses
__ Agricultural Preserve Designation
__ Williamson Act Contract
__ Area where Special Permits are required
__ Any other unusual features of the area or permits required:

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:*

This proposal will abide by the above statement as long as we serve, as we currently do, all of the people in Baldwin Lake regardless of race, culture or income.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Rolling hills at 6700' elevation.

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

Residential	15%	Agricultural	0%
Commercial	1%	Vacant	84%
Industrial	0%	Other	0%

3. Describe the surrounding land uses:

NORTH	Forest land.
EAST	Forest land.
SOUTH	Residential within Big Bear City.
WEST	Forest land.

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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.
5. Will service extensions accomplished by this proposal induce growth on this site? YES _X_ NO___, Adjacent sites? YES ___ NO _X_, Unincorporated _X_ Incorporated NO ___.

6. Are there any existing out-of-agency service contracts/agreements within the area? The San Bernardino County Fire Protection District and Baldwin Lake Volunteer Fire Department service area.

7. Is this project a part of a larger project or series of projects? YES ___ NO_X_

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: Lawrence J. Winslow TELEPHONE NO. 951-675-1000

ADDRESS: P.O. Box 2917, Baldwin Lake, Ca., 92314

CERTIFICATION

As part of this application, Lawrence J. Winslow (the applicant) and the registered voter agrees 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.

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 Not Applicable or the Not Applicable 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 XIIID 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

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ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 3/21/2013

SIGNATURE OF APPLICANT

Lawrence J. Winslow

PRINTED NAME OF APPLICANT

Chief - Chairman

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

____ ANNEXATION, DETACHEMENT, REORGANIZATION SUPPLEMENT

____ SPHERE OF INFLUENCE CHANGE SUPPLEMENT

____ CITY INCORPORATION SUPPLEMENT

_X_ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT

____ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENTATION

KRM-Rev. 8/15/2012

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SUPPLEMENT
FORMATION OF A SPECIAL DISTRICT

INTRODUCTION

The questions on this form are designed to obtain data about the specific district formation proposal to allow the Commission, 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:

   NAME OF SPECIAL DISTRICT TO BE FORMED: Baldwin Lake Fire Protection District.

   AGENCIES TO BE DISSOLVED:

   None

   AGENCIES TO BE DETACHED:

   San Bernardino County Fire Protection District and its Mountain Service Zone

2. Under what principal act will the district be formed?

   The Fire Protection District Law of 1987, Health and Safety Code 13800 et seq.

3. Provide a listing of the services and functions to be provided by the new agency.

   Structural fire suppression, first aid, rescue, fire prevention and fire marshal services.

4. Will the territory be relieved of any existing special taxes, assessments, district changes or fees required by the agencies to be detached? No.

5. If the district proposed to be formed is a single-purpose entity (such as a fire protection district, or a water district formed only to provide water), provide an identification of other multiple purpose districts within the area and a description as to why a single entity is the preferred choice.

   The Big Bear Fire Joint Powers Authority "JPA" (the combined management entity formed between Big Bear Lake FPD and Bear City CSD Fire) provides fire protection services to the South of the proposed BLFPD. A merger with the JPA was given serious consideration, but was opposed by County Fire unless such a merger included the County Fire Station in Fawnskin. The residents of Fawnskin oppose any such merger, thus the formation of a fire

protection district for the Baldwin Lake area was selected as the best course of action. An in-depth explanation of the aforementioned process to facilitate a merger with the JPA is described in detail in Attachment A to this document, the "Justification For Forming the Baldwin Lake Fire Protection District."

6. PLAN FOR SERVICES

1. A description of the level and range of each service to be provided to the territory through the formation process.

   The proposed BLFPD will provide a full range of fire protection services to all the residents of Baldwin Lake. Services will include structural fire suppression, first aid and rescue. All equipment and personnel are currently in place to continue to provide these services upon district formation. Additional services we plan to extend will be fire prevention and fire marshal services. We currently have a staff member trained and certified in fire prevention who will start providing this service immediately upon formation of the BLFPD. Fire marshal services will commence within ninety days of district formation. Fire prevention and fire marshal services are currently provided by San Bernardino County Fire.

2. An indication of when the service can be feasibly extended to the territory.

   The Baldwin Lake Volunteer Fire Department currently provides emergency fire and medical services throughout the community, thus there will be no interruption in these services. Upon formation, the BLFPD will immediately begin providing fire prevention services and start providing fire marshal services within ninety days. When the proposed BLFPD begins operation, all assets and personnel of the Baldwin Lake Volunteer Fire Department will be transferred into the new fire protection district.

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the new district would need to impose upon the territory.

   The formation of the BLFPD will not result in nor necessitate any improvement or upgrading of roads, water or sewer systems.

4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion about the sufficiency of revenues to fund the anticipated service is also required.

The "Revenue and Expenditure Comparison" on page 15 of this application to LAFCO forecasts all revenues, expenses and capital expenditures for the five twelve-month periods of operation following the formation of the BLFPD. No financing is required pursuant to the Budget. The proposed BLFPD will have multiple sources of revenue to fund and expand the operation of the Baldwin Lake Volunteer Fire Department and administer the BLFPD. These revenue sources are as follows:

a. The fire protection portion of the property tax funds Baldwin Lake property owners pay to the County of San Bernardino;
b. The "fire services fees," set forth in the "Revenue and Expenditure Comparison" on page 15 of this application to LAFCO, that will be assessed on Baldwin Lake property owners subject to a successful two-thirds vote of the registered voters in the proposed BLFPD.
c. Insurance reimbursable fees for traffic control and incident cleanup at vehicle accidents.

5. An indication of whether the territory is or will be proposed for inclusion within a proposed improvement zone/district, assessment district, or community facilities district.

The geographic area encompassed in the proposed BLFPD is not within an existing improvement zone/district, assessment district, or community facilities district. The BLFPD lies within the Mountain Services Zone of the San Bernardino County Fire Protection District. The Baldwin Lake Volunteer Fire Department has operated in the area to be designated the Baldwin Lake Fire Protection District since 2007 through an agreement approved by the County of San Bernardino Board of Supervisors in 2007. Hence, no real transfer or gap of services will occur upon the formation and approval of the BLFPD.

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)).

The new BLFPD will not provide retail water services.

7. Copies of the feasibility study for the formation of the District. The feasibility study must outline the anticipated structure of the governing body and provide, at a minimum, a projected five-year budget for revenues and expenditures. The budget presented will need to indicate the source and amount of revenues and expenditures based upon services to be provided. Please note that the new district may receive a "share" of the

property tax revenues generated within the boundaries but that share depends on the types of services to be offered by the District, the previous sources of those services if any, and the historic cost to provide the services to be absorbed. No new taxes can be imposed by the creation of the District unless two-thirds of the voters approve the proposal.

The "Revenue and Expenditure Comparison" for the proposed BLFPD is included on page 15 in this application to LAFCO as is the "Justification For Forming the Baldwin Lake Fire Protection District" which is included as Attachment A.

CERTIFICATION

As a part of this application, Lawrence J. Winslow (the applicant) and the registered voter agrees 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 proponent to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above 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 3/21/2013

SIGNATURE OF APPLICANT

REVISED-/krm – 8/15/2012

PROPOSAL SUMMARY

This proposal summary is intended to provide an overview of the financial and operational feasibility of the formation of the Baldwin Lake Fire Protection District ("BLFPD"). Additional information is provided in Attachment "A" in this application to LAFCO is the "Justification For Forming the Baldwin Lake Fire Protection District."

Key elements of the proposal to form the BLFPD are summarized as follows:

The proposed area of the BLFPD is described by the map and legal description on pages 22 and 23 in this application to LAFCO.

The proposed BLFPD is located in an unincorporated are of San Bernardino County and encompasses approximately 4800 acres.

The area of the proposed BLFPD currently lies within the San Bernardino County Fire District and its Mountain Service Zone. Because the nearest County Fire station is located too far from Baldwin Lake to properly respond to emergencies, a volunteer fire station was built in the community in 2007. In the past six years, the Baldwin Lake Volunteer Fire Department has become an essential element of the community. Moreover, the sole funding source for the department has been the department's founder and community donations. One reason the department has been so successful in the minds of residents is that the qualifications and standards the department has for firefighters joining the fire department are very high, far exceeding those of San Bernardino County Fire. The Baldwin Lake Volunteer Fire Department is staffed 24/7. Moreover, its location in the community enables the department to respond to fire and medical emergencies within minutes of being called.

In mid 2012, County Fire announced its intention to remove the volunteer firefighters and in place use paid-call firefighters to provide fire protection and emergency medical services in Baldwin Lake. By County Fire's own admission, paid-call firefighters have less training and respond much slower to emergency situations. In response to this threat to the safety of its residents, the Baldwin Lake community formed the Baldwin Lake Fire Protection Preservation Committee (the "Committee") to take steps to preserve the full time fire protection and emergency medical services it believes are essential to the safety of Baldwin Lake residents. The Committee explored various alternatives to preserve full time emergency services with LAFCO staff, the Big Bear Fire JPA and County Fire. Despite this extensive effort the Committee was unable to secure a suitable outcome. The Committee shares the consensus opinion that the greater Big Bear Valley should be served by only one fire protection authority, however, the Committee has witnessed first hand the obstacles that preclude that from being possible in the foreseeable future. Accordingly the Committee concluded that the best alternative at hand was the formation of the proposed BLFPD.

In excess of 90% of the community's residents and property owners support the formation of the BLFPD. Local control of community finances is one of the major objectives as, to date, the fire protection portion of the property tax dollars paid by property owners in the community have been used by County Fire in locations other than Baldwin Lake. The formation of the BLFPD will ensure that these dollars are used exclusively to the benefit of the community. The Committee is very

confident that the BLFPD will be operationally and financially sustainable as the BLFPD will continue to operate on essentially an all-volunteer basis.

The Committee foresees an orderly and scheduled transition to local government with no interruption in the services that are currently being provided by the Baldwin Lake Volunteer Fire Department. The Committee believes that the formation of the BLFPD will ensure expansion and improvement of fire protection/prevention and emergency medical services for the community.

BALDWIN LAKE FIRE PROTECTION DISTRICT ORGANIZATION CHART

FINANCIAL INFORMATION FOR PROPOSED BALDWIN LAKE FIRE PROTECTION DISTRICT

Revenue and Expenditure Comparison / Actual Results 2010 through 2012 and Post Formation 2013/2014 through 2017/2018

Sources of Revenue	ACTUAL 2010	ACTUAL 2011	ACTUAL 2012	BUDGET 2013-14	ESTIMATE 2014-15	ESTIMATE 2015-16	ESTIMATE 2016-17	ESTIMATE 2017-18
Donations	$41,234	$41,291	$41,053	$3,500	$3,850	$4,235	$4,659	$5,124
Property tax revenue	$0	$0	$0	$130,000	$132,600	$135,252	$137,957	$140,716
Assessment fees	$0	$0	$0	$48,750	$49,000	$49,250	$49,500	$49,750
Reimbursable call fees	$0	$0	$0	$15,000	$15,300	$15,606	$15,918	$16,236
Total revenue generated	$41,234	$41,291	$41,053	$197,250	$200,750	$204,343	$208,034	$211,827
Expenditures								
Employee Costs	$0	$0	$0	$45,000	$47,250	$49,613	$52,093	$54,698
Contract Services				$12,800	$13,440	$14,112	$14,818	$15,558
Workers Comp. Insurance	$0	$0	$0	$14,049	$14,751	$15,489	$16,263	$17,077
Facility Lease	$24,000	$24,000	$24,000	$18,000	$18,360	$18,727	$19,102	$19,484
Utilities	$4,273	$1,067	$1,065	$2,760	$2,843	$2,928	$3,016	$3,106
Equipment and Related Exp.	$0	$0	$0	$30,000	$30,000	$37,500	$20,000	$40,000
Fuel	$4,620	$4,801	$5,128	$5,641	$6,205	$6,825	$7,508	$8,259
Equipment Maintenance	$1,908	$4,319	$2,974	$6,000	$6,200	$6,400	$6,600	$6,800
Radios/dispatch fees	$960	$960	$960	$3,600	$3,672	$3,745	$3,820	$3,897
Facility Consumables	$498	$477	$452	$500	$525	$551	$579	$608
Facility Maintenance	$709	$889	$1,740	$1,000	$1,050	$1,103	$1,158	$1,216
General Insurance	$4,198	$4,295	$4,586	$4,815	$5,056	$5,309	$5,574	$5,853
Community Relations	$0	$0	$0	$1,500	$1,500	$1,500	$1,500	$1,500
Subscriptions	$0	$0	$0	$2,000	$2,100	$2,200	$2,300	$2,400
Election Fees	$0	$0	$0	$6,000	$0	$1,200	$0	$1,400
LAFCO Fee	$0	$0	$0	$100	$100	$100	$100	$100
Miscellaneous Expenses	$68	$483	$148	$2,000	$2,000	$2,000	$2,000	$2,000
Directors Fees and Expenses	$0	$0	$0	$3,000	$3,000	$3,000	$3,000	$3,000
Unanticipated expenses	$0	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000
Reserve Fund Additions	$0	$0	$0	$20,000	$10,000	$10,000	$10,000	$10,000
Total Expenditures	$41,234	$41,291	$41,053	$183,765	$173,052	$187,302	$174,431	$201,955
Net Change In Assets	$0	$0	$0	$13,485	$27,698	$17,041	$33,603	$9,872
Reserve Fund Balance	$0	$0	$0	$20,000	$30,000	$40,000	$50,000	$60,000
Surplus in Assets	$0	$0	$0	$33,485	$57,698	$57,041	$83,603	$69,872

Schedule of Salary, Benefits and Contract Services Post Formation

PERSONNEL	FPD TOTAL FTE.	FPD FTE			
Administrative			Salary	Amount	Percent
General Manager	1.00	1.00	$36,000	$36,000	
Taxes				$9,000	
Total Employee Cost	1.00	1.00	$36,000	$45,000	60.12%
Worker's Compensation				$14,049	18.77%
Sub-total All FPD Employees				$59,049	78.89%
Director's Stipend				$2,000	
Director's Expenses				$1,000	
Total Director's Cost				$3,000	4.00%
Total Employees and Directors					
Contract Services					
Legal Services				$4,800	6.41%
Accounting Services				$3,000	4.00%
Training Services				$5,000	6.68%
Total Contract Services				$12,800	17.10%
Total Employee and Contract Services				$74,849	100.00%

NARATIVE FOR REVENUE AND EXPENDITURE COMPARISON
ACTUAL RESULTS 2010 THROUGH 2012
POST FORMATION BUDGET 2013/2014 AND ESTIMATES 2014/2015 THROUGH 2017/2018

Sources of Revenue

Donations

Donations for the years 2010 through 2012 are funds provided by the founder of the Baldwin Lake Volunteer Fire Department and area residents. In the aforementioned years, donations were the sole source of revenue. In the Post Formation years, the figures are based solely on Committee estimates.

Property Tax Revenue

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not receive any portion of the fire protection segment of the property taxes paid by Baldwin Lake property owners. The figures in the Post Formation years are based on information provided by LAFCO and County Fire.

Fire Assessment Fees

During the years 2010 through 2012 there were no supplemental fees for fire services assessed on Baldwin Lake property owners. The figures in the Post Formation years are based on an annual fee of $50 per house and $25 per vacant lot. The figures in the years 2014/2015 through 2017/2018 assume that each year the number of houses increases by 2% and the number of vacant lots decreases by 2% over the previous year. In the 2013/2014 year, the fee assumes 475 homes and 1000 vacant lots.

Reimbursable Call Fees

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department was not eligible to charge insurance carriers for emergency response to vehicle incidents where traffic control and incident cleanup is required. Subsequent to becoming a fire protection district, the fire department will be entitled to bill for said services. The figure for the 2013/2014 year is based on two reimbursed vehicle accidents per month @ $500 per incident plus $3000 annually in additional fees. The figures in the years 2014/2015 through 2017/2018 assume that each year the number of incidents increases by 2%.

Expenditures

Employee Costs

The proposed BLFPD will have only one full time employee. That person will have administrative, as well as fire prevention, firefighter training and clerical duties. The budgeted salary for that person is $36,000 in year one. Payroll taxes and other direct costs for said employee are budgeted to be 25% of salary. The person will not receive healthcare nor retirement benefits.

Contract Services

Contract services consist of three service areas, legal, accounting and firefighter training services. *Legal Services*: During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not incur any legal costs. The Committee has negotiated a prospective arrangement with the Newport Beach Law Firm of Phillip Greer to provide all normal legal services for the BLFPD for $4500 annually for the first year.
Accounting Services: During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not engage an outside accounting firm. . The Committee and negotiated a prospective arrangement with the Riverside accounting firm of David B. Whitford, CPA, to provide routine accounting and an annual financial audit of the proposed BLFPD for the first year for $3000.
Training Services: Training services consist of firefighter training that by regulation must be provided by a third party certified to provide said training. During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not incur any outside training costs. Following the formation of the BLFPD, the Committee has budgeted $5000 annually for outside training services.

Workers Compensation Insurance

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not incur costs for Workers Compensation Insurance for its volunteer firefighters. Subsequent to the formation of the BLFPD, as a recipient of tax dollars the BLFPD will be required to obtain workers comp insurance for its employee, volunteers and directors. The Committee has received a proposal for its worker compensation coverage from Fire Agencies Self Insurance System (FASIS). FASIS provides first dollar workers' compensation coverage to its members, self-insuring the first $500,000, and participates in the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX) for excess coverage from $500,000 to statutory coverage. The policy proposed will cover the district's full time employee, all of the volunteer firefighters and members of the district's Board of Directors. The quoted premium for first year coverage following the formation of the BLFPD is $14,049. The budgeted figures for subsequent years assume a 5% annual premium increase.

Facility Lease

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department paid rent of $24,000 per annum that included all utilities. Subsequent to the formation of the proposed BLFPD will enter into a ten-year lease for the building that houses the fire vehicles and related equipment, and the offices/galley/crew quarters building. The lease amount of $18,000 will be payable quarterly and increase 2% per annum. *The payment of the lease shall be subordinate to the timely payment of all other operating expenses of the BLFPD. After the initial ten-year lease term, the* fire protection district will have the option to extend the lease for additional ten-year periods at a rate starting at 2% above the last year of the prior lease term and increasing at 2% per annum for the remainder of the lease term(s). The lease amount shall include the use of the renewable energy system(s) installed on the premises plus water service. The lease amount is based on a minimum fair market value rental rate, less 25%. Blue Sky Realtors, a long established property realtor serving the Big Bear Valley, provided the fair market value lease rate estimate. There is no prior or existing relationship between any of the Committee members and Blue Sky Realtors.

Utilities

Post 2010, utilities expense for the Baldwin Lake Volunteer Fire Department dropped significantly due to the installation of a wind turbine generating system that essentially eliminated the cost of electrical service. In 2013, a solar power generating system will be installed at the Facility to compliment the power generated by the Facility wind power generating system. Subsequent to the formation of the proposed BLFPD, utilities not included in the Facility Lease shall be the responsibility of the BLFPD. This will include telephone, internet, sewage pumping and electrical service should electricity usage exceed the production of the renewable energy system(s) installed on the premises, the power production of which, are included in the Facility Lease. The budgeted costs for utilities subsequent to district formation is based on the Committee's estimate of costs for 2013/2014 increasing 3% per year thereafter.

Equipment and Related Expenditures

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department utilized fire vehicles and equipment purchased by the department's founder, Larry Winslow, at no cost to the department. Subsequent to the formation of the proposed BLFPD, Larry Winslow will donate all of the equipment utilized by the department for an amount of equal to the amount of remaining debt owed on the equipment, which is approximately $25,000 as of the date of this application. The appraised value of said equipment is $132,000 as of the date of this application (the appraisal letter is Attachment "D" to this application). In 2013/2014, the anticipated initial year operating year of the proposed BLFPD, the Committee proposes to install the first two water storage ponds in the community at a total cost to the district of $5000 (see Improved Fire Protection on page 26 of the "Justification For Forming the Baldwin Lake Fire Protection District.") In 2014/2015, the Committee proposes to install two additional water storage ponds in the community and purchase a trailer mounted "structure foaming machine" to protect structures at a combined cost of $30,000. In 2015-2016, the Committee proposes to install two additional water storage ponds in the community and replace the existing "brush engine" at a combined net capital outlay of $37,500. In 2016/2017, the Committee proposes to replace the department's "squad utility vehicle" at a net capital outlay of $20,000. In 2017/2018, the Committee proposes to replace the department's primary fire engine at a net capital outlay of $40,000.

Fuel and Equipment Maintenance

As a volunteer organization, the Baldwin Lake Volunteer Fire Department has to date been able to obtain the services of experienced maintenance personnel on a minimal or no cost basis to maintain the department's fire vehicles. Similarly, the department has generally been able to purchase the needed parts and supplies on a discounted basis or through donation. The Committee believes the department will be able to continue to do so after the formation of the proposed BLFPD. The major expenditure related to equipment operation and maintenance is purchasing fuel for the vehicles. The budgeted costs for fuel and equipment maintenance post district formation is based on the expenditure by the Baldwin Lake Volunteer Fire Department for said items during the years 2010 through 2012 increasing 10% per year thereafter.

Radios/dispatch Fees

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department rented a type 800-trunking radio from County Fire for $80 per radio per month pursuant to the department's dispatching arrangement with County Fire. Subsequent to the formation of the proposed BLFPD, the department will obtain dispatch services from Cal Fire. The fee for this service will be approximately $2000 for the first year and adjusted in the years thereafter based on call volume. By utilizing Cal Fire for dispatch services the department will be able to use its VHF radios for dispatch and will no longer need to rent the 800-trunking radio.

Facility Consumables and Maintenance

The budget figures for facility consumables and maintenance following the formation of the BLFPD are based on the expenditure for said items prior to the formation of the district. The budgeted costs for facility consumables and maintenance post district formation is based on the Committee's estimate of costs for 2013/2014 increasing 5% per year thereafter.

General Insurance

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department purchased its general-purpose insurance coverage from Volunteer Firefighters Insurance Services. The specific coverage under the policy for 2012/2013 is a follows: the fire station and crew facility buildings in the amount of $270,000, portable fire fighting equipment at replacement cost, personal property in the amount of $29,747, cash and equivalents in the amount of $10,000, vehicle liability in the amount of $1,000,000, vehicle replacement at replacement cost, uninsured motorist in the amount of $100,000 for each incident, general liability in the amount of $1,000,000 for each occurrence, $2,000,000 general aggregate, management liability $2,000,000 in aggregate, wrongful acts $1,000,000 and $25,000 for injunctive relief. The deductable for building and vehicles is $1,000 and for general and management liability there is no deductable. Subsequent to the formation of the BLFPD, the Committee believes that Volunteer Firefighters Insurance Services will continue to be the best source for general-insurance coverage. The budgeted costs for general-insurance post district formation is based on the expenditure by the Baldwin Lake Volunteer Fire Department for said items during 2012 increasing 5% per year thereafter.

Community Relations

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not incur costs for community relations. The Committee believes that subsequent to the formation of the BLFPD, the district should develop a community awareness program.

Subscriptions

During the years 2010 through 2012 the Baldwin Lake Volunteer Fire Department did not incur costs for subscriptions. The Committee believes that subsequent to the formation of the BLFPD, its fire

department will have significantly increased responsibilities concerning fire prevention and related matters. This will require the fire department to subscribe to the National Fire Protection Code and similar publications.

Election Fees

Subject to approval of the proposed BLFPD by LAFCO, a special election must be held to solicit a two-thirds approval for the formation of the proposed BLFPD from the residents of Baldwin Lake and election of a five-person Board of Directors. The estimated cost of this special election is $6000. Subsequent to the formation of the BLFPD, regularly scheduled elections will be held every other year to elect members of the Board of Directors. The figures in every other year subsequent to the formation of the BLFPD represent the Committee's estimates as to the cost of said elections based on the cost to special districts of similar size from the June 2012 election cycle.

Directors Fees and Expenses

Subject to voter approval of the proposed BLFPD, the newly elected Board of Directors will announce regularly scheduled Board Meetings. The Committee believes that in the spirit of the fire department being a volunteer organization, the Board of Directors will likely serve without compensation. Being that only the newly elected Board of Directors can make this decision, the Committee believes that it is prudent to budget $3000 annually to cover possible fees and expenses. This figure is based on quarterly meetings and miscellaneous expenses.

Unanticipated Expenses

Given that the proposed BLFPD will be a newly formed entity for Baldwin Lake, the Committee believes it is prudent to budget an amount of $5000 annually for unanticipated or unforeseen expenses.

Reserve Fund Additions

The Committee believes that it is prudent to establish and steadily increase a reserve fund to ensure that the BLFPD always has sufficient funds available to manage emergency situations or unanticipated needs/opportunities. In the initial year of operation of the BLFPD, the Committee is budgeting a cash infusion of $20,000 to establish the reserve fund. In subsequent years, the Committee is budgeting an annual increase of $10,000 in the reserve fund balance.

LAFCO_____REORGANIZATION TO INCLUDE FORMATION OF THE BALDWIN LAKE FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS MOUNTAIN SERVICE ZONE

Those portions of Townships 2 and 3 north Range 1, 2 and 3 East, San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

Beginning at the Northeast quarter comer of said Section 17 of Township 2 North, Range 2 East, said point being on the boundary of the Big Bear City Community Services District;

Thence South along the East line said Section 17;

Thence leaving said boundary East along the East and West centerline of Section 16 to the East to the East quarter comer thereof;

Thence North along the East line of Section 9 to the South line of Section 4;

Thence West along said South line to the Southeast comer of Section 5; Thence North along said East line to the Northeast comer;

Thence North along the East line of Section 32 of Township 3 North, Range 2 East to the Northeast comer of said Section;

Thence West along said Section 32 and 31 to the Northwest comer of said Section 31;

Thence South along the West line of Section 31 and the West line of Section 6 Township 2 North, Range 2 East;

Thence West along the North line of Section 12 to the Northwest comer of said Section; said point being on the boundary of the Big Bear City Community Services District;

Thence South to the Southwest quarter comer of the Southwest quarter of said Section 12;

Thence East along the South line of the Southwest quarter of the Southwest quarter to the Southeast comer of the Southwest quarter; said line being the boundary of the Big Bear City Community Services District;

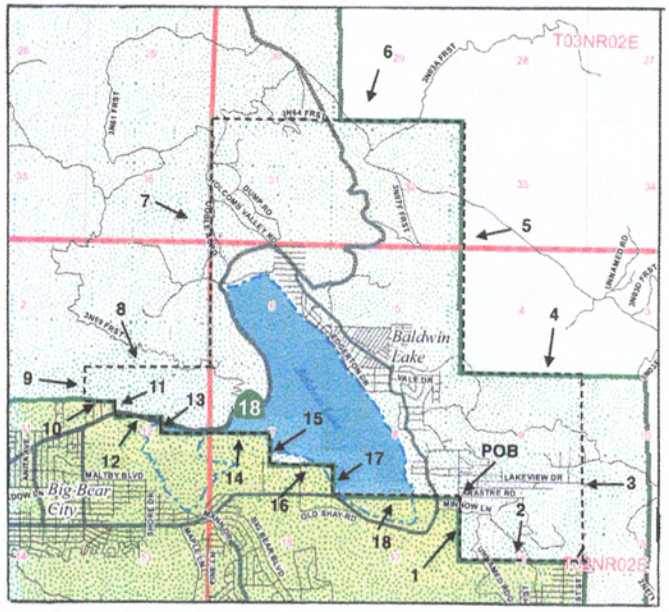
Thence South along the West half of the West half of said Section to the North half of the North half of said Section, said line being the boundary of the Big Bear City Community Services District;

Thence East along the North half of the North half to the East half of said Section 12, said line being the boundary of the Big Bear City Community Services District; Thence South to the North half of said Section 12; said line being the boundary of the Big Bear City Community Services District;

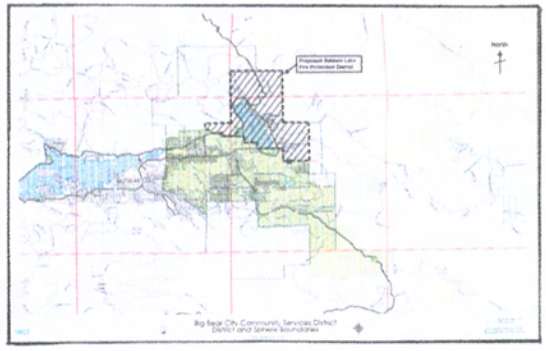
Thence East to the East line of Section 12 and on to the East half of Section 7, said line being the boundary of the Big Bear City Community Services District;

Thence South along the North/South centerline of Section 7 to the South half of the South half of said Section, said line being the boundary of the Big Bear City Community Services District;

Thence East to the Northwest comer of Section 17 being the Point of Beginning; said line being the boundary of the Big Bear City Community Services District;



#	LINE TABLE
1.	SOUTH 2640'
2.	EAST 5280'
3.	NORTH 7920'
4.	WEST 5280'
5.	NORTH 10560'
6.	WEST 10560'
7.	SOUTH 10560'
8.	WEST 5280'
9.	SOUTH 1320'
10.	EAST 1320'
11.	SOUTH 660'
12.	EAST 1980"
13.	SOUTH 660'
14.	EAST 4620'
15.	SOUTH 1320'
16.	EAST 2640'
17.	SOUTH 1320'
18.	EAST 5280'



VINICITY MAP
N.T.S.

North

AFFECTED AGENCIES:

San Bernardino County Fire Protection District and its Mountain Service Zone

LEGEND:

Course No. per Legal Descrption

- - - - Proposed Baldwin Lake Fire Protection District and Detachment from the San Bernardino County Fire Protection District and its Mountain Service Zone

Total area contains 4800 acres, more or less

REGISTERED PROFESSIONAL ENGINEER
WILLIAM H. CURRY
No. C24166
Exp. 12/31/13
CIVIL
STATE OF CALIFORNIA

CURRY ENGINEERING
40927 Big Bear Boulevard Big Bear Lake, CA 92315

DRAWN BY	REV. NO	LAFCO_____Reorganization to Include Formation of the Baldwin Lake Fire Protection District and Detachment from the San Bernardino County Fire Protection District and its Mountain Service Zone LOCATED North of the Big Bear City CSD
DLH		
William H Curry R.C.E. Surveyor		
Signature		
LIC. NO. RCE 24166	DATE 12/31/12	PROJ. MAP SCALE 1.25" = 1 mi. / TOT. SHTS 1

LOCAL AGENCY FORMATION COMMISSION ISSUES
BALDWIN LAKE FIRE PROTECTION PRESERVATION COMMITTEE RESPONSES

In order to approve this proposal, state law requires that the Commission's ultimate decision shall be based upon answers to the following questions:

1. Do the boundaries of the proposed new district make sense from a service delivery perspective for current and future growth? Are the boundaries reasonably recognizable? Do they promote efficient service delivery? Do they represent a community of interest? Do the proposed boundaries infringe on other established spheres of influence that might impede achievement of Commission goals in those areas?

   The proposed BLFPD boundaries follow the Big Bear City CSD boundaries to the West and South. No boundaries currently exist to the North and East. The new BLFPD boundaries allow for efficient service delivery and represent completely the interest of the Baldwin Lake community. The new BLFPD boundaries infringe on the sphere of influence of the Big Bear City CSD and won't impede achievement of Commission goals for one fire protection district for the greater Big Bear Valley area.

2. Would the formation of the new district impair the ability of any other agency to continue providing services? Would there be any adverse financial or service impacts on other agencies that would damage their ability to maintain service levels in other areas?

   The proposed BLFPD will not impair the ability of any other agency to continue providing services. The formation of the will result in approximately $130,000 in fire protection property tax dollars being transferred from County Fire to the BLFPD. If County Fire were to build a new fire station in Baldwin Lake and staff the station with paid-call firefighters as they have announced, the cost of building said station, equipping and maintaining the station and paying the cost of training and staffing the station with paid-call fire fighters would significantly exceed $130,000. County Fire recently began construction on a paid-call fire station in Angeles Oaks, an area of comparable size to Baldwin Lake, at a cost of $2,800,000. Also, should the formation of the BLFPD ultimately contributes to the formation of one fire protection authority for the greater Big Bear Valley that included Fawnskin, said action would save the County an estimated $500,000 annually as property tax revenue in Fawnskin is insufficient by to cover the station's operating cost.

3. Is the proposed new district financially feasible?

   Yes.

   Can it, at least, maintain the pre-formation service levels that are currently provided within the study area?

   The Committee believes that the existing level of all services provided can be maintained

and improved in specific areas such as fire prevention. The proposal also shows that the formation of the BLFPD is financially feasible and sustainable. The Committee's financial forecast indicate that the Net Change in Assets will remain positive and can be increased over time to establish strong contingencies and reserves. *Moreover, the Committee is firmly of the opinion that the formation of the proposed BLFPD is essential to sustain the provision of the services presently provided by the Baldwin Lake Volunteer Fire Department as without the financial resources that will result from the proposed BLFPD, the future of full time emergency services for Baldwin Lake residents will be seriously in doubt.*

4. Does the proposed formation represent the best available service option for the community? Are there better alternatives for the provision of the range of services within the study area? Does the proposed formation provide for a more efficient and accountable form of government?

This proposal does represent the best currently available service option for the community in that it ensures the community will continue to have fire and emergency medical services available locally 24/7. The proposal to form the BLFPD was precipitated by the San Bernardino County Fire Department's proposal in mid-2012 to make the community a paid-call service area thus eliminating the availability of full time services and endangering the lives and property of Baldwin Lake residents and property owners. Their action would greatly increase the response time to emergencies where success in saving lives is measured in minutes. The Committee points to the fact that the response time in the area is currently five minutes or less; in the past three years, this quick action saved the lives of four area residents.

In a perfect world, the Committee believes that the greater Big Bear Valley would be best served from both a financial and services perspective by one fire protection authority. Subsequent to the aforementioned proposed action by County Fire, the Committee explored Baldwin Lake Fire joining the Big Bear City CSD for fire protection services as a step toward participating in one fire authority for the greater Big Bear area. LAFCO staff from as far back as 1995 has proposed this action. County Fire made it very clear that they would not allow Baldwin Lake Fire to join the Big Bear City CSD unless the entire Big Bear Valley area were simultaneously combined under one authority. In making this statement, County Fire knows that that there are numerous reasons and obstacles that make the formation of one fire authority for the greater Big Bear Valley essentially impossible in the foreseeable future. It was on the aforementioned basis that the Committee decided that the safety and well being of the Baldwin Lake community was best served if the Baldwin Lake area became a fire protection district. The formation of the proposed BLFPD will ensure the continuity of full time services and position the BLFPD to join a single fire protection authority when and if the opportunity arises. The "Justification For Forming the Baldwin Lake Fire Protection District" (attachment A in this application to LAFCO) provides detailed information about the extensive process undertaken to determine the best possible services option for the community of Baldwin Lake.

ATTACHMENT "A"

JUSTIFICATION FOR FORMING THE BALDWIN LAKE FIRE PROTECTION DISTRICT

JUSTIFICATION FOR FORMING THE BALDWIN LAKE FIRE PROTECTION DISTRICT

OVERVIEW OF FIRE PROTECTION SERVICES IN THE GREATER BIG BEAR VALLEY

Few disagree with the argument that the greater Big Bear Valley should be served by only one fire protection authority. The unfortunate reality is that decades of political and financial self-interest among the communities and fire departments serving the area has brought about a very fragmented situation. This situation has put the community of Baldwin Lake in a very untenable position when it comes to having suitable emergency medical and fire protection services.

Why Baldwin Lake is in this position and why there is not one central fire protection authority serving all of Big Bear Valley? To answer this question, one has to understand how fire protection services are currently provided throughout the area. The easiest way to do this is to divide the Valley into four areas and look at the way services are provided in each area

City of Big Bear Lake (approximate population 5,100): Big Bear Lake is both a municipality and a fire protection district. The fire protection portion of the community's property taxes financially supports the fire department. Its fire department is staffed full time with union firefighters. In 2011, the Big Bear Lake Fire Department joined forces with the Big Bear City CSD Fire Department to form a JPA or Joint Powers Authority pursuant to which one management team is responsible for both fire departments. Despite the formation of the JPA, each community still has financial control over its respective fire department. The formation of the JPA is anticipated to be initial step toward combining the two departments, but to date the communities have not agreed to give up ultimate jurisdiction over their respective fire departments. Materially different pay scale and retirement benefits for the union firefighters at the two departments are one of the obstacles.

Big Bear City Community Services District (approximate population 12,300): The community of Big Bear City is located directly east of Big Bear Lake; it is neither a municipality nor a fire protection district, rather it operates as a Community Services District or "CSD." Financial support for the fire department comes from the fire protection portion of the property owners property taxes and a "supplemental fire services fee" paid by property owners in the CSD. Until 2011 when the aforementioned JPA was formed, the Big Bear City Fire Department was administered solely by the CSD. The department is staffed with union firefighters. The Big Bear City Fire Department serves most of the communities in the South and East end of the Big Bear Valley.

Baldwin Lake (approximate population 1500): the community of Baldwin Lake is located ten miles east of Big Bear Lake and lies within the San Bernardino County Fire Protection Zone. County Fire has no fire protection facilities or personnel in the Baldwin Lake area. Because the response time to Baldwin Lake from the nearest County fire stations is a minimum of 25 minutes, the community has come to rely solely on its volunteer fire department that provides fire and medical emergency services 24/7. Financial support for the fire department comes donations by local residents because the Baldwin Lake Volunteer Fire Department does not receive any of the fire protection property tax dollars property owners pay.

Fawnskin (approximate population 450): the community of Fawnskin is located on the Northwest shore of Big Bear Lake and also lies within the San Bernardino County Fire Protection District. County Fire maintains a full time station in Fawnskin with both an engine and ambulance. Financial support for the fire department comes from the fire protection portion of the Fawnskin property owner's property taxes and the fire protection portion of the property taxes paid by Baldwin Lake property owners. The cost of operating the fire station in Fawnskin is significantly above the tax dollars collected from both Fawnskin and Baldwin Lake. County Fire funds the annual shortfall that is estimated to be $500,000 or more.

As the information above illustrates, fire protection services are about equally divided geographically between the Big Bear Fire JPA and County Fire. The simple reality is that each would like to control the other's territory and neither wants to relent. In addition to the aforementioned, standing in the way of the formation of a single fire authority are the issues that stand in the way of a merger between Big Bear Lake and the Big Bear City CSD fire departments. *Ignored is the fact that the unfortunate losers in this confrontation are the property owners and residents in Baldwin Lake. This document was prepared to bring this problem to the attention of those in a position to do something about it.*

BALDWIN LAKE AND THE BALDWIN LAKE VOLUNTEER FIRE DEPARTMENT

Baldwin Lake is located ten miles east of Big Bear Lake in San Bernardino County. Since 1990, the community has increased in size from 60 to almost 500 homes. The primary reason for the rapid growth is the availability of very desirable yet affordable building space in a geographic area that offers residents a much more tranquil setting than is found in Big Bear Lake proper. Baldwin Lake has always been the Big Bear Valley community that no one paid much attention to or seemed to care much about. Most of the people who live in Baldwin Lake seem to prefer it that way to the point of taking pride in generally considered to not be a part of Big Bear proper.

This way of thinking has brought about a spirit or philosophy of self-preservation throughout the Baldwin Lake community. A great example of this is the fact that the community has a volunteer fire department that provides 24/7 fire and emergency medical services. If it were not for the Baldwin Lake Volunteer Fire Department, the response to all emergency calls in Baldwin Lake would have to come from the County fire station in Fawnskin or Lucerne Valley. Even when these stations can respond immediately and road conditions are good, which they very often are not, the travel time to Baldwin Lake from both of these stations is at least 25 minutes. This response time is simply unacceptable in emergency situations.

In 2007, Mr. Winslow an area resident invested some $325,000 to build the fire station and purchase all of the necessary equipment to staff the department. Since the department began operation, solely Mr. Winslow and community donations have funded the operating expenses of the fire department. During this period, the community has invested over $500,000 in its fire department while County Fire has used some $700,000 of the community's fire protection tax dollars elsewhere.

Today, about 30 volunteer firefighters staff the Baldwin Lake Volunteer Fire Department 24/7. They have on average seven years of fire fighting experience, all have been through a State of California Approved Fire Academy and almost all are Nationally Certified Emergency Medical Technicians. All of the department's firefighters will be Certified EMTs by the end of 2013; this illustrates the department's strong effort to ensure that its firefighters have the best possible training. The training standards firefighters have to meet prior to being hired by the Baldwin Lake Volunteer Fire Department is the highest in among the fire departments serving the Big Bear Valley. Since the department began providing service, Baldwin Lake Fire has responded to over 550 emergency calls, including structure fires, vegetation fires and several hundred medical calls. The lives of four residents were saved because Baldwin Lake Fire responded within five minutes of being called.

Most people in Southern California do not understand the crucial role volunteer fire departments play in the United States. Moreover, a perception often exists that volunteer fire departments perform at a lesser standard than their full-time firefighting peers. There is great evidence to the contrary; volunteer firefighters train rigorously and voluntarily contribute their time, energy and well-being for the betterment of their communities. Here are some other enlightening statistics about volunteer firefighters and volunteer fire departments in the United States

- The U.S. has approximately 31,000 fire departments.
- About 86% or 26,000 are all or almost all volunteer departments.
- There are 1.15 million volunteer firefighters in the U.S.
- In 2010 volunteer firefighters saved local communities $37.2 billion in taxes.
- 72 firefighters died in the line of duty in 2010; 44 were volunteers.
- In California alone, there are 496 all or essentially all volunteer fire departments.

Given these statistics, the Baldwin Lake Volunteer Fire Department is not an anomaly; rather it is very much in the mainstream of how fire protection services are provided throughout the Country.

SUMMARY OF RECENT DEVELOPMENTS

In July of 2012, County Fire Department officials proposed taking over the Baldwin Lake Volunteer Fire Department and making it a "paid-call" station. If this were to happen, the fire station will no longer have firefighters on duty 24/7 and residents will be in the same high-risk situation they were prior to 2007. County Fire's only means of responding to a fire or medical emergency would be to try finding available paid-call firefighters to travel to the Baldwin Lake fire station. The odds of finding the needed number (two minimum) of paid-call firefighters available immediately is very remote given the fact that there are only a small number of paid-call firefighters that live in the Big Bear area and none of those, live in Baldwin Lake. The generally accepted theory among fire departments using paid-call firefighters is that you need a ten to one ratio; meaning you typically have to page ten to find one who can respond in a timely manner. Moreover, even when paid-call firefighters can be found, the time lost in their traveling to the station and then responding generally makes any response of little value. More than 90% of the Baldwin Lake Fire's emergency calls are for medical situations and a large number of these are heart attack, stroke and traffic accident calls where the required response time is generally five minutes; each minute thereafter patient mortality increases at a rate of 8-17% per minute.

In the simplest of terms, it is impossible for County Fire to quickly and proficiently respond to medical and other emergencies in Baldwin Lake using paid-call firefighters as first responders. From a liability perspective, it is one thing if a person living in an outlying area dies because emergency medical services were not locally available; it is another thing entirely if the same thing happens in a community where 24/7 emergency services were eliminated for no justifiable reason. County Fire is apparently oblivious to the liability it may be placing on the County of San Bernardino.

In response to County Fire's proposal, Baldwin Lake property owners moved quickly to form the *Baldwin Lake Fire Services Preservation Committee, the "Committee."* The Committee has just two objectives; (1) make sure that the community of Baldwin Lake has fire protection and emergency medical services 24/7 on a permanent basis, and (2) make sure the Baldwin Lake Volunteer Fire Department receives the fire protection property tax dollars paid by Baldwin Lake property owners and has access to any additional financial resources as needed. The Committee had numerous meetings and discussions with the senior management of LAFCO, County Fire and Big Bear Fire regarding the matter. Two proposals put forth that would have met the Committee's objectives received support from the LAFCO staff, Big Bear Fire and Baldwin Lake Fire, yet both were blocked by County Fire seemingly to protect their "turf". Moreover, County Fire apparently does not place a high priority on the public safety of Baldwin Lake residents. On more than one occasion, Committee members asked County Fire officials what their response would be if the local fire station where their families live were turned into a paid-call station without full-time firefighters; not surprisingly, the Committee members asking the question never got a response!

Accordingly, the Committee is now making an application for the formation of the Baldwin Lake Fire Protection District to serve the Baldwin Lake area. This appears to be the only means at hand to ensure that individuals and families living in Baldwin Lake have quality fire and emergency medical services.

Recent Update: In late January, County Fire announced their intention to build a new fire station to provide paid-call services in Baldwin Lake. At the same time County Fire is reducing or eliminating essential services in several communities throughout the County, they propose building a fire station where one already exists that cost the County nothing. County Fire officials acknowledge that even if they build a new paid-call station in Baldwin Lake, their response time to emergencies will be slower than that of Baldwin Lake Fire. The welfare of both Baldwin Lake residents and County taxpayers it is being sacrificed for the sake of "power, turf and control."

WHY A FIRE PROTECTION DISTRICT SHOULD BE FORMED FOR THE BALDWIN LAKE AREA

In 1990, the few hundred or so residents that lived in Baldwin did so because they wanted little if anything to do with structured society in any form. Since that time, most of those residents have moved elsewhere or passed on. In their place are families that have built new or improved existing homes that want and need community services such as fire protection and emergency medical care. It is noteworthy that a much greater percentage of the homes in Baldwin Lake are full time residences as opposed to vacation homes as is more often than not the case in other Big Bear Valley communities. Baldwin Lake will probably be the fastest growing community in the Big Bear Valley for years to come due to an abundance of property that is available at reasonable prices and

a lifestyle that many find to be much more tranquil and appealing. The population of Baldwin Lake is presently approximately 1500 and increasing at a rate greater than the remainder of the Big Bear Valley.

Rapid response to structure and other fires is especially critical in mountain areas like Baldwin Lake because, not quickly extinguished, said fires could spread rapidly to other structures and nearby forestlands. Having a fire station staffed 24/7 that can respond to the entire community within minutes is essential. However, as important as this is, having quick response for medical emergencies is even more important. Statistics supported by hundreds of sources dictate that the initial response to a heart attack or stroke incident must occur within minutes to be successful. This is only possible because the Baldwin Lake fire station has firefighters 24/7. The numerous reasons why paid-call firefighters cannot be used as first responders in Baldwin Lake are explained in detail throughout this document; thus the remainder of this section will focus on other reasons for the formation of the proposed fire protection district.

The residents and property owners in Baldwin Lake see numerous areas where significant benefits and improvements will take place:

1. Self-governance – The residents and property owners believe that they are in the best position to make decisions that impact Baldwin Lake. They point to the example of how County Fire has done little or nothing for the Baldwin Lake community while at the same time using its property tax dollars to meet the County's needs elsewhere. In the six years that the Baldwin Lake Volunteer Fire Department has been in existence, County Fire has gone through four Fire Chiefs; it is likely that none have held the position long enough to even visit small communities such as Baldwin Lake. A frequent response that Committee members receive when discussing this matter with local residents is even if County Fire were to promise better support and financial fairness for Baldwin Lake, there is no reason to believe that the promises will be honored over time.

2. Financial Control and Management – The property owners are adamant that the fire protection portion of the property taxes they pay be used exclusively in Baldwin Lake. Moreover, the Committee is highly confident that if this happens, property owners will readily pay a supplemental "fire services fee" to enhance and expand Baldwin Lake's fire protection resources. They are willing to do so because they consistently witness the financial common sense that Chief Winslow applies in managing the department. A recent illustration was his obtaining a Spartan Pumper Engine through a donation; this engine is 16 years old yet performs all of its intended tasks comparably to new equipment. At Baldwin Lake Fire and other volunteer fire departments, the end result is what matters, not the glamour of having the newest and most expensive equipment. Consistent with this philosophy, neither the Board of Directors of the proposed fire protection district nor the Chief of the Department will be paid for their services.

3. Improved Fire Protection – The simple fact is that County Fire cannot and does not focus on the specific fire protection needs is small communities such as Baldwin Lake. A prime example of a badly needed additional resource that will never become a reality without the proposed fire protection district is as follows. Because Baldwin Lake in not

on a centralized water system, there are currently no fire hydrants in the community. This can be a problem when firefighters require a supply of water greater that what the department's engine and water tanker can carry. Chief Winslow has reached out to a number of property owners in selected areas of the community who have agreed to jointly build water storage ponds on their property. Baldwin Lake Fire has the capability to draft water from these ponds when necessary to service a large area around each pond. Not only will these ponds greatly enhance fire protection for the community, they can be an invaluable source of water in the event of earthquakes or long-term power outages. Building these ponds is an excellent example of where local initiative can create a low cost approach to solving a problem to the benefit of the community.

4. Property Insurance Cost – Baldwin Lake currently has an ISO (Insurance Services Organization) rating of 9 on a scale of 1 to 10. By comparison, Big Bear proper has a rating of 4. This rating differential makes a major difference in the cost of homeowners' insurance. The primary reason the area's ISO rating is 9 is the lack of a water system for fire fighting purposes. The aforementioned plan to place ponds in strategic areas will help solve this problem. Again, only local control of fire protection resources will see problems/opportunities such as this addressed.

5. Property Insurance Availability -- With the large number of wildfires in the Western U.S. in recent years, the number of major insurance carriers offering property insurance in areas such Baldwin Lake has dropped to a point where they are almost non-existent. Farmers Insurance claims to be the only major carrier currently offering fire protection coverage in Baldwin Lake, and they will only do so on the basis that the Baldwin Lake Fire Station is in close proximity to virtually all homes in the Baldwin Lake area and is staffed 24/7. The residents and property owners of Baldwin Lake are under constant threat that there will be no insurance coverage offered in the area other that the State provided Fair Plan where the cost is double and coverage limited to fire protection only. The presence of a local fire station with staffed 24/7 is essential for Baldwin Lake residents and property owners.

6. Improvement in Fire Prevention – Baldwin Lake's somewhat remote location in close proximity to the National Forest makes wildfire danger a large concern not only for Baldwin Lake residents, but the remainder of the Big Bear Valley as well. With its focus almost solely on protecting Baldwin Lake, the Baldwin Lake Volunteer Fire Department has far better insight into the area and what steps must be taken to maximize fire protection for the area. With over 20,000 square miles to be concerned about, County Fire simply cannot focus on fire prevention in Baldwin Lake to the extent needed.

In summary, the creation of the district is the best way the financial inequities and problems that exist can be rectified. The creation of the district will enable the residents and property owners of Baldwin Lake to actively participate in improving fire protection/emergency medical services.

ALTERNATIVES EXPLORED

In July of 2012, the Committee began looking for a workable way to ensure that Baldwin Lake would continue to have locally provided emergency fire and medical services. Moreover, the Committee began the process with no preconceived notions or preferences as to what the solution might be. Over a seven-month period the Committee met with just about everyone that it felt could provide valuable input as to where the solution might be found. The work began with the Committee exploring three options.

> First option; form a Community Services District or "CSD" to provide fire protection and related emergency services for Baldwin Lake;
>
> Second option; form a Fire Protection District to provide fire protection and related emergency services for Baldwin Lake; or
>
> Third option; join forces in one form or another with the Big Bear Fire JPA to provide fire protection and other emergency services for Baldwin Lake.

With these alternatives in mind, the Committee requested a meeting with Kathleen McDonald, Executive Director of LAFCO, to discuss the Baldwin Lake situation. The meeting took place with Ms. McDonald and her associate Mr. Sam Martinez in early August of 2012. At the meeting we explained our problem and presented the idea of our forming a CSD for Baldwin Lake. Ms. McDonald almost immediately replied that LAFCO would not support/allow the formation of a CSD in close proximity to Big Bear City where a CSD was already in place. She said it did not make economic sense to establish additional agencies in the Big Bear Valley to perform duplicate services. When asked about our forming a fire protection district for the community, she said if that were the direction we chose to go, LAFCO would accept and process our application, but that in her opinion this was not the best option to be pursued. She went on to say that our best option was to join with the Big Bear City CSD for fire protection services. She told us that in back in 1995 a proposal was put forth for both Baldwin Lake and Lake Williams would join the Big Bear CSD solely for fire protection services. An election was held and the property owners in Lake Williams voted to join the CSD, whereas the Baldwin Lake property owners voted not to. We made the point that Baldwin Lake in 1995 had little in common with Baldwin Lake in 2012, thus that was the option we would explore further. Ms McDonald concluded the discussion by making the point that LAFCO has always believed that there should be just one fire protection authority serving the entire Big Bear Valley, but that the obstacles to making that a reality were large.

Based on the guidance of Ms. McDonald, the Committee proceeded to schedule a meeting in mid-August with Jeff Willis and Mark Mills, Chief and Assistant Chief of Big Bear Fire. The focus of the meeting was reviewing the Committee's recent meeting with LAFCO and their recommendation that Baldwin Lake join the Big Bear City CSD. Chief Willis echoed the view of Ms. McDonald with regard to one fire department serving the entire Big Bear Valley. A number of issues were discussed at length related to the prospective operation of Baldwin Lake Fire post-merger, as were the financial implications of a merger, the latter being a major point of concern for the Committee.

An important financial consideration was the fire services fee paid by property owners within the Big Bear City CSD. Chief Winslow said that he believed that paying a supplemental fee would probably only be acceptable to Baldwin Lake property owners if their property tax dollars were redirected from County Fire to the Big Bear CSD and Baldwin Lake. Chief Willis said that redirecting the fire protection property tax dollars this would not be a problem. He further stated that he believed the management of the Big Bear JPA would support the merger, as doing so would be beneficial for Baldwin Lake as well as the rest of the Big Bear Valley. A summation of the meeting is that everyone endorsed the idea of Baldwin Lake merging into the Big Bear City CSD and every effort would take place to make this happen.

Following the meeting with Big Bear Fire, plans were put in place to hold a "town hall" meeting for Baldwin Lake residents and property owners to discuss the issues in general and the options being explored, plus the idea LAFCO preferred, that being Baldwin Lake merging into the Big Bear City CSD for fire protection services. However, just short of scheduling the community meeting, Chief Willis called Chief Winslow and told him not to proceed because Chief Hartwig of County Fire had contacted him and ask/told him not to move forward. Chief Willis said that Chief Hartwig would call Chief Winslow and set up a meeting to discuss the matter. That call from County Fire never came. After waiting for about two weeks, Chief Winslow contacted Chief Hartwig's office to request a meeting. The earliest date that Chief Hartwig was available to meet was three or four weeks out; seemingly, County Fire was in no hurry to deal with the Baldwin Lake issue.

The Committee met with Chief Hartwig and others on two occasions at the offices of County Fire in San Bernardino. The first meeting took place in late September of 2012, with Assistant Chief Dan Odom accompanying Chief Hartwig at the meeting. The meeting began with a discussion comparing the fire protection services Baldwin Lake has today as opposed to the lack of service that existed prior to the creation of the Baldwin Lake Volunteer Fire Department. There was no disagreement with regard to the positive comparison and the immense improvement in service to the community. This being acknowledged, Chief Hartwig wanted assurance that the Baldwin Lake Volunteer Fire Department was in compliance with the operating policies of County Fire. Chief Winslow assured Chief Hartwig that Baldwin Lake Fire was in compliance and that programs were in place to stay abreast of any changes to the policies of County Fire. He invited County Fire to visit the station as often as they saw fit.

Chief Winslow then explained the reasons the Committee had met with LAFCO and subsequently Big Bear Fire. He stated that County Fire's recent proposal to take over Baldwin Lake Fire and make it a "paid-call" station had significantly raised the ire of the Baldwin Lake community, a community that had already considered County Fire to be of little or no value to Baldwin Lake residents. He told Chief Hartwig that one big reason for the ill feelings was County Fire's using Baldwin Lake's fire protection property tax dollars to fund the operation of the County Fire Station in Fawnskin. Chief Hartwig acknowledged the fact that the tax dollars Baldwin Lake residents pay for fire protection were being used elsewhere by County Fire.

Chief Winslow went on to explain that given the comparatively small taxpayer base in Baldwin Lake, the only financially viable means of providing the full time fire protection services was to have a volunteer fire department. He nevertheless emphasized the point that even volunteer fire departments have significant cost and capital expenditure requirements, thus the department

needed and should have (1) the property tax dollars Baldwin Lake residents were paying for fire protection, and (2) the ability to assess a small fire services fee on Baldwin Lake property owners to supplement the property tax dollars. He assured Chief Hartwig that if Baldwin Lake Fire were to receive the community's fire protection tax dollars as well as a small supplemental fee, the department would not only be financially viable for the long term but also be able to implement additional programs that would benefit the residents and property owners in Baldwin Lake. He presented a budget to support the financial viability of the department.

Assistant Chief Dan Odom suggested that the County establish a "Special Assessment District" for Baldwin Lake to fund the operation of Baldwin Lake Fire. He mentioned another instance where a special assessment district was created to address what was apparently a similar situation. He explained that with a Special Assessment District in place, the property tax dollars at issue as well as any supplemental fee imposed would be used exclusively to support Baldwin Lake. County Fire or the County would create the Special Assessment District then sub-contract with Baldwin Lake Fire to provide the services it was already providing. Everyone at the meeting agreed that this sounded like a workable solution to the problem and one that the Baldwin Lake community would almost certainly find acceptable.

The meeting concluded with everyone agreeing that the Special Assessment District plan was the right approach to address the issue at hand. The plan would be reviewed with counsel and LAFCO to make sure it was workable from a legal perspective. A follow-up meeting was scheduled approximately four weeks later to review the feedback and define the necessary process to move forward. Following the meeting, Chief Winslow contacted Kathleen McDonald to make sure the plan was acceptable to LAFCO. Ms. McDonald said she would check with counsel to make sure that County Fire could legally contact with Baldwin Lake Fire to provide fire protection services in Baldwin Lake. She subsequently told Chief Winslow that there were no legal obstacles to the contemplated arrangement.

The second meeting with Chief Hartwig took place in late October of 2012. Chief Winslow opened the meeting by stating that Baldwin Lake was prepared to move forward with the Special Assessment District plan, highlighting the fact that Kathleen had expressed no reservations regarding the plan, legal or otherwise. However, in total contrast to what had been agreed to at the previous meeting, Chief Hartwig made the statement that he was not prepared to move forward with the plan he had previously agreed to because doing so would require County Fire to operate what he referred to as a "new staffing model." This explanation left everyone somewhat bewildered.

Given this surprising setback, Chief Winslow proceeded to question Chief Hartwig with regard to Baldwin Lake Fire gaining access to the community's fire protection property tax dollars and the need for additional financial support. Chief Hartwig did not answer Chief Winslow's question directly. He simply said only two avenues of support for Baldwin Lake would be acceptable to County Fire (1) staff the Baldwin Lake station with paid-call firefighters as County Fire had previously proposed, or (2) staff the station with "limited term" firefighters provided the property owners of Baldwin Lake agreed to pay all of the costs involved.

Chief Winslow was emphatic in pointing out that neither of the two options would be acceptable to the Baldwin Lake community. He proceeded to explain in detail why a paid-call firefighter program

would never be successful in like Baldwin Lake and that it would not be an acceptable substitute for full time 24/7 service. He pointed out two major reasons:

1. Under the County Fire program, paid-call firefighters cannot and do not staff fire stations for full shifts. This means that when an emergency arises and dispatch calls a paid-call staffed County Fire station, there are no firefighters at the station to take the call and thus respond to the emergency. Rather, the County Fire dispatcher has to hope that two or more paid-call firefighters can be paged that; (a) live in close proximity to said fire station (none currently do), (b) are reachable by page at that instant, (c) are physically close enough to the station at that instant to respond quickly, d) are not otherwise doing something at the time that makes he or she unable to respond quickly to the situation and (e) <u>have the prerequisite training needed.</u> This is simply too much to hope for when lives are at stake. It is also the reason that the use of paid-call firefighters as "first responders" is generally unacceptable to fire departments. The term first responder means just what it implies; this person is the number one resource for emergency response. Using paid-call firefighters only makes sense when they are used as "secondary responders" called to provide back up support for full time firefighters or asked work full shifts in a fill-in capacity with scheduling taking place well in advance.

2. Finding qualified paid-call firefighters to work at the Baldwin Lake fire station would be difficult at best. "Qualified," is the first problem; *County Fire hires individuals to be paid-call firefighters without any prior firefighting or medical training or experience, and without the license required to drive a fire engine.* The second problem is that there are more openings for paid-call firefighters in the Big Bear Valley than there are qualified individuals. The generally accepted theory among fire departments using paid-call firefighters is that you need a ten to one ratio; meaning you typically have to page ten to find one who can respond in the time frame necessary. Moreover, it takes at least two firefighters to respond to an emergency.

   Adding to the problem County Fire would have in finding paid-call firefighters in Baldwin Lake is that most of the paid-call firefighters that are in the area work for Big Bear Fire because they have a very lucrative program to compensate their paid-call firefighters. All Big Bear Fire paid-call firefighters are paid $10 per hour and work a minimum of one 24 hour shift each week plus two hours per week of paid training; <u>total of $1060 per month</u>. County Fire on the other hand, does not allow paid-call firefighters to work full shifts or guarantee any minimum hours of work, thus individuals are only paid by the hour when asked to work. County Fire estimates or budgets that each paid-call firefighter to work eight hours per month at $8.00 per hour; <u>total of $64 per month</u>. Granted, paid-call firefighters working for County Fire may be called to work more than eight hours per month, but it is pretty obvious why almost all qualified paid-call firefighters living in Big Bear choose to work for Big Bear Fire. County Fire's policy for paid-call firefighters also requires that they live within twenty minutes of the station where they are assigned; the Baldwin Lake Fire station is not within twenty minutes of much of the Big Bear Valley. Moreover and there are no paid-call firefighters that live in Baldwin Lake; the travel time it would take paid-call firefighters living outside the Baldwin Lake area to travel to a fire station in Baldwin

Lake and from there in an engine to the site of the emergency, would almost certainly be prohibitive and thus life threatening.

To avoid useless confrontation at the meeting, Chief Winslow decided not to quote County Fire's own public spokesperson to reaffirm his argument against the use of paid-call firefighters as primary responders. In a recent newspaper article describing the use of paid-call firefighters in Newberry Springs, Tracey Martinez, County Fire spokesperson said, "paid-call firefighters are part-time positions that require less training." She added, "these firefighters respond (only) when called or paged and are only paid when working on an incident", and "it could take longer for (these) firefighters to respond, depending on the location of the emergency."

Chief Winslow next explained that staffing the Baldwin Lake Station with "Limited Term" firefighters was also not a workable plan because the costs of doing so would be far too great. Chief Hartwig had earlier said that the supplemental fee per property owner would have to be approximately $400 per year, above and beyond property taxes. Chief Winslow assured Chief Hartwig that the property owners in Baldwin Lake could not and would not ever consider paying a fee of that magnitude. He pointed out that under the proforma budget submitted with the Special Assessment District plan, the cost to the average property owner for the supplemental fee would be well under $75 a year.

With everything previously agreed to now seemingly off the table, Chief Winslow raised the issue of Baldwin Lake joining the Big Bear City CSD as had been suggested by Kathleen McDonald. Chief Hartwig stated that this idea would not be acceptable to County Fire unless all of the residents and property owners in all of the Big Bear area communities, including those in Fawnskin where County Fire has a full-time station, agreed to support the formation of one fire protection organization for the entire Big Bear Valley. He went on to say that he was 100% confident that the residents would choose to have County Fire if given the choice. Chief Winslow disagreed saying Big Bear Valley residents and property owners would overwhelming choose local control for their fire services as opposed to ceding control to County Fire. The meeting ended without any progress having been made; there was no suggestion or mention of future discussions or meetings on the matter.

Despite there being any prospects of an agreement between County Fire and Big Bear Fire with regard to the Big Bear Valley in general, Chief Winslow and other Committee members decided to ask a number of prominent Fawnskin property owners for their thoughts on joining Big Bear Fire to create a unified fire service for the entire Big Bear Valley. All those asked were adamant in their desire to continue having County Fire serve Fawnskin. They pointed out that County Fire has a station right in Fawnskin that is staffed 24/7 with a Captain and Paramedic Engineer, and the presence of this service cost Fawnskin residents and property owners nothing beyond their basic property tax dollars. Most of those questioned said they were fully aware that the County funds the large shortfall between Fawnskin tax receipts and the $1,000,000 operating cost of the station through the use of Baldwin Lake property tax dollars and funds collected elsewhere in the County. The economics of the County Fire station in Fawnskin was seemingly of little concern to those questioned. They were all emphatic that if a change in fire service meant their paying any additional fees, they had no interest.

With the effort advocated by Kathleen McDonald to merge Baldwin Lake into the Big Bear CSD dismissed by County Fire, and their being no hope of Baldwin Lake receiving any support from

County Fire, Larry Winslow once again contacted Kathy McDonald in an effort to find a solution. She expressed serious doubts that any consensus could ever be reached on unifying the fire protection services in the Big Bear Valley under one authority given the diverse interest held by the numerous parties that would be involved in making this happen. She was also of the opinion that County Fire would never adopt the Special Assessment District for Baldwin Lake and sub-contract fire protection services to Baldwin Lake Fire. When asked again about Baldwin Lake forming a fire protection district, she stated that LAFCO staff would not discourage the application for Baldwin Lake to become a fire protection district but that LAFCO staff would likely question the financial sustainability of said district in their report to the LAFCO Board. She added however, that the ultimate decision on the formation of a new fire protection district for Baldwin Lake would be in the hands of the LAFCO Board, not the LAFCO staff. Chief Winslow told her that given the volunteer aspect of the Baldwin Lake Volunteer Fire Department and willingness of the community to support the department, that the Committee would be able to show suitable evidence to support the long-term sustainability of a fire protection district in Baldwin Lake.

QUALITY CONTROL, FIRE PREVENTION AND RISK MANAGEMENT

Quality Control - One of the benefits of having a locally administered fire protection district is the opportunity to ensure better quality control. The proposed fire protection district's Board of Directors and management will all live in the local community. Residents and property owners will have easy access to their needs and concerns, and will not have to look geographically elsewhere and search through a large bureaucracy for answers.

The two main regulators of the fire industry are the State of California Fire Marshal and the National Fire Prevention Agency (NFPA). Additional mandates come from Cal/OSHA and the federal OSHA. Adherence to their recommendation with regards to vehicles, equipment, tactics and building components helps minimize the risks and hence the potential liability to fire fighters, citizens and fire districts. As a fire protection district, we will be increasing our monitoring of both these agencies by subscribing to their update services and implementing proactively their recommendations as they apply within the Baldwin Lake area.

Fire Prevention – As a fire protection district, we will assume the fire prevention responsibility for the greater Baldwin Lake area; at present County Fire has this responsibility. The fire prevention regulations established by County Fire may have been with good intent, but many of these regulations do not make sense for Baldwin Lake, and probably many other outlying areas. Two examples of errant County Fire policy are as follows:

1. Until 2011, the County required owners of newly built homes in Baldwin Lake to install a 5000-gallon water tank for the fire department's use. The problem was this was two fold; first, the County's fire engines do not carry "hard suction hoses" thus they are unable to draft water from these tanks in a fire situation, and second, probably 80% of the tanks installed in Baldwin Lake, which were to be kept full at all times, are empty. Follow-up inspections to make sure the tanks were kept full were apparently never performed. Due to a new State law in 2011 requiring fire sprinklers in all newly constructed homes, the County stopped requiring tanks be installed and began

requiring sprinkler systems in their place. The sprinkler system concept was probably a good idea, but eliminating the requirement for the 5000-gallon water tanks was a big mistake. Sprinkler systems may help residents escape a burning home, but they do nothing to prevent the outside of a structure from catching fire. Moreover, the water supply incorporated into the sprinkler systems required by the County is so limited that it cannot prevent a fire inside the structure from engulfing the entire structure and spreading to other structures. If the 5000-gallon tanks were still required and connected to the sprinkler systems, the sprinkler systems would have enough water to really help control a fire and firefighters would have ready access to water on-site. Unlike County Fire's engines, the engines of the Baldwin Lake Volunteer Fire Department are equipped with "hard suction hoses' and suction pumps to allow firefighters to pull water from the 5000-gallon tanks.

2. Another example of County Fire lacking an understanding of community needs would be the weed abatement notices issued in 2012. This may sound like a minor issue, but it significantly added to the ill feelings Baldwin Lake have for County Fire. In mid-June, notices were issued to a large number of Baldwin Lake property owners requiring all weeds over four inches tall be removed by the end of July. Anyone with knowledge of the mountain summer weather would never have established this rule with these dates. It probably does not rain all summer in the City of San Bernardino, but in Baldwin Lake, a substantial rain always falls in the months of July and August. This was especially true in 2012 year as the area received 16 inches in the month of August alone. Thus, even though property owners removed the weeds by the end of July deadline, within weeks, if not days, the weeds grew back. Sure enough, the inspector came back at the end of August and found weeds everywhere. Residents tried explaining that they had removed the weeds in July as required, but the excessive rain had caused the weeds to re-grow very quickly and removing them given the daily rainstorms was almost impossible. In any case, the weeds were not a fire hazard because both the ground and the weeds were soaked from the daily rainfall. Rather than reschedule an inspection after the rainy season ended, the inspector immediately started issuing fines. The inspector seemed to be more focused on collecting fines than properly addressing the problem. The right approach to this situation would be to require the weeds be removed by the 15th of September after the rain season typically ends. A lot of wasted time, effort and money would be saved for both the property owners and the County. This may be a long-winded description of what may seem a comparatively small issue, but it illustrates the problem and the contempt that ill-conceived policies can create.

The intent behind bringing to light these two examples is simply to illustrate why local control can deal much more effectively with fire prevention that by its nature has to be subject to numerous variables including geographic location.

Risk Management – Managing a fire department is by its nature a risk prone endeavor; specific areas of risk that should be highlighted are as follows.

Hazardous Waste Cleanup - Hazardous waste spills by tank trucks or other vehicles carrying hazardous waste is abnormally high in the Baldwin Lake area due to our proximity to State Highway 18. However, because Highway 18 is a State Highway the cleanup responsibility falls to CALTRANS, thus not the proposed fire protection district. The remaining hazardous waste risk in the Baldwin Lake areas is centered on local residential property. This risk is best managed with local diligence and review of the properties in the area. In the unlikely event of a somewhat major waste cleanup problem whereby assistance is required, the fire protection district will contract with other local agencies through mutual aid agreements. Lastly, if a hazardous waste situation originates as a result of criminal intent, the Sheriffs Department has full responsibility.

Major Fires -- Should a major fire originate in Baldwin Lake, the primary responsibility to manage the fire will fall upon the proposed fire protection district. Chief Winslow believes that the department presently has the necessary tools and equipment to manage this risk. However, the property tax and assessment funding the proposed fire protection district will receive if the district is approved will enable the fire protection district to acquire additional equipment that can reduce the risk to homeowners from large fires that originate in Baldwin Lake or elsewhere. The additional equipment and resources to be added will include a "foam machine" to protect structures, a masticator for brush control and the previously discussed water ponds throughout Baldwin Lake to supply large amounts of water. Additional firefighting support should also come from Cal Fire who plans to station an engine and three-person crew at the Baldwin Lake Fire station during the "fire season" which is typically April through November. This action was taken pursuant to Cal Fire's program to strengthen fire prevention and firefighting efforts throughout the State. Lastly, as Baldwin Lake is surrounded on three sides by the National Forest, the U.S. Forestry will respond to any fire in close proximity to forest line boundary. Also, if a fire originates in the National Forest, the primary responsibility for said fire falls to US Forestry.

Volunteer and Employee Liability – The proposed fire protection district will have only one paid employee; all other staff will work on a volunteer basis. Nevertheless, the proposed fire protection district will need to be cognizant of and comply with various regulations such as workplace violence, sexual harassment, discrimination, etc. Baldwin Lake Fire currently has in place a full range of personnel policies intended to properly educate everyone associated with the department in these areas. The practice of monitoring and regularly updating these policies, and making sure the related training takes place, is currently in place. The proposed fire protection district will carry employment practices insurance should litigation occur.

Fire Fighter Training and Injury Potential -- Being a firefighter is a dangerous occupation and with it comes a large potential for liability. This liability exist for volunteer firefighters or otherwise. In our best effort to manage this risk, we have an active and thorough fire fighter training program following the guidelines established by the State of California Fire Marshal. All of our volunteers receive certification as Volunteer Fire Fighters, Fire Fighter I and Fire Fighter II from the State Fire Marshal's office. Adhering to this multitude of requirements helps minimize the potential injury risks to our firefighters. To ensure risk is properly managed, the proposed fire protection district will have an ongoing training program with monthly sessions to increase the safety and proficiency of all our firefighters. This program is implemented, monitored and documented by our training officers. Our recent arrangement with Cal Fire to place equipment and crew at the Baldwin Lake station is beneficial from a training standpoint as well in that we plan to access their training programs for our

firefighters. Lastly, we make budget provisions to pay for training from outside sources for specialized or highlighted areas as needed and when necessary. Nevertheless, regardless of how much training and proficiency each fire fighter has, the potential still exists for an injury. The proposed fire protection district will obtain its liability, vehicles, property and management liability coverage through Volunteer Fire Insurance Services. The department obtains death, injury and disability insurance through CSFA.

FINANCIAL THESIS

The formation of the proposed Baldwin Lake Fire Protection District necessitated the development of a financial plan to address the Committee's short-term objectives and the longer-term financial sustainability of the district. In this process, one premise was maintained throughout the decision and plan making process; that premise is that the best interest of all of the communities and residents in the greater Big Bear Valley is best served if there is ultimately only one fire and emergency services authority for the entire Valley. As pointed out previously, significant differences and obstacles exist that make the formation of one fire authority for the Big Bear Valley a troubled process to say the least. However, the Committee believes that forming a fire protection district for Baldwin Lake and thus separating it from County Fire, could be an important element in the ultimate formation of one fire authority for the Big Bear Valley. As a fire protection district, Baldwin Lake would have to autonomy to join a consolidated fire authority if and when the opportunity arises and the residents of Baldwin Lake elect to do so. With all of the aforementioned in mind, the Committee's objective was to structure and position the proposed fire protection district such that it provides the best possible service for the Baldwin Lake area on a stand-alone basis, yet is always positioned to participate the aforementioned goal when and if the opportunity presents itself.

The basis of the financial plan developed is that the relatively small tax payer base in Baldwin Lake mandates that the only way the proposed fire protection district can provide comprehensive 24/7 fire and emergency medical services can be provided in Baldwin Lake is by operating the fire department on an all volunteer or an almost all volunteer basis. The Baldwin Lake Volunteer Fire Department has operated very successfully as an all-volunteer department since 2007 for two reasons:

1. The department has a unique firefighter staffing model that brings a sufficient number of experienced firefighters to the department that manage a well qualified but less experienced group of younger firefighters. The experienced firefighters willingly give their time simply for the betterment of the community and the satisfaction of training less experienced firefighters. The less experienced category of firefighters also contribute their time for the benefit of the community, but also to gain the experience needed to find full time firefighter positions in larger departments. A key element in success of the program is the dedication Chief Winslow has consistently exhibited to place the younger volunteer firefighters in full-time positions with fire departments elsewhere once they have the experience required. The model has been so successful that there is currently a backlog of several hundred applicants to join the department. Chief Winslow believes this staffing model will be successful well into the future because both firefighters needing

experience and fire departments in need of personnel are becoming increasingly aware of his staffing model and its positive results.

2. The department has received the financial support needed from Chief Winslow and through donations by area individuals supportive of the department. In theory, the department could continue to operate with this financial support. However, the Committee views this as being very shortsighted as the degree of uncertainty surrounding this practice is too high. Moreover, operating on this limited budget is depriving the community of much need resources and places an unfair and unwarranted burden on Chief Winslow and the local residents that support the department.

The Committee is confident that the fire protection portion of local property tax dollars, in conjunction with the proposed supplemental fire services fee, will enable the department to operate successfully indefinitely. The financial information supporting the sustainability of the proposed fire protection district is set forth in the "Revenue and Expenditure Comparison" on page 15 of application to LAFCO. This supporting financial information incorporates all of the expenditures needed to:

1. Properly fund the day-to-day operations of the fire department, as it exists today.
2. Fund the capital expenditures needed to enhance to departments fire fighting capabilities such as building the water storage ponds at strategic locations throughout the community.
3. Fund fire prevention efforts in the community such as making sure that the 5000-gallon water storage tanks at residences are in good working condition and filled to capacity.
4. Add a full-time General manager for the proposed fire protection district.

The Committee also believes that additional sources of revenue may be available to the BLFPD, including but not necessarily limited to, reimbursement from U.S. Forest Service and Cal Fire related to wild land fires, and grants from the State and Federal Government as well as private companies and foundations. None of the aforementioned are incorporated into the "Revenue and Expenditure Comparison" on page 15 of application to LAFCO.

ATTACHMENT "B"

PROPOSED FACILITY LEASE AGREEMENT

Proposed Commercial Lease Agreement

This lease Agreement ("Lease") is made and effective this first day of July 2013 by and between Scanner 1, L.P. a Nevada Partnership ("Landlord") and the proposed Baldwin Lake Fire Protection District ("Tenant").

1. **PREMISES**

   Landlord hereby leases to Tenant and Tenant accepts in its present condition the buildings and property commonly known as 45360 Lucky Baldwin Ranch Road, Baldwin Lake, CA 92314. Buildings include a 1450 square foot residential fire fighter quarters and a 2000 square foot garage, the land included is any property 100 feet from and building. More use of the land will be considered upon request from the landlord.

2. **TERM**

   The term of this lease shall start on July 1, 2013 and end on June 30, 2023. The term will be adjusted based upon the final district formation vote. Such adjustment is outlined below in section 30.

3. **RENT**

   Tenant agrees to pay, without demand, to Landlord as rent for the buildings and the land described above a monthly sum of one thousand five hundred ($1,500.00) per month in advance on the first day of each calendar month to P.O. Box 2080 Big Bear City, CA 92314 or at such place Landlord may designate. Rent will increase by two percent (2.0%) per year for each year of the Lease. Landlord may impose a late payment charge of Ten Dollars ($10.00) per day for any amount that is more than five (5) days late. Rent will be prorated if the term does not start on the first day of the month or for any partial month of the term. Landlord will also give the Tenant the option to renew this lease for an additional ten (10) year term at the then monthly lease rate plus an increase of two percent (2.0%) per year thereafter. All other terms of the Lease would remain the same.

4. **SECURITY DEPOSIT**

   The requirement for a security deposit is waived by the Landlord.

5. **QUIET ENJOYMENT**

   Landlord agrees that if Tenant pays rent and performs the other obligations in the Lease, Landlord will not interfere with Tenant's peaceful enjoyment of the property.

6. USE OF PREMISES

a. The buildings and the property shall be used and occupied by Tenant exclusively as a fire protection district fire station and district headquarters. Neither the buildings nor any part of the buildings or property shall be used at any time during the term of this Lease for the purpose of carrying on any business, profession or trade of any kind or for any purpose other than a fire protection fire station and headquarters.
b. Tenant shall comply with all the health and safety laws, sanitation and environmental laws, ordinances, rules and other orders of appropriate governmental authorities with respect to the buildings and property.

7. CONDITIION OF PROPERY

Tenant agrees that Tenant has examined the buildings, including grounds and all buildings and improvements, and that they are at the time of this Lease, in good order, good repair, Safe, clean, and in tenantable condition.

8. ASSIGNMENT AND SUBLETTING

a. Tenant shall not assign this Lease, or sublet or grant any concession or license to use the buildings or property or any part of the property with the Landlord's prior written consent.
b. Any assignment, subletting, concession, or license without the prior written consent of the Landlord, or an assignment or subletting by operation of law, shall be void, at the Landlord's option, terminate this Lease.

9. ALTERATIONS ANDIMPRVEMENTS

a. Tenant shall make no alterations to the buildings or property or construct any building or make other improvements without the written consent of the Landlord.
b. All alterations, changes and improvements built, constructed or placed on or around the buildings by Tenant, with the exception of fixtures properly removed without damage to the buildings and moveable personal property, shall, unless otherwise provided by written agreement between Landlord and the Tenant, be the property of the Landlord and remain at the expiration or earlier termination of this Lease.

10. DAMAGE TO PROPERTY

If the buildings or any part of the buildings, shall be partially damaged by fire or other casualty not due to Tenant's negligence or willful act, or that of Tenant's agent, or visitor, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the buildings is untenantable. If the Landlord shall decide not to rebuild or repair, the term of the Lease shall end and the rent shall be prorated up to the time of the damage.

11. DANGEROUS MATERIALS

Tenant shall not keep or have on or around the buildings any article or thing or dangerous, inflammable, or explosive character that unreasonably increases the danger of fire on or around the buildings or that might be considered hazardous.

12. UTILITIES

Tenant shall be responsible for arranging and paying for all utility services required on the premises, except Landlord will provide water at no cost to the tenant, electricity up to the production of the solar panels and windmill on premises. Tenant acknowledges that it has direct responsibility for the costs of septic drainage, snow removal and general weed abatement of the outside grounds. If energy production of the solar panels and the windmill exceed the amount used by the fire protection district it will be entitled to any over production credits from Bear Valley Electric Company.

13. MAINTENANCE AND REPAIR

a. Tenant will, at Tenant's sole expense, keep and maintain the buildings and property and appurtenances in good and sanitary condition and repair during the term of this Lease. In particular, Tenant shall keep the fixtures I the building in good working order and repair, keep all heating appliances clean, make all repairs to the plumbing, range, oven heating apparatus, electric and gas fixtures, other mechanical devices and systems, floors, ceilings and walls whenever damage to such items shall have resulted from Tenant's misuse, waste or neglect, or that of the Tenant's guests or visitors.
b. Tenant agrees that no signs shall be placed or painted on or about the buildings by the Tenant without the prior written consent of the Landlord.
c. Tenant agrees to promptly notify the Landlord in the event of any damage, defect or destruction of the buildings, or the failure of any of the Landlord's appliances or mechanical systems, and except for repairs or

replacements that are the obligation of the Tenant pursuant to subsection a. above, Landlord shall use its best efforts to repair or replace such damaged or defective area, appliance or mechanical system.

14. RIGHT OF INSPECTION

Landlord and Landlord's agents shall have the right at all times during the term of this Lease and any renewal of this Lease to enter the buildings and property for the purpose of inspecting the premises and/or making any repairs to the premises or other items as required under this Lease.

15. DISPLAY OF SIGNS BY LANDLORD

During the last thirty (30) days of this Lease Landlord or Landlord's agent may display "For Sale" or "For Lease" signs or similar signs on or about the property and enter to show the buildings to prospective purchasers or tenants.

16. HOLDOVER BY TENANT

Should Tenant remain in possession of the property with the consent of the Landlord after the expiration of the Lease term, a new tenancy from month to month shall be created which shall be subject to all the terms and conditions of the Lease, but shall be terminable on thirty (30) days by either party or longer notice if required by law. If Tenant holds over without the Landlord's consent, Landlord is entitled to double rent, prorated per each day of holdover, lasting until the Tenant leaves the property.

17. ABANDONMENT

If at any time during the term of this Lease, Tenant abandons the property or any of Tenant's personal property in or about the property, Landlord shall have the following rights: Landlord may, at Landlord's option, enter the property by any means without liability to Tenant for damages and may relet the property, for whole or in any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting. Also, at Landlord's option, Landlord may hold Tenant liable for any difference between the rent that would have payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. Landlord may also dispose of any of Tenant's abandoned personal property as Landlord deems appropriate, without liability to Tenant. Landlord is entitled to presume that Tenant has abandoned the property if Tenant removes substantially all of tenant's furnishings and equipment from buildings, if the building is unoccupied for a period of two (2) consecutive weeks, or if it would

otherwise be reasonable for the Landlord to presume under the circumstances that the Tenant has abandoned the property.

18. SECURITY

Tenant acknowledges that landlord does not provide a security alarm system or any security for the buildings or Tenant and that any alarm system or security service. Tenant hereby releases Landlord from any loss, suit, claim, charge, damage, or injury resulting from the lack of security or failure of security.

19. SEVERABILITY

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect.

20. INSURANCE

Tenant acknowledges that Landlord will not provide insurance coverage for Tenant's property, nor shall Landlord be responsible for any loss of Tenant's property, whether by thief, fire, acts of God, or otherwise. Tenant will provide and pay for an insurance policy acceptable to the Landlord for fire, theft, damage, liability and general coverage for all the buildings and the property, with a loss payable to the Landlord. Such policy is contingent upon the Landlord's approval of the company providing the insurance.

21. BINDING EFFECT

The covenants and conditions contained in the Lease shall apply to and bind the heirs, legal representatives and permitted assigns of the parties.

22. GOVERNING LAW

It is agreed that this Lease shall be constructed and enforced in accordance with the laws of the State of California.

23. ENTIRE AGREEMENT

This Lease shall constitute the entire agreement between parties. Any prior understanding or representations of any kind preceding the date of this lease is hereby superseded. The Lease may be modified only by a writing agreed by both Landlord and Tenant.

24. RENT ABATEMENT

Landlord agrees to abate the lease payment in any month in which the Tenant's district income falls below expectations ad Tenant cannot pay rent. Tenant will notify Landlord and provide financial statements and documentation and a written request to exercise this section of the Lease. Any payment abated by this section of the Lease will be added upon the last month of the lease and shall extend the lease the additional months abated.

25. NOTICES

Any notices required or otherwise give pursuant to this Lease shall be in writing, hand delivered, mailed certified return receipt requested, postage prepaid, or delivered overnight delivery service, if to Tenant, and if to Landlord, at the address for payment of rent.

26. PROROSED LEASE SUBJECT TO APPROVAL

Landlord acknowledges this is a proposed lease to a Proposed Fire Protection District that is currently in formation. With this understanding, Landlord also acknowledges that the final signer if this Lease, or even if the Lease will become valid, is subject to the approval of the district by the Local Agency Formation Commission, two thirds vote of the local residents of the new district, and election of the Board of Directors, who can change, modify or reject this Lease in its current format. Final signature authority will be by Board resolution and it will dictate the final approval of this Lease. Landlord will extend the offer to lease this property during any extension of the process of the final approval of the fire protection district, not to exceed December 31, 2013.

In WTNESS WHEROF, the parties have caused this Lease to be executed this day and the year first written above.

Scanner 1, L.P.
A Nevada Partnership

Baldwin Lake Fire Protection District

By_____
Jeffery Bond
Acting General Partner

By_____

ATTACHMENT "C"

PROPOSED AGREEMENT TO TRANSFER ASSETS TO THE BLFPD

AGREEMENT TO DONATE ASSETS

This agreement is dated this fifth day of March 2013 by and between Baldwin Lake Volunteer Fire Department, a California Corporation (hereinafter "BLVFD") and the Proposed Baldwin Lake Fire Protection District (hereinafter" BLFPD"). Whereas BLFVD has acquired certain assets of a fire department, as list of which is attached hereto and shown as Addendum "A". This list details the major assets of BLVFD and BLVFD is willing and hereafter transfers to BLFPD all the assets so listed for no costs except for the payment of the outstanding debts of BLVFD which approximate $25,000.00. Said debt is the funding that BLVFD advanced from its own accounts to pay for the application fees to the Local Agency Formation Commission for the application and final approval of the formation of the new Baldwin Lake Fire Protection District. No other liens or encumbrances are known to exist upon any of the assets transferred.

Agreed this fifth day of March 2013

By:

_____

Lawrence J. Winslow
President and Chairman
Baldwin Lake Volunteer Fire Department, Inc.

ATTACHMENT "D"

SCHEDULE OF ASSETS TO BE CONTRIBUTED TO THE BLFPD

Baldwin Lake Volunteer Fire Department
Apparatus and Equipment Listing 3.5.13

ITEM	VALUE
1993 Spartan Gladiator Engine: 175 0 GPM pump, 750 gallon tank, crew seating for eight, 120,000 miles	$45,000
1987 International Brush Engine/Water tender: 500 GPM pump, 1000 gallon tank, crew seating for three, 70,000 miles	$15,000
2002 Dodge Durango Squad: crew seating for five, 99,000 miles	$10,000
Fire Dex Turnouts: 35 sets mfg in 2007	$26,250
MSA SCBA Sets: 6 each with six spare tanks	$15,000
Hurst Jaws of Life	$1,000
Stihl Chainsaw	$300
Stihl K-12 Saw	$300
Three Kenwood VHF Radios	$600
Lifepack AED Monitor	$4,000
Complete Medical Kits: 3 each	$3,000
Axes, Shovels and Pike Poles: 5 each plus misc other fittings	$2,500
2.5" Hose: 30 rolls	$1,500
1.75" Hose: 40 rolls	$2,000
1.5" Hose: 10 rolls	$750
Appliances and Other Hose Fittings	$2,500
Exhaust Fans: 2 each	$1,000
Station Furnishings	$1,500
Total	$132,200
c	

My Best judgement these amounts seem to be correct - questions call me -

David J. Duca pres

FIRE ETC
FIRE TRUCKS AND EQUIPMENT
2190 MAIN STREET
San Diego, CA 92113-2218
(619) 525-7286 Fax (619) 525-7288

ATTACHMENT "E"

PROPOSED DISPATCH AGREEMENT BETWEEN CAL FIRE AND THE BLFPD

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
Rod Bywater, Acting San Bernardino Unit Chief
3800 N. Sierra Way
San Bernardino, CA 92405
Phone: (909) 881-6900
Fax: (909) 881-6969
Website: www.fire.ca.gov

February 27th, 2013

Chief Larry Winslow
45360 Lucky Baldwin Ranch Rd.
PO Box 2080, Baldwin Lake, CA. 92314

Dear Chief Winslow,

This is a follow up letter to our recent discussion about your organization exploring a dispatch agreement with CAL FIRE.

Under the authority of the California Public Resources Code, CAL FIRE can provide dispatch services to local agencies through a cooperative agreement.

If Baldwin Lake does become a Fire District and would like to consider a Dispatch Agreement, please submit a written letter requesting a Dispatch Only, "Request for Proposal" to the CAL FIRE San Bernardino Unit with attention to the Unit Chief. CAL FIRE will then prepare a comprehensive Dispatch Only, "Request for Proposal" for the Baldwin Lake Fire District.

Currently, the CAL FIRE San Bernardino Unit provides Dispatch Only Services through cooperative agreements to six agencies. Four of those agencies have similar annual calls for service, as your agency:

- Arrowbear
- Yermo
- Daggett
- Crest Forest
- Morongo Valley
- Newberry Springs

If you have any questions or concerns, feel free to contact me at 909-881-6900.

Sincerely,

Rod Bywater

ROD BYWATER
Acting Unit Chief

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

State of California

The Natural Resources Agency

Memorandum

To: Tim McClelland.
San Bernardino Unit
3800 North Sierra Way
San Bernardino, CA 92405

Date: June 12, 2012

Telephone: (909) 553-8069

From: **California Department of Forestry and Fire Protection (CAL FIRE)**
Business Services Office
Special Projects Unit

Subject: **Arrowbear Park County Water District**
Agreement Number 3CA01760

Attached is a fully executed copy of the above agreement. Please be sure that the contractor refers to this contract number on all invoices, billing, and correspondence.

____ Forward original signed agreement/amendment to the contractor. The remaining copies are for your files.

_X_ Make any copies needed for your files. Forward original signed agreement/amendment to the contractor.

____ Other: _____

Should you have any questions, please contact Elia Bassin, Special Projects Analyst, at (916) 323-0623 or at Elia.Bassin@fire.ca.gov.

Attachments

cc: Christine Espinoza, CSR
Dan Reagan, Fire Protection
File

CAL FIRE -106

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

Contractor Name:Arrowbear Park County Water District
Contract No.:3CA01760

LG-1/LG-1A ROUTING CHECKLIST

Local Government Emergency Service Reimbursement Agreements

Rev. 07/2011

Preliminary Preparation – Electronic PDF Format

UNIT

___ Prepares electronic Agreement Package for initial review. Email these forms to the Local Government Agreements Outlook mailbox:
- Std.215
- LG-1 or LG-1A
- Exhibit D, Schedules required
- Draft Resolution – if possible
- $5 Million Legislative Agreement Summary (LG-L)

REGION OFFICE

Reviews electronic package for completeness; notifies Unit of necessary changes.

ACQUISITION SERVICES (BSO)

___ Reviews the electronic version for general contract requirements; notifies LGP of necessary changes.

COOPERATIVE FIRE

___ Local Government Program reviews for completeness, accuracy, and compliance with department policy. Gathers input from BSO and notifies Unit of necessary changes.

Final Preparation – *After Approval by LGP and BSO*

UNIT

___ Prepare hard copies of Agreement per instructions below and route to LGP.

___ Prepare 3-signed **Std. 215s** (Contract Transmittal) forms.

___ For an *New contract* prepare **5 LG-1** -signed by the authorized local agency official. (All original signatures)

___ For an *AMENDMENT contract* prepare **5 LG-1A** - signed by the authorized local agency official (all original signatures)

___ Complete Exhibit D, Schedules A, B, C, D and E (that are required) and attach copies to each agreement.

___ Provide 2 copies of insurance coverage. If self-insured, include signed Exhibit D, Schedule E.

___ Provide 2 copies of Bd. Resolution/Bd. Minutes authorizing local agency official to execute the LG-1/LG-1A. (See Sample Resolution)

___ Review package for completeness. Date and initial the **Routing Checklist** (this form).

___ Unit Chief recommends execution of the LG-1/LG-1A by signing the **CAL FIRE Review Certification Memo**. Place the **Certification Memo** form on top of complete package and forward to LGP.

___ Agreements $5M and over per FY prepare **Legislative Agreement Summary (LG-L)** form. Place this form on top of complete package and forward to LGP.

The additional documentation listed below is required by CAL FIRE. Do not include these documents in the page counts.

- CAL FIRE Review Certification Memo (signatures)
- Routing Checklist (this form)
- Resolution or Minutes (provide 2 copies)
- Insurance Certificate (provide 2 copies)

COOPERATIVE FIRE PROGRAM

___ LGP reviews for completeness, accuracy, and compliance with department policy. Date and initial the **Routing Checklist**.

___ Recommends execution by signatures of LG Deputy Chief and Coop Staff Chief on the **CAL FIRE Review Certification Form** and forwards package to Assistant Deputy Director (ADD), Cooperative Fire Protection, Training & Safety.

___ ADD executes agreement for the department by signing all copies of the **LG-1 or LG-1A**.

___ Deputy Director for Management Services signs memo to DGS that certifies contract is critical to state mission.

___ Coop Fire Program retains one photocopy of contract for files.

___ Forwards complete package to BSO.

ACQUISITION SERVICES (BSO)

___ Logs and stamps LG-1/LG-1A.

___ Reviews for general contract requirements.

___ Retains suspense copy of complete package in contract file.

___ Forwards (2) Std.215, (4) LG-1/LG-1A to Department of General Services Insurance and/or Legal.

___ Receives 2 or 3 fully executed copies of the LG-1/LG-1A from Department of General Services.

Final Distribution- *After DGS approval*

ACQUISITION SERVICES (BSO)

RECEIVED
OCT 01 2012
CO-OP FIRE

___ BSO transmits suspense copy of the LG-1/LG-1A to the Accounting office.

___ BSO retains 1 fully executed LG-1/LG-1A in contract file.

___ BSO transmits notice of completed contract along with copy of DGS approved LG-1/LG-1A signature page and Routing Checklist to the LGP and the Accounting Office.

___ BSO forwards at least (1) original and copies if available of the fully executed LG-1/LG-1A to the Region Office.

UNIT

___ Forwards 1 fully executed original copy of the LG-1/LG-1A to the Local Agency.

___ Retains one fully executed copy of the LG-1/LG-1A for the Unit files.

COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT
LG-1 REV 05/2011

AGREEMENT NUMBER	3CA01760
REGISTRATION NUMBER	

1. This Agreement is entered into between the State Agency and the Local Agency named below:

STATE AGENCY'S NAME
California Department of Forestry and Fire Protection – (CAL FIRE)

LOCAL AGENCY'S NAME
Arrowbear Park County Water District

2. The term of this Agreement is: July 1st 2011 through June 30th 2014

3. The maximum amount of this Agreement is: $ 10,826.00
Ten Thousand Eight Hundred Twenty Six Dollars and Zero Cents

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work – Includes page 2 (contact page) in count for Exhibit A	4	pages
Exhibit B – Budget Detail and Payment Provisions	2	pages
Exhibit C – General Terms and Conditions	6	pages
Exhibit D – Additional Provisions	4	pages
Exhibit E – Description of Other Services	0	pages

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

LOCAL AGENCY

LOCAL AGENCY'S NAME
Arrowbear Park County Water District

BY (Authorized Signature) — DATE SIGNED (Do not type): 4/9/12

PRINTED NAME AND TITLE OF PERSON SIGNING
PAT CARLIES, PRESIDENT

ADDRESS
P O Box 4045 Arrowbear Lake, CA 92383-4045

STATE OF CALIFORNIA

AGENCY NAME
California Department of Forestry and Fire Protection

BY (Authorized Signature) — DATE SIGNED (Do not type): 5 / 1 / 12

PRINTED NAME AND TITLE OF PERSON SIGNING
Clare Frank, Assistant Deputy Director, Cooperative Fire Protection, Training & Safety

ADDRESS P.O. Box 944246, Sacramento, CA 94244-2460

California Department of General Services Use Only

APPROVED
MAY 30 2012
DEPT OF GENERAL SERVICES

ATTACHMENT "F"

PROPOSED GENERAL INSURANCE COVERAGE FROM
VOLUNTEER INSURANCE SERVICES

American Alternative Insurance Corporation
(a stock insurance company)

Administrative Office: 555 College Road East • Princeton, NJ 08543-5241 • (800) 305-4954
Statutory Office: 2711 Centerville Road, Suite 400 • Wilmington, DE 19805

Administered by: VFIS Insurance Services • 183 Leader Heights Road • York, PA 17402
(800) 233-1957 • www.vfis.com

VFIS®
A Division of Glatfelter Insurance Group

COMMON POLICY DECLARATIONS

Named Insured and Mailing Address:
BALDWIN LAKE VOLUNTEER FIRE
DEPARTMENT, INC
PO BOX 2917
BALDWIN LAKE CA 92314

Policy Number: VFIS-TR-2053883-05/000
Renewal of: VFIS-TR-2053883-04

Policy Period: From 06-08-2012
To 06-08-2013
at 12:01 AM Standard Time at your mailing address shown above

Type of Entity: CORPORATION
Business Description: EMERGENCY SERVICE ORGANIZATION

This policy consists of the following coverage parts:		Premium
Property	$	814.00
Crime	$	NOT COVERED
Portable Equipment	$	137.00
Auto	$	2,495.00
General Liability	$	816.00
Management Liability	$	250.00
Excess Liability	$	NOT COVERED
Taxes / Fees / Surcharges:	$	
Estimated Total Premium:	$	4,512.00

The policy premium is payable on the dates and in the amounts shown below:

See Installment Schedule

TR1000 (11/06) 04-05-2012

SUB PRODUCER

Named Insured:	Policy Number: VFIS-TR-2053883-05/000
BALDWIN LAKE VOLUNTEER FIRE DEPARTMENT, INC	Policy Period: From 06-08-2012 To 06-08-2013

Common Forms

See Schedule of Forms and Endorsements

In return for payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in the policy. The policy consists of the coverage parts where a premium is shown on page 1 of these Common Policy Declarations. In addition to any common forms, each coverage part consists of a Coverage Part Declarations and any coverage forms and endorsements listed on the Coverage Part Declarations or elsewhere in the policy.

Authorized representative (countersignature, where required)	Date

The Company has caused this policy to be signed by its President and Secretary:

Craig R. Smilly
President

Robin Willard
Secretary

TR1000 (11/06) 04-05-2012

SUB PRODUCER

ATTACHMENT G"

PROPOSED SPECIAL RISK COVERAGE FROM FEDERAL INSURANCE COMPANY

----- Forwarded Message -----
From: "Craig, Emily" <ecraig@myers-stevens.com>
To: "baldwinlakefire@yahoo.com" <baldwinlakefire@yahoo.com>
Sent: Thursday, March 7, 2013 9:47 AM
Subject: CSFEWBC SAFER Grant Certificate

Dear Chief:
Myers-Stevens & Toohey & Co., Inc. would like to welcome you and your Volunteers to the California State Fighters' Employee Welfare Benefits Corporation's "SAFER Grant" Program. Coverage has been made effective January 1, 2013.

Attached is your SAFER Grant's Certificate of Coverage. Please distribute one to each of your volunteers listed on your enrollment form. After distribution, please confirm, by e-mail to my attention, that the Certificate of Coverage has been delivered.

If one of your members needs to make a claim, please contact our office at 800-827-4695. We will assist both the claimant and department with the claim process. We have also attached claim forms for your convenience.

I look forward to working with you and please do not hesitate to contact me with any questions.

Emily Craig

Myers-Stevens & Toohey & Co., Inc.
9075 Foothills Blvd. Ste #4
Roseville Ca 95678
Direct: 916-772-1740
Toll Free: 800-827-4695

Fax: 916-772-0697
ecraig@myers-stevens.com

CSFEWBC
For Quality Benefits

CALIFORNIA STATE FIREFIGHTERS'
EMPLOYEE WELFARE BENEFITS CORPORATION

December 5, 2012

Re: Benefit Plan provided at "No Cost" by means of the CSFEWBC SAFER Grant

Dear Fire Chief,

The insurance branch of CSFA, California State Firefighters' Employee Welfare Benefit Corporation (CSFEWBC) has been fortunate enough to receive a $2.2 Million Safer Grant. This grant was awarded by the Department of Homeland Security to increase the recruitment and retention of additional Volunteer Emergency Responders. The grant is designed to offer benefits to Volunteer Emergency Responders in the State of California that meet the designated Standards of Performance.

Where most benefit grants are geared toward a certain area or county, this grant encompasses all of the current and/or prospective volunteers in the state. There are $2.2 million in funds available over the 4 year period of the grant and only a limited number of volunteers can be enrolled. You are strongly encouraged to enroll your own department as soon as possible.

The benefit plan will include up to $50,000 in Accidental Death and Dismemberment benefit and a $200 per week disability benefit payable for up to 104 weeks for each Volunteer. There will also be additional coverage for injuries resulting in brain damage, coma, critical burns, (see attached sheet for additional details). These benefits are intended to provide additional protection and peace of mind to those current and prospective volunteers in the event they are injured while volunteering.

It gets better! The benefit enrollment process is simple. Complete the attached roster with some basic information. This roster needs to be updated at least once per year. To be eligible for enrollment, the Volunteer Emergency Responder must be in good standing with the department, respond to at least 25% of the calls or operational activities, and attend 50% of the department training. Enrollment forms are to be returned to CSFEWBC's broker Myers-Stevens & Toohey. Coverage will become effective the first day of the next calendar quarter following receipt of your completed enrollment form. Coverage remains in effect for one year and as noted above, a new updated enrollment form must be completed annually in order for coverage to continue.

If you have any questions regarding benefits or the completion of the forms call Myers-Stevens & Toohey at (800)-827-4695.

CSFEWBC SAFER Grant

Covered Activities: Covered Activities are defined as: 1) who is on duty at a fire, traveling to or returning from a fire, at a drill, or at a test or trial of any firefighting or emergency apparatus; or 2) who is on duty on an emergency call, going to or returning from an emergency call, or 3) who is on duty participating in or attending any regularly approved, or supervised activity of the Policyholder or traveling to and from such activity.

Class of Persons Covered: All active Volunteer Emergency Responders of the Policyholder who are in good standing with the department and who respond to at least 25% of station call or operational activities, and attend 50% of station department training*

ATTACHMENT "H"

PROPOSAL FROM FIRE AGENCIES SELF INSURANCE AGENCY
TO PROVIDE WORKERS COMPENSATION INSURANCE

FIRE AGENCIES SELF INSURANCE SYSTEM

Worksheet for Calculation of Preliminary 2012/2013 Premium

District: Balwin Lakes Volunteer Fire Department

Completed by: V. Quintrall

Classification	Code	Estimated PR/ #of Volunteers	Estimated Payroll 7-1-12 to 6-30-13	2012/13 FASIS Rates	Deposit Premium
Safety Personnel					
Volunteer Payroll*	7707	30	$ 150,000	7.4690	$ 11,204
Career Fire Fighter Payroll	7706		36,000	7.4690	2,689
Non-safety Personnel					
Clerical & Other Payroll	8810		-	3.1428	-
Non-Fire Volunteer Payroll**		5	5,000	3.1428	157

Sub-Total	$14,049
Experience Modification	1.0000
Total Annual Deposit Premium	**$14,049**
Quarterly Deposit Premium	**$3,512**

Notes

1 2012/13 payroll is based on information from Baldwin Lakes VPD
2 Clerical & Others includes Water Operation (Class Code 7520), Sanitation (7580), Maintenance(9420), Municipal (9410) and Inspectors' payroll.
3 Non Fire Volunteers include Volunteers for Manual Labor, Clerical, Non-paid Directors, Cadets, Explorers and Other Volunteers
4 Cadets and Explorers requires a special resolution to be on file with FASIS

* *Fire Volunteer Payroll is calculated by multiplying # of Volunteers by $5,000, irrespective of actual payment made to volunteers*

** *Non Fire Volunteer Payroll is calculated by multiplying # of Volunteers by $1,000, irrespective of actual payment made to volunteers*

3/5/2013

APPENDIX 2

BIG BEAR FIRE DEPARTMENT
Jeff Willis, Fire Chief

Administration – P. O. Box 10000, 41090 Big Bear Boulevard
Big Bear Lake, CA 92315-8900
Business 909/866-7566 • Fax 909/866-8288

September 12, 2013

RECEIVED
SEP 17 2013
LAFCO
San Bernardino County

Kathleen Rollings–McDonald, Executive Officer
Local Agency Formation Commission
215 North D Street, Suite 204
San Bernardino, CA 92415 – 0490

Re: Recommendation for signing a standard mutual aid agreement with the proposed Baldwin Lake Fire Protection District.

Dear Mrs. Rollings–McDonald:

As per your request from LAFCO on June 13, 2013 requesting comments and concerns from the staff representing the Board of Directors of the Big Bear Fire Authority, I am responding to the feasibility of providing mutual aid to the proposed Baldwin Lake Fire Protection District (LAFCO 3172).

If the proposed Baldwin Lake Fire Protection District is approved by LAFCO, the Big Bear Fire Authority would be willing to provide mutual aid through the "State Master Mutual Aid Agreement" as long as the proposed Baldwin Lake Fire Protection District is a signatory to the agreement as well. Mutual aid assistance would be provided on a case by case basis and provided only if the request could be accommodated without significantly drawing down the available resources of the Big Bear Fire Authority.

If the proposed Baldwin Lake Fire Protection District is approved by LAFCO, consideration needs to be given as it relates to Automatic Aid, commonly referred to as a local agreement between two or more agencies. Automatic Aid agreements are put into place that simply provide the automatic dispatch of resources from neighboring jurisdictions upon incident notification for pre-identified call types. Automatic Aid agreements generally provide an understanding that assisting jurisdictions will send necessary resources, with limited consideration, to critical draw down levels.

At this time I would recommend to the Big Bear Fire Authority Board that they do not enter into an Automatic Aid agreement with the proposed Baldwin Lake Fire Protection District. As a newly formed district, significant analysis would be necessary to ensure that Automatic Aid would not be a detriment to the Big Bear Fire Authority. Automatic Aid needs to be given and received with like resources and capabilities; furthermore, Automatic Aid should not be used in lieu of any one agency upholding its own obligation to provide service to the jurisdiction served.

The Big Bear City Community Service District is and will remain the exclusive provider for ambulance transport service within the proposed Baldwin Lake Fire Protection District. This exclusive right is approved through the Inland Counties Emergency Medical Agency (ICEMA) that oversees ambulance operations within San Bernardino County. The creation of the proposed Baldwin Lake Fire Protection District should have no effect regarding the scope, manner, or provider of ambulance transport services.

Big Bear Fire Authority continues to grow in strength, capability, and capacity. The single largest factor contributing to the success of Big Bear Fire Authority is recognition between the two jurisdictions that each provides service to similar-sized jurisdictions, with equal response capability and capacity. The fiscal resources of each jurisdiction are well balanced and aligned as well. There should be no expectation or assumption that Big Bear Fire Authority could include Baldwin Lake Fire Protection District as a member jurisdiction in the future. It is apparent that Baldwin Lake, as an independent Fire Protection District, would have significant equity differences compared to member agencies that likely could not be resolved.

Respectfully,

Jeff Willis

JEFF WILLIS
Fire Chief