

RECORDING REQUESTED BY:
Rebecca Lowery, Clerk to the Commission
LOCAL AGENCY FORMATION COMMISSION

WHEN RECORDED, PLEASE MAIL TO:

LAFCO
215 North D Street, Suite 204
San Bernardino CA 92415-0490
Inter-Office Mail Code 0490

Exempt from Fee Pursuant to Government Code Section 6103

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Doc#: 2014-0291041



8/11/2014
3:52 PM
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Titles:	1	Pages:	9
Fees			0.00
Taxes			0.00
Other			0.00
PAID			\$0.00

This Space for Recorder's Use Only

CERTIFICATE OF COMPLETION

LAFCO 3172 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT, FORMATION OF AN IMPROVEMENT DISTRICT OF THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS MOUNTAIN SERVICE ZONE (Baldwin Lake Fire)

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490
(909) 383-9900 • Fax (909) 383-9901
E-mail: lafco@lafco.sbcounty.gov
www.sbclafco.org

CERTIFICATE OF COMPLETION

I, **Rebecca Lowery**, Clerk to the Local Agency Formation Commission for the County of San Bernardino, hereby certify that the **Local Agency Formation Commission** has completed a change of organization.

The short title of the action is: **LAFCO 3172 - Reorganization to Include Annexation to the Big Bear City Community Services District, Formation of an Improvement District of the Big Bear City Community Services District and Detachment from the San Bernardino County Fire Protection District and its Mountain Service Zone (Baldwin Lake Fire)**

The name of each city and/or district involved in this change of organization or reorganization and the kind or type of change of organization ordered for each city and/or district are as follows:

<u>City or District</u>	<u>Type of Change of Organization</u>
Big Bear City CSD	Annexation to
Improvement District of the Big Bear City CSD	Formation of
San Bernardino County FPD and Its Mountain Service Zone	Detachment from

The above-listed districts are located within the following county: County of San Bernardino.

The change of organization was ordered without an election. Resolution No. 3187 ordering the change of organization, a copy of which is attached as LAFCO Exhibit "A", was adopted by the Executive Officer of the Local Agency Formation Commission on August 11, 2014. The terms and conditions of the change of organization, as set forth in the LAFCO resolution approving the change, are contained in the attached resolution. The legal description of the action is set forth in Exhibit "A" to Resolution No. 3187. A map of the area is also attached to Resolution No. 3187 as Exhibit "A-1".

The area is legally inhabited.



KATHLEEN ROLLINGS-McDONALD
Executive Officer

By:

Rebecca Lowery
Rebecca Lowery
Clerk to the Commission

Dated: August 11, 2014

THE EFFECTIVE DATE OF THIS ACTION IS August 11, 2014

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3172

HEARING: AUGUST 11, 2014

RESOLUTION NO. 3187

A RESOLUTION OF THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF SAN BERNARDINO ORDERING LAFCO 3172 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT, FORMATION OF AN IMPROVEMENT DISTRICT OF THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT AND ITS MOUNTAIN SERVICE ZONE (Baldwin Lake Fire)

WHEREAS, this action is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

WHEREAS, by policy adopted on December 20, 2000, and amended on November 21, 2001, the Local Agency Formation Commission for the County of San Bernardino ("the Commission") has delegated authority over all protest proceeding functions to the Executive Officer; and,

WHEREAS, the Commission adopted its Resolution No. 3182 on June 18, 2014 making determinations and approving the proposed reorganization as described in Exhibit "A" and Exhibit "A-1" attached hereto and by this reference incorporated herein; and,

WHEREAS, the terms and conditions for LAFCO 3172, as approved by the Commission, are as follows:

CONDITIONS:

Condition No. 1. The boundaries are approved as set forth in Exhibits "A" and "A-1" attached.

Condition No. 2. The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3172.

Condition No. 3. The revenues attributable to the San Bernardino County Fire Protection District and its Mountain Service Zone from within the affected Tax Rate Areas shall be transferred to the Big Bear City Community Services District rather than the transfer determined by the County of San Bernardino under Government Code Section 56810 for the formation of a new fire protection district for the territory as authorized by Government Code Section 56886(v).

RESOLUTION NO. 3181

Condition No. 4. The current special fire tax currently imposed by the Big Bear City Community Services District shall be extended to the annexing area pursuant to the terms of Government Code Section 56886(t). In addition, the service charges, standby fees, and other taxes and charges for the services provided by the Big Bear City Community Services District are not authorized for extension. All other services and charges, fees, assessments and/or taxes are excluded from extension to the area pursuant to Government Code Section 56886(v). Any future extension of these fees, taxes and/or charges for services will require the consent of the landowner/registered voters of the area to be served.

Condition No. 5. The services to be provided by the Big Bear City Community Services District shall be limited to those authorized under its fire function as outlined in the Local Agency Formation Commission Exhibit A of the Special District Section of the Policy and Procedure Manual; specifically excluding the delivery of water, sewer, streetlights, park and recreation and solid waste. The solid waste franchise currently authorized Big Bear Disposal through the County of San Bernardino for County Franchise Area 17 shall be retained.

Condition No. 6. The Plan for Service identifies the assumption of the facility and contracts currently a function of the Baldwin Lake Volunteer Fire Department. The negotiation of the transfer of these assets and obligations shall be conducted between the Big Bear City Community Services District, the Fire Chief/Landowner of the facilities utilized by the Baldwin Lake Volunteer Fire Department and CALFire upon issuance of the Certificate of Completion and a copy of the signed transfer document(s) shall be provided to the Local Agency Formation Commission.

Condition No. 7. The Big Bear City Community Services District shall indemnify, defend, and hold harmless the Commission from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

Condition No. 8. Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

Condition No. 9. The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

WHEREAS, the reason for this proposal is the reorganization area can benefit from the assumption of continuing fire service through the Big Bear City CSD from the Baldwin Lake Volunteer Fire Department, as evidenced by the Plan for Service submitted by the Big Bear City CSD.

WHEREAS, on June 18, 2014, the Commission, as CEQA lead agency, considered and adopted a Mitigated Negative Declaration and directed its Executive Officer to file a Notice of Determination within five days; and,

WHEREAS, a public hearing on the proposed reorganization was called for and held by the Executive Officer of this Commission on August 11, 2014, at the time and place for which notice was given, and at the hearing the Executive Officer heard and received all oral and written protests, objections or evidence which were made, presented or filed;

RESOLUTION NO. 3181

NOW, THEREFORE, BE IT RESOLVED, that the Executive Officer hereby determines and orders as follows:

SECTION 1. Pursuant to the provisions of Government Code Section 57052, the value of written protest filed and not withdrawn by registered voters at the conclusion of the protest hearing represents 3% of the registered voters as verified against the record of voter registrations on file. The value of written protest filed and not withdrawn by landowners at the conclusion of the protest hearing represents 1.3% of the landowners as verified against the current assessment roll.

SECTION 2. The Executive Officer, on behalf of the Commission, hereby orders the reorganization as described in Exhibits "A" and "A-1" to include the annexation to the Big Bear City Community Services District and the Formation of an Improvement District of the Big Bear City Community Service District.

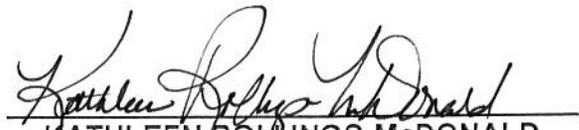
SECTION 3. The regular County assessment roll is utilized by the Big Bear City Community Services District.

SECTION 4. The affected territory will not be taxed for existing general bonded indebtedness and/or contractual obligations of the Big Bear City Community Services District.

SECTION 5. The Executive Officer shall cause to be prepared and filed a Certificate of Completion, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

ADOPTED ON AUGUST 11, 2014




KATHLEEN ROLLINGS-McDONALD
Executive Officer

**LAFCO 3172 - Reorganization to include Annexation to the
Big Bear City Community Services District, Formation of an Improvement District,
and Detachment from San Bernardino County Fire Protection District and its
Mountain Service Zone**

That portion of Section 12, Township 2 North, Range 1 East, S.B.M., portions of Sections 7 and 16 along with Sections 5, 6, 8 and 9, Township 2 North, Range 2 East, S.B.M. and Sections 31 and 32, Township 3 North, Range 2 East, S.B.M., in the unincorporated territory of the County of San Bernardino, State of California, lying within the following described boundary:

Point of Beginning being the intersection of the west line of said Section 12, Township 2 North, Range 1 East, S.B.M. and the north sixteenth line of said Section 12, said intersection being a point on the north line of the existing boundary of the Big Bear City Community Services District per Formation of said District, LAFCO 348 and also being a point on the existing boundary of the San Bernardino County Fire Protection District (Mountain Service Zone) per Reorganization of said District, LAFCO 3000;

1. Thence leaving said north line of the existing boundary of the Big Bear City Community Services District and leaving said existing boundary of the San Bernardino County Fire Protection District, North along said west line of Section 12, a distance of 1439.87 feet, per Record of Survey filed in Book 37, Page 14, records of said San Bernardino County and entering said Fire Protection District's territory, to the Northwest Corner of said Section 12;
2. Thence East along the north line of said Section 12, a distance of 5280 feet, more or less to the Southwest Corner of Section 6, Township 2 North, Range 2 East, S.B.M.;
3. Thence North along the west line of said Section 6, a distance of 5280 feet, more or less to the Southwest Corner of Section 31, Township 3 North, Range 2 East, S.B.M.;
4. Thence North along the west line of said Section 31, a distance of 5280 feet, more or less to the Northwest Corner of said Section 31;
5. Thence East along the north line of said Section 31 and continuing East along the north line of Section 32, a distance of 10560 feet, more or less to the Northeast corner of said Section 32, same township and range;
6. Thence South along the east line of said Section 32, a distance of 5280 feet, more or less to the Northeast corner of Section 5, Township 2 North, Range 2 East, S.B.M.;
7. Thence South along the east line of said Section 5, a distance of 5280 feet, more or less to the Northwest Corner of Section 9, same township and range;
8. Thence East along the north line of said Section 9, a distance of 5280 feet, more or less to the Northeast Corner of said Section 9;

LAFCO 3172 - Reorganization to include Annexation to the **EXHIBIT A**
Big Bear City Community Services District, Formation of an Improvement District,
and Detachment from San Bernardino County Fire Protection District and its
Mountain Service Zone

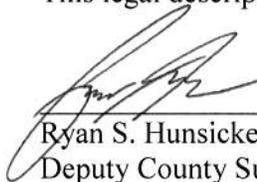
9. Thence South along the east line of said Section 9 and continuing South along the east line of Section 16, same township and range, a distance of 7920 feet, more or less to the East Quarter Corner of said Section 16, same township and range, said Quarter Corner also being a point on said existing boundary of the Big Bear City Community Services District, per Annexation to said District, LAFCO 2800B and said existing boundary of the San Bernardino County Fire Protection District (Mountain Service Zone) per Reorganization of said District, LAFCO 3000;
10. Thence leaving said Fire Protection District's territory, West along the eastwest center section line of said Section 16, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 5280 feet, more or less, to the West Quarter Corner of said Section 16;
11. Thence North along the east line of Section 17 and said existing boundary of the Big Bear City Community Services District per Annexation of said District, LAFCO 646 and said existing boundary of the San Bernardino County Fire Protection District, a distance of 2640 feet, more or less to the Northeast Corner of Said Section 17, same township and range;
12. Thence West along the north line of said Section 17, along said existing boundary of the Big Bear City Community Services District and said existing boundary of the San Bernardino County Fire Protection District, a distance of 5280 feet, more or less to the Northwest Corner of Said Section 17;
13. Thence North along the east line of Section 7, along said existing boundary of the Big Bear City Community Services District per said LAFCO 348 and said existing boundary of the San Bernardino County Fire Protection District per LAFCO 3000, a distance of 1320 feet, more or less to the north line of the south half of the southeast quarter of said Section 7, same township and range;
14. Thence West along said north line, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 2640 feet, more or less to the north-south center section line of said Section 7;
15. Thence North along said north-south center section line of Section 7, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 1320 feet, more or less to the north line of the south half of said Section 7;
16. Thence West along said north line, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 2640 feet, more or less to the east line of said Section 12, Township 2 North, Range 1 East, S.B.M.;

**LAFCO 3172 - Reorganization to include Annexation to the
Big Bear City Community Services District, Formation of an Improvement District,
and Detachment from San Bernardino County Fire Protection District and its
Mountain Service Zone**

17. Thence West along the east-west center section line of said Section 12, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 1980 feet, more or less to the Southeast Corner of the southwest quarter of the southwest quarter of the northeast quarter of said Section 12;
18. Thence North along the east line of said southwest quarter, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 660 feet, more or less to a point on the north line of the south half of the south half of the north half of said Section 12;
19. Thence West along said north line, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 1980 feet, more or less to the east line of the southwest quarter of the northwest quarter of said Section 12;
20. Thence North along said east line, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 660 feet, more or less to said north sixteenth line of Section 12;
21. Thence West along said north sixteenth line, along said existing boundary of the Big Bear City Community Services District and along said existing boundary of the San Bernardino County Fire Protection District, a distance of 1320 feet, more or less to the **Point of Beginning**.

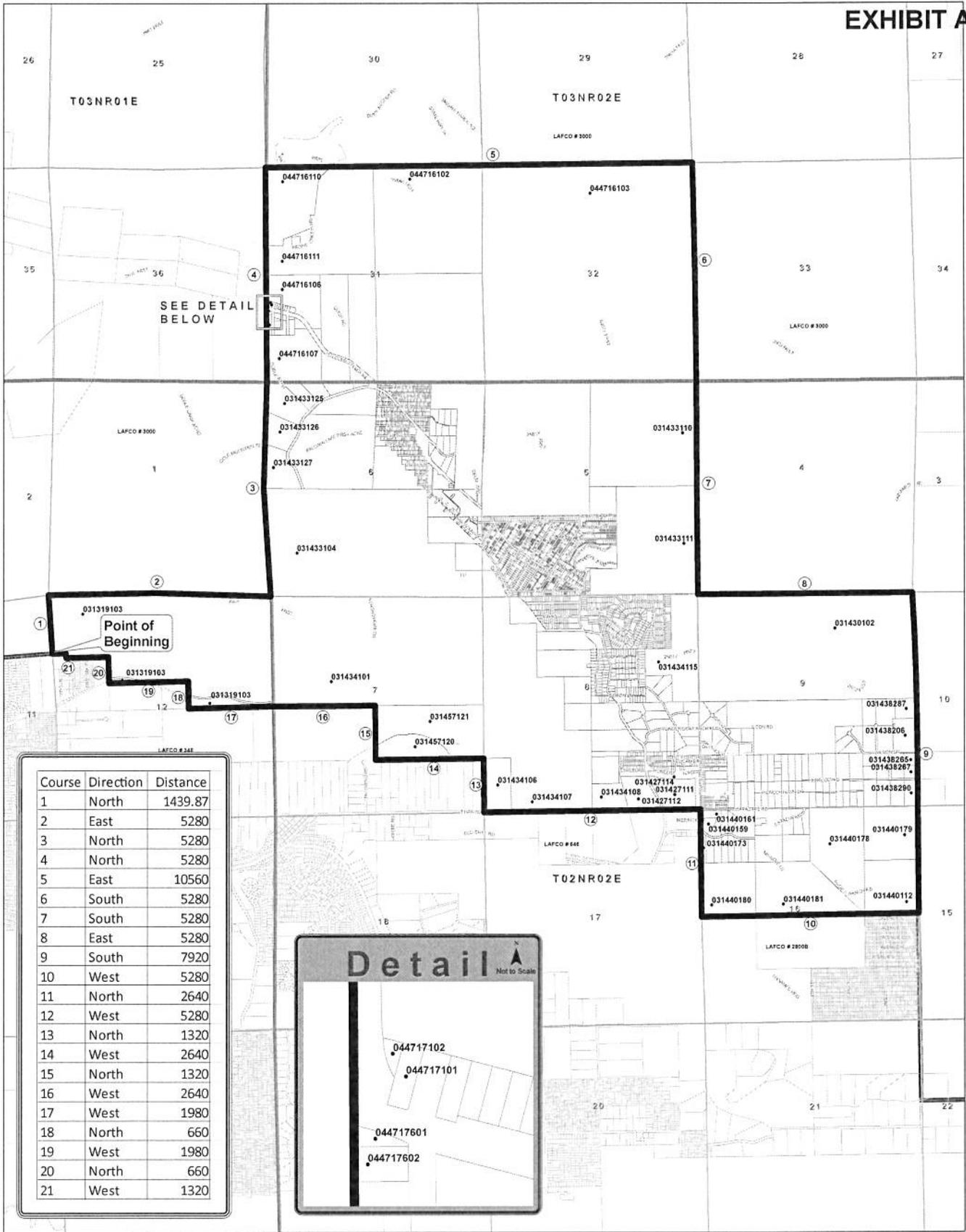
Containing 4810 Acres, more or less.

This legal description was prepared by me or under my direction.

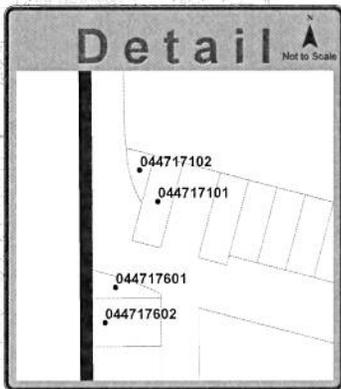
 07/01/2013

Ryan S. Hunsicker Date
Deputy County Surveyor

PLS 8302, Expiration; December 31, 2013



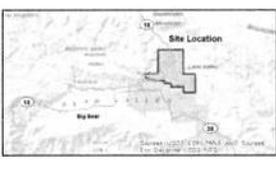
Course	Direction	Distance
1	North	1439.87
2	East	5280
3	North	5280
4	North	5280
5	East	10560
6	South	5280
7	South	5280
8	East	5280
9	South	7920
10	West	5280
11	North	2640
12	West	5280
13	North	1320
14	West	2640
15	North	1320
16	West	2640
17	West	1980
18	North	660
19	West	1980
20	North	660
21	West	1320



LAFCO 3172 - Reorganization to include Annexation to the Big Bear City Community Services District, Formation of an Improvement District, and Detachment from San Bernardino County Fire Protection District and its Mountain Service Zone

That portion of Section 12, Township 2 North, Range 1 East, S.B.M., portions of Sections 7 and 16 along with Sections 5, 6, 8 and 9, Township 2 North, Range 2 East, S.B.M. and Sections 31 and 32, Township 3 North, Range 2 East, S.B.M., in the unincorporated territory of the County of San Bernardino, State of California

- Assessor's Parcel Number
 - ④ Course Number
 - ⑤ LAFCO 3172 - Containing 4810 Acres, More or Less
 - ⑥ Big Bear City Community Services District
- Affected Agencies**
- San Bernardino County Fire Protection District
 - Big Bear City Community Services District
- Scale: 1" = 1,000' and 1" = 1,000' (approx.)



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

Ryan E. Hunsicker

Ryan E. Hunsicker
Deputy County Surveyor
PLS #302

Date
Exp. 12/31/2013
Job Number 00125C10

Professional Land Surveyor
State of California
PLS No. 8302
Exp. 12-31-13