

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3180

HEARING DATE: OCTOBER 22, 2014

RESOLUTION NO. 3192

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN BERNARDINO MAKING DETERMINATIONS ON LAFCO 3180 – REORGANIZATION TO INCLUDE ANNEXATIONS TO COUNTY SERVICE AREA 54, DETACHMENT FROM COUNTY SERVICE AREA SL-1 AND DISSOLUTION OF COUNTY SERVICE AREA 73 AND ZONE A OF COUNTY SERVICE AREA 53 (STREETLIGHT REORGANIZATION FOR THE MOUNTAIN REGION). The reorganization area includes eight separate areas encompassing a total of approximately 8,462 acres generally located within the mountain communities of Crest Forest, Lake Arrowhead, Hilltop, and Bear Valley. Area 1 is an area being detached from CSA SL-1 and annexed into CSA 54. Area 2 contains the boundaries for CSA 73, which is being dissolved and annexed into CSA 54. Areas 3, 4, and 5 comprises the total area for CSA 53-A, which is also being dissolved and annexed into CSA 54. And finally, Areas 6, 7, and 8 are areas that are simply being annexed into CSA 54.

On motion of Commissioner Ramos, duly seconded by Commissioner Lovingood, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed dissolution in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.), and the Executive Officer has examined the application and executed her certificate in accordance with law, determining and certifying that the filings are sufficient; and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including her recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for May 21, 2014 at the time and place specified in the notice of public hearing and continued to July 16, 2014, to September 17, 2014, and to October 22, 2014 at the time and place specified in the order continuing the hearing; and,

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WHEREAS, at the hearing, this Commission heard and received all oral and written support and/or opposition; the Commission considered all plans and proposed changes of organization, objections and evidence which were made, presented, or filed; it received evidence as to whether the territory is inhabited or uninhabited, improved or unimproved; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing.

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

DETERMINATIONS:

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

CONDITIONS:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits "A" and "A-1" attached;

Condition No. 2. The following distinctive short-form designation shall be used through this proceeding: LAFCO 3180;

Condition No. 3. The effective date of this dissolution shall be the date of issuance of the Certificate of Completion;

Condition No. 4. As successor agency for County Service Areas 53-A and 73, County Service Area 54 will receive all property tax revenues attributable to both entities per the County Board of Supervisors' Resolution No. 2014-58. In addition, any and all other collections or assets for both County Service Areas 53-A and 73 shall accrue and be transferred to County Service Area 54;

Condition No. 5. As a function of the dissolution of County Service Area 53A, all streetlights currently the responsibility of County Service Area 53A shall be transferred to County Service Area 54. The County Special Districts Department shall sign the authorization form requesting Bear Valley Electric to transfer the streetlights to County Service Area 54 upon successful completion of the reorganization;

Condition No. 6. As a function of the dissolution of County Service Area 73, all streetlights currently the responsibility of County Service Area 73 shall be transferred to County Service Area 54. The County Special Districts Department shall sign the authorization form requesting Southern California Edison to transfer the streetlights to County Service Area 54 upon successful completion of the reorganization;

Condition No. 7. As a function of the detachment of the portion of County Service Area SL-1 in the Lake Arrowhead area, all streetlights currently within said portion of County Service Area SL-1 shall be transferred to County Service Area 54. The County Special Districts Department shall sign the authorization form requesting Southern California Edison to transfer the streetlights to County Service Area 54 upon successful completion of the reorganization;

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Condition No. 8. The appropriation limit currently assigned to County Service Areas 53A and 73, shall be added to that of County Service Area 54.

Condition No. 9. All previously authorized charges, fees, assessments, and/or taxes of County Service Area 17 shall be continued and assumed by the Town of Apple Valley, as the successor agency, in the same manner as provided in the original authorization pursuant to the provisions of Government Code Section 56886(t).

Condition No. 10. 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. 11. The County of San Bernardino, applicant, 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.

SECTION 2. DETERMINATIONS. The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally inhabited, containing 774 registered voters as determined by the County Registrar of Voters Office as of April 29, 2014 (for Areas 1 thru 5) and subsequently on October 14, 2014 (for Areas 6 through 8).

- Area 1 -- 6 registered voters
- Area 2 -- 387 registered voters
- Area 3 -- 376 registered voters
- Area 4 -- 5 registered voters
- Area 5 -- 0 registered voters
- Area 6 -- 2 registered voters
- Area 7 -- 7 registered voters
- Area 8 -- 0 registered voters

2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area is \$328,576,853. The breakdown of assessed value of land and improvements for each of the eight separate areas are as follows:

| | | | | | |
|--------------|-------------|------------|--------------|-------------------|--------------|
| Area 1 -- \$ | 3,646,663 | (land - \$ | 1,103,369; | improvements - \$ | 2,543,294) |
| Area 2 -- \$ | 93,313,285 | (land - \$ | 24,543,752; | improvements - \$ | 68,769,533) |
| Area 3 -- \$ | 217,322,556 | (land - \$ | 100,408,660; | improvements - \$ | 116,913,896) |
| Area 4 -- \$ | 1,428,899 | (land - \$ | 167,462; | improvements - \$ | 1,261,437) |
| Area 5 -- \$ | 0 | (land - \$ | 0; | improvements - \$ | 0) |
| Area 6 -- \$ | 519,870 | (land - \$ | 82,285; | improvements - \$ | 437,585) |
| Area 7 -- \$ | 13,774,479 | (land - \$ | 2,606,929; | improvements - \$ | 11,167,550) |
| Area 8 -- \$ | 0 | (land - \$ | 0; | improvements - \$ | 0) |

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3. The reorganization area is within the sphere of influence assigned for County Service Area 54 through approval of LAFCO 3179.
4. Notice of Commission review of this proposal has been advertised in The Sun, a newspaper of general circulation within the reorganization area. Individual notice has been provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notification. Comments received have been reviewed and considered by the Commission in making its determination.

In addition, individual notice of the original May 21, 2014 LAFCO hearing was provided to landowners and registered voters within the original area for LAFCO 3180 totaling 3,811 notices.

5. The County's land use designations for the reorganization area include a mix of residential, commercial, industrial, institutional, and resource conservation.

Pursuant to the provision of Government Code Section 56668(g), this reorganization proposal has no direct effect on the Southern California Associated Governments (SCAG) adopted Regional Transportation Plan and Sustainable Community Strategy nor does it have any direct effect on the County's General Plan land use designations assigned for the area.

6. The Local Agency Formation Commission has determined that this proposal is statutorily exempt from environmental review. This recommendation is based on the finding that the Commission's approval of the reorganization has no potential to cause any adverse effect on the environment. The reorganization proposal will support existing streetlights by consolidating the entities into a single county service area to oversee long-term management of existing and/or future streetlighting in the mountain region.; therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061 (b) (3). The Commission directs its Executive Officer to file a Notice Exemption within five (5) working days with the San Bernardino County Clerk of the Board of Supervisors.
7. The areas within the reorganization area are served by the following local agencies: County of San Bernardino, Inland Empire Resource Conservation District, Mojave Desert Resource Conservation District, San Bernardino County Fire Protection District and its Mountain Service Zone, Crestline-Lake Arrowhead Water Agency, Rim of the World Recreation and Park District, Lake Arrowhead Community Services District, Crestline Village Water District, Crestline Sanitation District, Crest Forest Fire Protection District, Arrowbear Park County Water District, San Bernardino Mountains Community Healthcare District, Big Bear Lake Fire Protection District, Big Bear Municipal Water District, Big Bear Valley Recreation and Park District, Big Bear Airport District, Bear Valley Community Healthcare District, County Service Area SL-1 (Lake Arrowhead portion), County Service Area 73, County Service Area 53 and its Zones A, B, and C, County Service Area 54, County Service Area 70 Zone D-1, and County Service Area 70 (multi-function).

The agencies directly affected by this proposal are County Service Area 53 Zone A, County Service Area 54, County Service Area 73, and County Service Area SL-1. None of the other agencies will be affected by this proposal.

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8. The County of San Bernardino, through its Special Districts Department, submitted plans for the provision of services as required by Government Code Section 56653, which indicates that County Service Area 54 can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.
9. The area in question can benefit, and has benefited, from the provision of streetlighting services and will continue to do so following the transfer of responsibility to County Service Area 54 as outlined in the plan for services at current service levels.
11. This reorganization proposal and its anticipated effects conform with adopted Commission policies and directives of state law that promote the simplification of the government.
12. Pursuant to the provision of Government Code Section 56668(o), the reorganization proposal to consolidate streetlighting services within the entire mountain region will not result in the unfair treatment of any person, based upon race, culture or income.
13. The County Board of Supervisors has successfully concluded the property tax negotiations required by Section 99 of the Revenue and Taxation Code.
14. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

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

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

SECTION 5. The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law.

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

SECTION 7. Upon adoption of the final resolution by the Executive Officer, either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

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

AYES: COMMISSIONERS: Bagley, Cox, Farrell, Lovingood, McCallon, Ramos, Williams

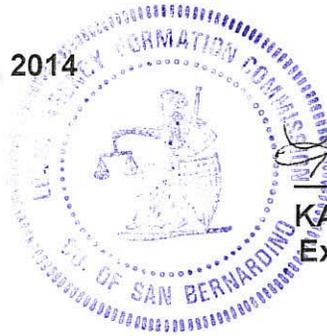
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Curatalo, (Mr. Farrell voting in his stead)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, KATHLEEN ROLLINGS-MCDONALD, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of October 22, 2014.

DATED: October 22, 2014



Kathleen Rollings McDonald
KATHLEEN ROLLINGS-McDONALD
Executive Officer

LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A

Detachment from County Service Area SL-1 and Annexation to County Service Area 54

That portion of Sections 14 and 15, Township 2 South, Range 3 West, S.B.M., in the County of San Bernardino, State of California, lying within the following described boundary:

Beginning at the northwest corner of the Cedar Glen Subdivision as per map recorded in Book 20 of Maps, page 12, records of said County, said corner being the northwest corner of the southwest quarter of the southwest quarter of said Section 14, said corner also being on the existing boundary of CSA SL-1 per annexation, LAFCO 1626;

1. Thence North $89^{\circ} 38'$ East along the north line of said Cedar Glen Subdivision a distance of 927.36 feet, more or less to the northwest corner of Lot 2, Block 2 of said Subdivision;
2. Thence South $1^{\circ} 10'$ East along the west line of said Lot 2 and continuing along the west line of Lot 9 of said Block 2 a distance of 274.55 feet, more or less to the centerline of Hook Creek Road;
3. Thence North $71^{\circ} 50'$ West along said centerline a distance of 149 feet, more or less to the northwesterly prolongation of the westerly line of that parcel of land granted to Irwin and Christine Feldman per Document No. 19990463109 O.R.;
4. Thence South $13^{\circ} 12' 10''$ East along said prolongation and continuing along said westerly line a distance of 144.25 feet, more or less to the southwest corner of said granted parcel of land, said corner is also a point on the southerly line of Lot 22 of said Block 2;
5. Thence South $78^{\circ} 49' 54''$ West along said southerly line a distance of 19.21 feet to the southwest corner of said Lot 22;
6. Thence South $75^{\circ} 04' 31''$ West along the southerly line of Lot 21 of said Block 2, a distance of 40.30 feet to a line parallel with the westerly line of said granted parcel of land, also being the southwesterly corner of said Lot 21;
7. Thence North $13^{\circ} 12' 10''$ West along the westerly line of said Lot 21, a distance of 61 feet, more or less to the southeasterly corner of Lot 20 of said Block 2;

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Detachment from County Service Area SL-1 and Annexation to County Service Area 54

8. Thence South $80^{\circ} 54' 38''$ West along the south line of said Lot 20 and continuing along the south line of Lot 19, said Block 2, a distance of 133.40 feet, more or less to the southwesterly corner of said Lot 19, also being a point on the easterly right of way of Pine Terrace, as shown on said Cedar Glen Subdivision;
9. Thence North $77^{\circ} 07' 14''$ West, a distance of 49.78 feet, more or less to the southeast corner of Lot 8, Block 5 of said Cedar Glen Subdivision, also being a point on the westerly right of way of said Pine Terrace;
10. Thence North $80^{\circ} 36'$ West along the south line of said Lot 8 and continuing along the south lines of Lots 7 and 6, said Block 5, a distance of 255.00 feet, more or less to the southwest corner of said Lot 6;
11. Thence South $66^{\circ} 46'$ West along the south lines of Lots 5, 4 and 3 of said Block 5, a distance of 196.00 feet, more or less to the southwest corner of said Lot 3;
12. Thence South $50^{\circ} 25'$ West along the south lines of Lots 2 and 1 of said Block 5, a distance of 166.00 feet, more or less to the southwest corner of said Lot 1, also being a point on the west line of said Cedar Glen Subdivision and also being the west line of said southwest quarter of Section 14;
13. Thence North $0^{\circ} 40'$ West along said west line a distance of 199.71 feet, more or less to said centerline of Hook Creek Road, as shown on Tract 7933, recorded in Book 101 of Maps, pages 57 to 63 of said County;
14. Thence South $51^{\circ} 09' 22''$ West along said centerline a distance of 16.28 feet;
15. Thence South $37^{\circ} 48' 21''$ West continuing along said centerline a distance of 294.26 feet to the beginning of a tangent curve, concave northwesterly having a radius of 90 feet;
16. Thence continuing along said centerline and along the arc of said curve southwesterly a distance of 109.03, through a central angle of $69^{\circ} 24' 27''$;
17. Thence North $72^{\circ} 47' 12''$ West along said centerline a distance of 17.73 feet;
18. Thence North $72^{\circ} 45' 51''$ West along said centerline a distance of 39.65 feet, more or less to its intersection with the centerline of State Highway 173, as shown on said Tract 7933;

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Detachment from County Service Area SL-1 and Annexation to County Service Area 54

19. Thence North 35° 59" East along said centerline of said State Highway a distance of 154 feet, more or less to an angle point therein, as shown on Tract 2434, recorded in Book 35 of Maps, pages 33 to 34 of said County;
20. Thence North 19° 51" East along said centerline of State Highway a distance of 79 feet, more or less to an angle point therein;
21. Thence North 10° 40" East along said centerline of State Highway a distance of 74 feet, more or less to an angle point therein;
22. Thence North 32° 53" East along said centerline of State Highway a distance of 171 feet, more or less to an angle point therein;
23. Thence North 43° 42" East along said centerline of State Highway a distance of 67 feet, more or less to a point on a perpendicular line to said centerline, said point lying North 46° 18' West, a distance of 40 feet from the intersection of the west line of that parcel conveyed to Lake Arrowhead Medical Arts Center, Inc., as Parcel No. 2, by document recorded September 23, 1966 in Book 6701, page 538, records of said County and the southeasterly right of way of said State Highway;
24. Thence leaving said centerline and along said perpendicular line South 46° 18 East a distance of 40 feet to said intersection;
25. Thence South 0° 40' East along said west line of said Parcel No. 2 a distance of 92.48 feet to the southwest corner of said Parcel No. 2;
26. Thence North 89° 20' East along the south line of said Parcel No. 2 a distance of 50 feet to the southeast corner of said Parcel No. 2;
27. Thence North 0° 40' West along the east line of said Parcel No. 2 a distance of 45.41 feet to the southwest corner of Parcel No. 1 per said parcel conveyed to Lake Arrowhead Medical Arts Center;
28. Thence North 89° 20' East along the south line of said Parcel No. 1 a distance of 50 feet to the southeast corner thereof;
29. Thence North 0° 40' West along the east line of said Parcel No. 1 a distance of 134.44 feet to the south line of the north 10 feet of Lot 1, Block 1 of said Cedar Glen Subdivision;

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Detachment from County Service Area SL-1 and Annexation to County Service Area 54

- 30. Thence South 89° 38' West along said south line a distance of 50 feet, more or less to the west line of said southwest quarter of Section 14, also being a point on the west line of said Lot 1;
- 31. Thence North 0° 40' West along said west line a distance of 10 feet, more or less to the Point of Beginning.

Containing 8.46 Acres more or less

This legal description was prepared by me or under my direction.
Revised 01/20/2014

 1/20/14

Ryan S. Hunsicker Date
Deputy County Surveyor

PLS 8302, Expiration; December 31, 2015



LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A

Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

Area 1

Those portions of Sections 13, 23 and 24, Sections 11, 12, 14, 15 and 22, Township 2 North, Range 1 West, S.B.M., and those portions of Sections 16, 17, Section 18, Township 2 North, Range 1 East, S.B.M., in the unincorporated area of the County of San Bernardino, State of California, lying within the following described boundary:

Point of Beginning being the southwest corner of Section 22, Township 2 North, Range 1 West, S.B.M., also being a point on the existing boundary of CSA 53, per LAFCO 396:

The following 9 courses are following along the existing boundary of CSA 53, per LAFCO 396.

1. Thence Northerly along the west line of said Section 22 and Section 15 a distance of 10,560 feet, more or less to the northwest corner of said Section 15, same township and range;
2. Thence Easterly along the north line of said Section 15, a distance of 5280 feet, more or less to the southwest corner of Section 11, same township and range;
3. Thence Northerly along the west line of said Section 11, a distance of 5280 feet, more or less to the northwest corner thereof;
4. Thence Easterly along the north line of said Section 11 and Section 12, a distance of 10,560 feet, more or less to the northeast corner of said Section 12, same township and range;
5. Thence Southerly along the east line of said Section 12 a distance of 5280 feet, more or less to the northwest corner of Section 18, Township 2 North, Range 1 East, S.B.M.;
6. Thence Easterly along the north line of said Section 18 and Sections 17 and 16, a distance of 13,860 feet, more or less to an intersection with a line parallel to and 660 feet east of the west line of the East Half of said Section 16, same township and range;
7. Thence Southerly along said parallel line a distance of 477 feet, more or less to the centerline of North Shore Drive, as shown on PM 17179, PMB 221/39-40, of said County;

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Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

8. Thence leaving said parallel line and along said centerline, North 72° 30' 30" East a distance of 100 feet, more or less to the northerly prolongation of the east line of said parcel of land granted to Joyce Carson Motherspaw per Grant Deed Document No. 2003-0610759 O. R., of said County;
9. Thence along said prolongation and said east line, Southerly a distance of 300 feet, more or less to the southeasterly corner thereof, also being the northeasterly corner of said PM 17179;
10. Thence along the east line of said PM 17179, South 0° 29' 45" West a distance of 22.09 feet, to an angle point therein;
11. Thence continuing along said east line, South 15° 01' 00" East a distance of 230.17 feet, to the southeast corner of said PM 17179;
12. Thence along the south line of said PM 17179, South 70° 01' 00" West a distance of 152 feet, more or less to a point on said parallel line to and 660 feet east of the west line of the East Half of said Section 16;
13. Thence Southerly along said parallel line a distance of 1035 feet, more or less to the North shore high water line being the 6742.6 foot contour line, per Record of Survey, recorded in Book 3, pages 103 to 110, inclusive, in the office of the Recorder of said County;
14. Thence Westerly and Northwesterly along said North shore high water line, following all of its various courses a distance of 1500 feet, more or less to the intersection with the west line of said Section 16;
15. Thence leaving said North shore high water line Southerly along said west line of said Section 16, a distance of 3300 feet, more or less to its intersection with the South shore high water line per said Record of Survey, said intersection also being a point on the existing northerly boundary of the City of Big Bear Lake per City Incorporation, LAFCO 2002;
16. Thence leaving said existing boundary of CSA 53, per LAFCO 396 and along said existing boundary of the City of Big Bear Lake through its various courses in a generally Westerly, Northwesterly and Southwesterly direction a distance of 64,630 feet, more or less to the west line of Section 23, Township 2 North, Range 1 West, S.B.M.;

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Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

17. Thence Southerly along said west line of Section 23 and along said existing City of Big Bear Lake, a distance of 800 feet, more or less to the southwest corner of said Section 23, said corner also being the southwest corner of the City of Big Bear Lake per said City Incorporation, LAFCO 2002 and also being a point on said existing boundary of CSA 53, per LAFCO 396;
18. Thence leaving said City boundary and Westerly along the south line of Section 22, same township and range, and along said boundary of CSA 53, a distance of 5280 feet, more or less to the southwest corner thereof, also being the Point of Beginning;

Area 1 containing 5925.3 Acres, more or less.

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Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

Area 2

That portion of Section 25, Township 2 North, Range 1 West, S.B.M., and that portion of Section 30 and Section 29, Township 2 North, Range 1 East, S.B.M., in the unincorporated area of the County of San Bernardino, State of California, lying within the following described boundary:

Point of Beginning being the northeast corner of said Section 29, Township 2 North, Range 1 East, S.B.M., also being a point on the existing southerly boundary of the City of Big Bear Lake, per City Incorporation, LAFCO 2002 and being a point on the existing boundary of CSA 53, per LAFCO 396:

1. Thence leaving said City boundary Southerly along the east line of said Section 29 and along said existing boundary of CSA 53 a distance of 5280 feet, more or less to the southeast corner of said Section 29;
2. Thence continuing along said existing boundary of CSA 53, Westerly along the southerly lines of said Section 29 and Section 30, same township and range, and along the southerly line of Section 25, Township 2 North, Range 1 West, S.B.M., a distance of 15,840 feet, more or less to the southwest corner of said Section 25;
3. Thence continuing along said existing boundary of CSA 53, Northerly along the west line of said Section 25, a distance of 4353.70 feet, more or less to a point bearing South and a distance of 926.30 feet from the northwest corner of said Section 25, per said LAFCO 2002, said point also being a point on said existing southerly boundary of the City of Big Bear Lake, per City Incorporation, LAFCO 2002;

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Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

4. Thence leaving said existing boundary of CSA 53 and along said existing boundary of the City of Big Bear Lake, per LAFCO 2002, through its various courses in a generally Easterly, Northerly and Easterly direction a distance of 19,480 feet, more or less to the Point of Beginning.

Area 2 containing 1776.4 Acres, more or less.

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Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

Area 3

That portion of Section 27, Township 2 North, Range 1 East, S.B.M., in the unincorporated area of the County of San Bernardino, State of California, lying within the following described boundary:

Point of Beginning being the southeast corner of the northwest quarter of said Section 27, Township 2 North, Range 1 East, S.B.M., also being a point on the existing southerly boundary of the City of Big Bear Lake, per City Incorporation, LAFCO 2002 and being a point on the existing boundary of CSA 53, per LAFCO 396:

1. Thence leaving said existing boundary of the City of Big Bear Lake and Westerly along south line of said northwest quarter and along said existing boundary of CSA 53, a distance of 2640 feet, more or less to the west line of said Section 27;
2. Thence continuing Northerly along said existing boundary of CSA 53 and along said west line, a distance of 2640 feet, more or less to the northwest corner of said Section 27, said corner also being a point on said existing southerly boundary of the City of Big Bear Lake, per City Incorporation, LAFCO 2002;
3. Thence leaving said existing boundary of CSA 53, Easterly along the north line of said Section 27 and along said boundary of the City of Big Bear Lake, a distance of 2640 feet, more or less to the north quarter corner of said Section thereof;

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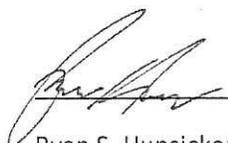
Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

4. Thence Southerly along the north and south quarter section line of said section and along said boundary of the City of Big Bear Lake, a distance of 2640 feet, more or less to Point of Beginning.

Area 3 containing 157.3 Acres, more or less

Total Area of Area's 1, 2 and 3 containing 7,859 Acres, more or less

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

 1/20/14
Ryan S. Hunsicker Date

Deputy County Surveyor

PLS 8302, Expiration; December 31, 2013



LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A

Dissolution of County Service Area 73 and Annexation to County Service Area 54

Those portions of Section 33 and 34, Township 2 North, Range 2 West, and a portion of Section 4 Township 1 North, Range 2 West 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 Southeast corner of said Section 34 Township 2 North, Range 2 West, S.B.M., said point being on the existing boundary of the County Service Area 73 established as formation of C.S.A. No. 73, LAFO 937;

1. Thence Westerly along the South line of said Section 34 and along said existing boundary a distance of 5280 feet more or less to the Northeast corner of said Section 4, said point also being a point on said existing boundary per Annexation to C.S.A 73, LAFCO 896;
2. Thence Southerly along the East line of Government Lot 1 of Section 4 and continuing along said existing boundary, a distance of 1320 feet more or less to the Southeast corner of said lot 1.
3. Thence Westerly along the South line of said lot, and continuing along said said existing boundary a distance of 1320 feet more or less to the Southwest corner thereof;
4. Thence Northerly along the west line of said lot 1, and continuing along said existing boundary a distance of 1047.17 feet more or less to an intersection with the Southwesterly boundary of Tract No. 2113, as recorded in book 30 of maps, page 51 records of said county.
5. Thence Northerly along the West line of said Tract No. 2113, and continuing along said existing boundary a distance of 1868.94 feet more or less to the Northwesterly corner of lot 17, Block 12 of said Tract No. 2113, said West line of said Tract No. 2113, being also the West line of the East Half of the Southeast Quarter of Section 33, Township 1 North, Range 2 West, S.B.M.;
6. Thence continuing North along the West line of the East Half of the Southeast Quarter of said Section 33, and continuing along said existing boundary, a distance of 1061.06 feet more or less, to the Northwest corner thereof;

LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A

Dissolution of County Service Area 73 and Annexation to County Service Area 54

7. Thence East along the North line of the Southeast Quarter of said Section 33, and continuing along said existing boundary a distance of 1320 feet more or less, to the Northeast corner thereof, said point being also the Northwest corner of Lot 11, Block 1 of Tract No. 2000, Arrow-Bear Park Unit No. 4, as recorded in Book 29 of maps, Page 19, records of said San Bernardino County;
8. Thence South 89° 30' East along the North line of said Tract No. 2000, and continuing along said existing boundary, a distance of 1323.78 feet more or less to the Northeast corner of Lot A, of said Tract No. 2000, said point being also the Northwest corner of Lot A of Tract No. 1894, Arrow-Bear Park Unit No. 2, as recorded in Book 27 of Maps, Pages 33 and 34, records of said San Bernardino County;
9. Thence South 89° 55' East along the North line of said Tract No. 1894, said line extended Easterly, and continuing along said existing boundary, a distance of 1335.86 feet more or less to the Northwest corner of Lot 19, Block 1 of Tract No. 2056, Arrow-Bear Park Unit No. 5, as recorded in Book 29 of Maps, Page 72, records of said San Bernardino County.
10. Thence North 89° 40' East along the North line of Said Tract No. 2056, and continuing along said existing boundary, a distance of 1317.85 feet more or less to the Northeast corner of Lot 1, Block 3 of said Tract No. 2056, said line being also the North line of the Southeast Quarter of said Section 34,
11. Thence North 89° 40' East along the North line of the Southeast Quarter of said Section 34, and continuing along said existing boundary, a distance of 1317.72 feet more or less to the East Quarter corner of said section 34, said Quarter corner being on the East line of said Section 34 thereof;

EXHIBIT A

LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A

Dissolution of County Service Area 73 and Annexation to County Service Area 54

12. Thence South along said East line of said Section 34, and continuing along said existing boundary, a distance of 2640 feet more or less to the Southeast corner of said Section 34 thereof, said point being the Point of Beginning.

Containing 429 Acres, more or less.

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

Revised 1/20/2014

 1/20/14

Ryan S. Hunsicker Date

Deputy County Surveyor

PLS 8302, Expiration; December 31, 2015



EXHIBIT A

LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54,
Detachment from County Service Area SL-1, and Dissolutions of
County Service Area 73 and 53 Zone A

Annexation to CSA 54

AREA 6

That portion of Section 22, Township 2 North, Range 4 West, S.B.M., in the County of San Bernardino, State of California, lying within the following described boundary:

Commencing at the southwest corner of Lot 152 of Crestline Village Subdivision No. 3 as per map recorded in Book 24 of Maps, page 8, records of said County, said point also being on the west line of said section 22, also being the **Point of Beginning**:

1. Thence continuing along said west line of Section 22 and along the west line of said Tract, North a distance of 344.75 feet, more or less to the northwest corner of Lot 155 of said Tract;
2. Thence along the north line of said Lot, East, a distance of 103.17 feet, more or less, to the Northeast corner of said Lot;
3. Thence South 81° 54' 13" East a distance of 20.20 feet, more or less to the north west corner of Lot 186 of said tract;
4. Thence leaving said northwest corner, South 71° 43' 00" East, along the north line of said Lot, a distance of 48.28 feet, more or less to the northeast corner of said Lot 186;
5. Thence South 16° 17' 00" West, along the east line of said Lot 186 and the southerly prolongation of said east line, a distance of 120.00 feet, more or less to the centerline of Seeley Way, as shown on said Tract;
6. Thence along the centerline of Seeley Way, South 73° 43' 00" East, a distance of 8.02 feet more or less to the northerly prolongation of the east line of Lot 149 of said tract;
7. Thence leaving said centerline of Seeley way, South 16° 17' 00" West along said east line of Lot 149 and its northerly prolongation, a distance of 120.00 feet, more or less to the south east corner of said Lot;
8. Thence along the south line of Lot 150 through Lot 152 of said tract, South 48° 59' 00" West, a distance of 145.90 feet, more or less to the **Point of Beginning**;

Containing 0.92 Acres more or less

AREA 7

That portion of Section 25, Township 2 North, Range 4 West and Section 30, Township 2 North, Range 3 West, S.B.M, in the County of San Bernardino, State of California, lying within the following described boundary:

Commencing at a point on the existing boundary of the County Service Zone Area 54 per LAFCO 397, also being the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 25, also being the **Point of Beginning**;

1. Thence East, along the North line of said Section 25, and along said existing boundary of CSA 54, 1320.00 feet, more or less, to the Northeast corner thereof;
2. Thence South, along the range line of between Ranges 3 and 4 West, and along said existing boundary of CSA 54, to the Northwest corner of Southwest quarter of the Northwest quarter of said section 30;
3. Thence East, along the North line of said Southwest quarter of the Northwest quarter of said Section, and along said existing boundary of CSA 54, 1320.00 feet, more or less, to the Northeast corner of aforesaid Southwest quarter of the Northwest quarter of said Section;
4. Thence South along the East line of said Southwest quarter of the Northwest quarter of said Section, and along said existing boundary of CSA 54, 1320.00 feet, more or less, to the Southeast corner thereof;
5. Thence West along the South line of said Southwest quarter of the Northwest quarter of said Section, and along said existing boundary of CSA 54, 1320.00 feet, more or less, to the Southwest corner thereof;
6. Thence South, along the said range line, and along said existing boundary of CSA 54, 1320.00 feet, more or less, to the Southeast corner of the Northeast quarter of the Southeast quarter of Said Section 25;

7. Thence leaving said existing boundary of CSA 54, North $89^{\circ} 49' 25''$ West along the south line of the Northeast quarter of the Southeast quarter of said Section 25, a distance of 597.82 feet, more or less to a point of intersect with the Northeasterly Right of way line of State Highway 18, as shown on Record of Survey recorded in book 45 of Record of Surveys, pages 28 and 29, records of said county;
8. Thence continuing along the Northeasterly Right of way line of State Highway 18, North $36^{\circ} 31' 51''$ West a distance of 116.98 feet to the beginning of a tangent curve, concave Northeasterly having a radius of 280.00 feet, as shown on said Record of Survey;
9. Thence Northwesterly and Northerly along said curve, and along said Right of way line, through a central angle of $27^{\circ} 04' 00''$ an arc length of 132.27 feet to a line tangent, as shown on said Record of Survey;
10. Thence North $09^{\circ} 27' 51''$ West along said Right of Way line, a distance of 199.67 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 520.00 feet, as shown on said Record of Survey;
11. Thence Northwesterly along said curve, and along said Right of way line, through a central angle of $30^{\circ} 56' 52''$ an arc length of 279.36 feet as shown on said Record of Survey;
12. Thence North $58^{\circ} 02' 02''$ West, along said Right of Way line, a distance of 228.41 feet, as shown on said Record of Survey;
13. Thence North $23^{\circ} 58' 14''$ East, along said Right of Way line, a distance of 20.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 520.00 feet, to which beginning of curve a radial bears North $23^{\circ} 58' 14''$ East, as shown on said Record of Survey;
14. Thence Northwesterly along said curve, and along said Right of Way line, through a central angle of $17^{\circ} 56' 08''$ an arc length of 162.78 feet, as shown on said Record of Survey;

15. Thence North $83^{\circ} 57' 54''$ West, along said Right of Way line, a distance of 15.81 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 1080.00 feet as shown on said Record of Survey;
16. Thence Northwesterly, along said curve and along said Right of Way line, through a central angle of $04^{\circ} 11' 41''$ an arc length of 79.07 feet to a point on the existing boundary line of said CSA 54, to which point a radial line bears South $10^{\circ} 13' 48''$ West as shown on said Record of Survey;
17. Thence continuing along the existing boundary of CSA 54 and its various courses, in a Northerly direction to the **Point of beginning**.

Containing 158.77 acres, more or less

AREA 8

That Portion of the Northwest quarter of Section 21, Township 2 North, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, lying within the following described boundary:

Commencing at a point on the existing boundary of the County Service Zone Area 54 per LAFCO No. 397, also being North $16^{\circ} 17' 00''$ East along the west line of said section, a distance of 334.45 feet, more or less, from the West corner of said Section 21 as shown on Tract Map 11941, as per map recorded in book 218 of Maps, page 74 through 81, recorded in said county, also being the **Point of Beginning**;

1. Thence continuing along the existing boundary of CSA 54, N $16^{\circ} 17' 00''$ East a distance of 1003.32 feet, more or less to the northwest corner of the southwest corner of the northwest corner of said section, as shown on said tract;
2. Thence leaving said existing boundary N $89^{\circ} 24' 43''$ East, along the north line of the southwest corner of the northwest corner of said section, a distance of 332.19 feet, more or less as shown on said tract, to a point on the boundary of said tract;
3. Thence leaving said north line, South $00^{\circ} 25' 01''$ West a distance of 167.29 feet along said tract boundary, as shown on said tract;

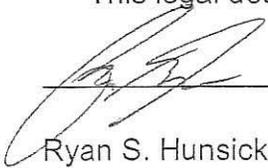
Annexation to County Service Area 54

EXHIBIT A

4. Thence South 89° 25' 26" West, along said tract boundary, a distance of 67.05 feet more or less to a point of intersect with the northwesterly right of way line of State Highway 189, being 60.00 feet wide, as shown on said tract;
5. Thence leaving said tract boundary, South 25° 49' 12" East a distance of 61.55 feet, more or less, to the most northeasterly corner of Lot "B", of said tract;
6. Thence South 23° 28' 19" West, along the east line of said Lot, a distance of 55.23 feet;
7. Thence South 12° 30' 15" West, along the east line of said Lot, a distance of 55.16 feet;
8. Thence South 09° 06' 04" East, along the east line of said Lot, a distance of 86.76 feet;
9. Thence South 33° 18' 16" East, along the east line of said Lot, a distance of 105.67 feet to the southeast corner of said Lot, point also being on the boundary of said tract 11941;
10. Thence South 00° 25' 01" West, along the said tract boundary, a distance of 334.58 feet;
11. Thence South 89° 28' 21" West, along said tract boundary, a distance of 165.87 feet;
12. Thence South 00° 24' 26" West, along said tract boundary, a distance of 167.26 feet;
13. Thence South 89° 29' 05" West, along said tract boundary, a distance of 165.82 feet, more or less to the **Point of Beginning**

Containing 6.61 Acres more or less

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



Ryan S. Hunsicker

10/1/14
Date

Deputy County Surveyor

PLS 8302, Expiration; December 31, 2015

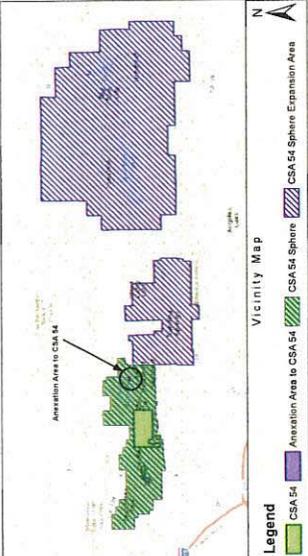
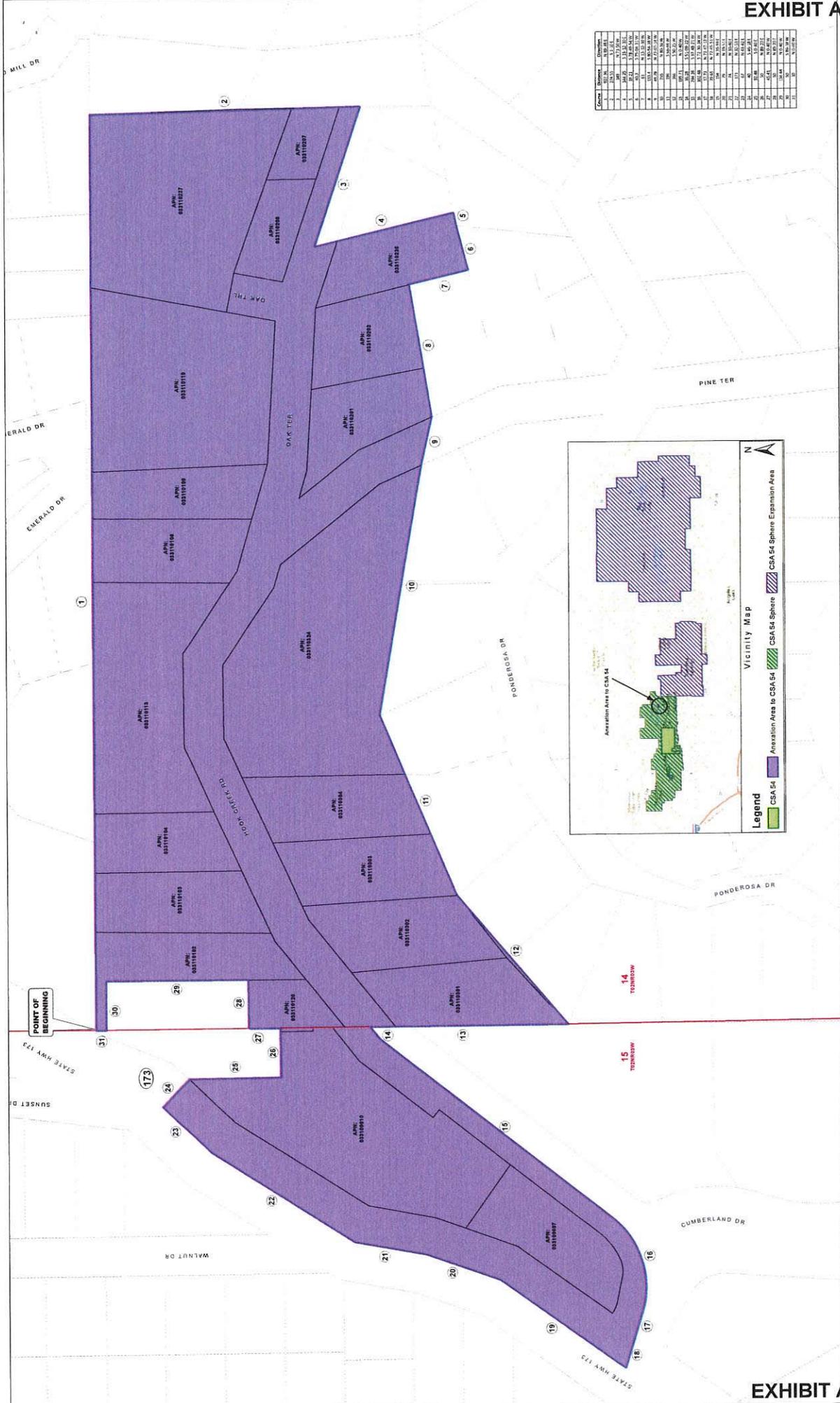


THIS MAP WAS PREPARED BY THE GIS SECTION BY COLLECTION

1/20/14
 Date
 N. Alan S. Smith
 GIS Analyst
 1/18/14
 Date
 N. Alan S. Smith
 GIS Analyst



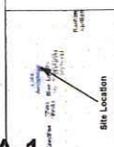
| Parcel | APN | Area (Acres) | Course Number |
|--------|----------|--------------|---------------|
| 1 | 05110227 | 1.14 | 1 |
| 2 | 05110208 | 1.14 | 2 |
| 3 | 05110208 | 1.14 | 3 |
| 4 | 05110208 | 1.14 | 4 |
| 5 | 05110208 | 1.14 | 5 |
| 6 | 05110208 | 1.14 | 6 |
| 7 | 05110208 | 1.14 | 7 |
| 8 | 05110208 | 1.14 | 8 |
| 9 | 05110208 | 1.14 | 9 |
| 10 | 05110208 | 1.14 | 10 |
| 11 | 05110208 | 1.14 | 11 |
| 12 | 05110208 | 1.14 | 12 |
| 13 | 05110208 | 1.14 | 13 |
| 14 | 05110208 | 1.14 | 14 |
| 15 | 05110208 | 1.14 | 15 |
| 16 | 05110208 | 1.14 | 16 |
| 17 | 05110208 | 1.14 | 17 |
| 18 | 05110208 | 1.14 | 18 |
| 19 | 05110208 | 1.14 | 19 |
| 20 | 05110208 | 1.14 | 20 |
| 21 | 05110208 | 1.14 | 21 |
| 22 | 05110208 | 1.14 | 22 |
| 23 | 05110208 | 1.14 | 23 |
| 24 | 05110208 | 1.14 | 24 |
| 25 | 05110208 | 1.14 | 25 |
| 26 | 05110208 | 1.14 | 26 |
| 27 | 05110208 | 1.14 | 27 |
| 28 | 05110208 | 1.14 | 28 |
| 29 | 05110208 | 1.14 | 29 |
| 30 | 05110208 | 1.14 | 30 |
| 31 | 05110208 | 1.14 | 31 |

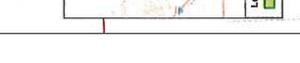
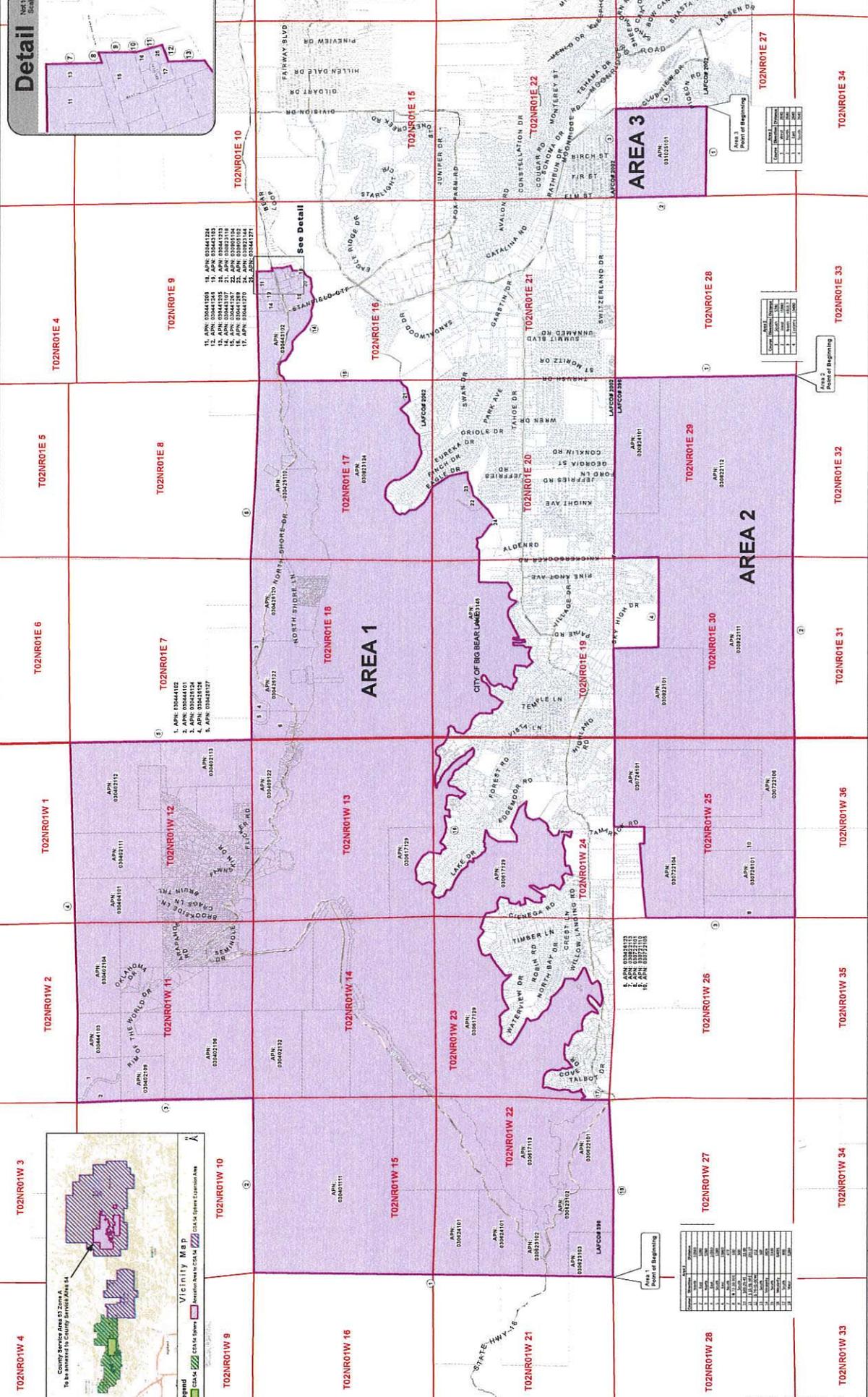


LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A Detachment from County Service Area SL-1 and Annexation to County Service Area 54

The portion of Section 14 and 15, Township 2 South, Range 7 West, S.B.M. in the County of San Bernardino, State of California

CSA 54
 Containing A-45
 Area, More or Less
 CSA 54
 Parcels
 Section Lines
 Course Number





See Detail

THIS MAP WAS PREPARED BY ME OR UNDER MY COLLECTION

PC No. 887
 State of California
 Statewide Mapping & Information
 1/1/2014

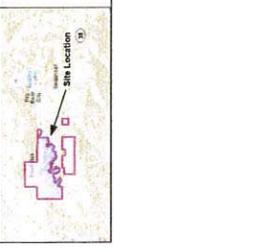


LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54, Detachment from County Service Area SL-1, and Dissolutions of County Service Areas 73 and 53 Zone A
 Dissolution of County Service Area 53 Zone A and Annexation to County Service Area 54

CSA 034 Containing More or Less
 Area 2 - 1776.6 Acres, More or Less
 Area 3-1517.3 Acres, More or Less
 7,857.9 Acres, More or Less

APN: Assessor Parcel Number
 C#: Census Number
 City of Big Bear Lake
 Parcel
 Section Lines

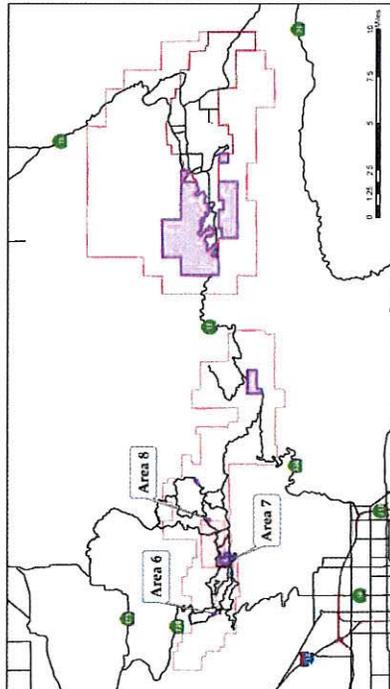
| Area | APN | Acres | Section | Range | Zone |
|----------|----------|-------|---------|-------|------|
| Area 1 | 03482109 | 1.0 | 1 | 1 | 1 |
| | 03482110 | 1.0 | 1 | 1 | 1 |
| | 03482111 | 1.0 | 1 | 1 | 1 |
| | 03482112 | 1.0 | 1 | 1 | 1 |
| | 03482113 | 1.0 | 1 | 1 | 1 |
| | 03482114 | 1.0 | 1 | 1 | 1 |
| | 03482115 | 1.0 | 1 | 1 | 1 |
| | 03482116 | 1.0 | 1 | 1 | 1 |
| | 03482117 | 1.0 | 1 | 1 | 1 |
| | 03482118 | 1.0 | 1 | 1 | 1 |
| 03482119 | 1.0 | 1 | 1 | 1 | |
| Area 2 | 03482120 | 1.0 | 1 | 1 | 1 |
| | 03482121 | 1.0 | 1 | 1 | 1 |
| | 03482122 | 1.0 | 1 | 1 | 1 |
| | 03482123 | 1.0 | 1 | 1 | 1 |
| | 03482124 | 1.0 | 1 | 1 | 1 |
| | 03482125 | 1.0 | 1 | 1 | 1 |
| | 03482126 | 1.0 | 1 | 1 | 1 |
| | 03482127 | 1.0 | 1 | 1 | 1 |
| | 03482128 | 1.0 | 1 | 1 | 1 |
| | 03482129 | 1.0 | 1 | 1 | 1 |
| Area 3 | 01025100 | 1.0 | 1 | 1 | 1 |
| | 01025101 | 1.0 | 1 | 1 | 1 |
| | 01025102 | 1.0 | 1 | 1 | 1 |
| | 01025103 | 1.0 | 1 | 1 | 1 |
| | 01025104 | 1.0 | 1 | 1 | 1 |
| | 01025105 | 1.0 | 1 | 1 | 1 |
| | 01025106 | 1.0 | 1 | 1 | 1 |
| | 01025107 | 1.0 | 1 | 1 | 1 |
| | 01025108 | 1.0 | 1 | 1 | 1 |
| | 01025109 | 1.0 | 1 | 1 | 1 |



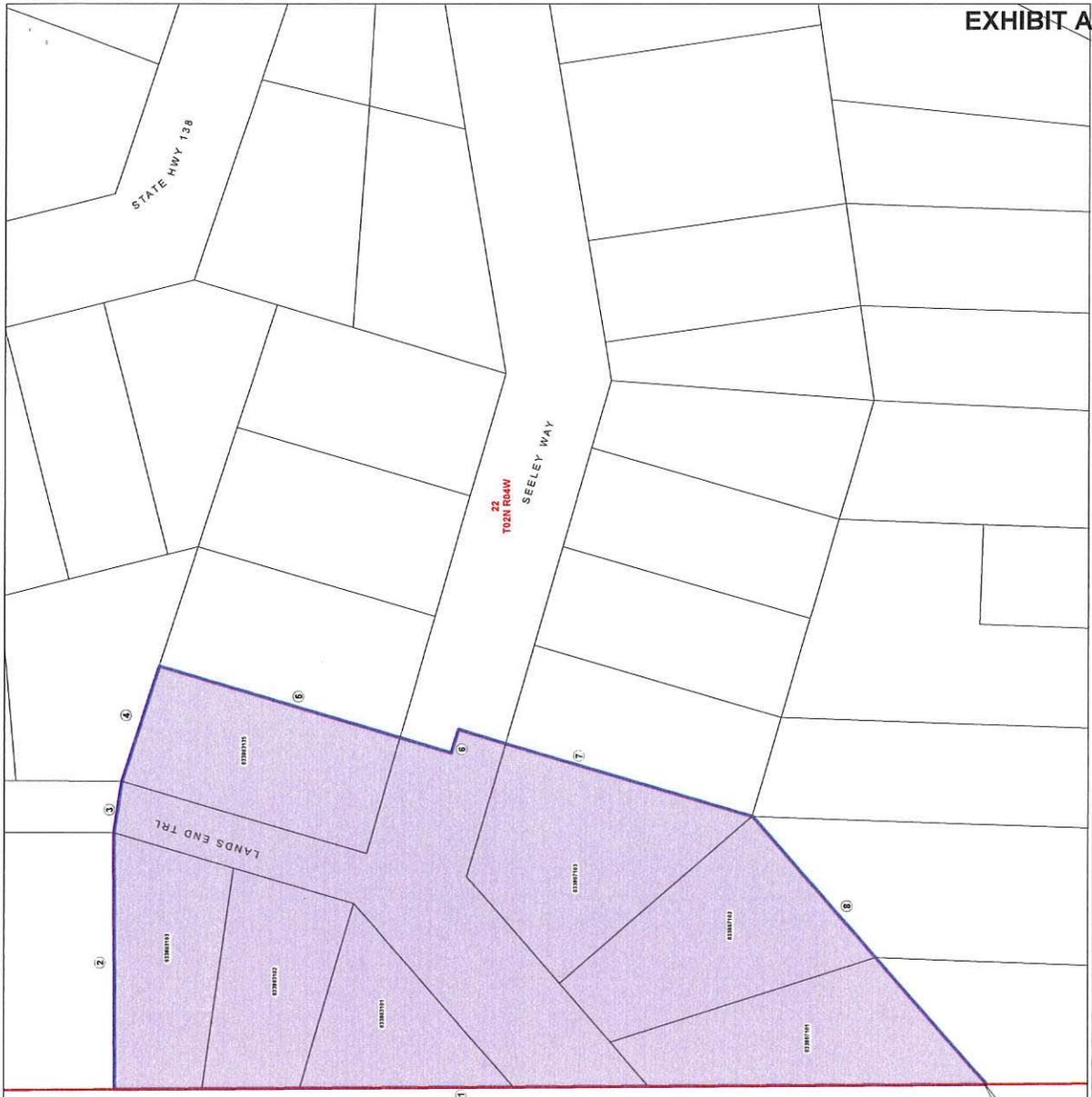
LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54,
 Detachment from County Service Area SL-1, and Dissolutions of
 County Service Area 73 and 53 Zone A

| Course | Distance | Direction |
|--------|----------|--------------|
| 1 | 344.75 | N 00-00-00 W |
| 2 | 103.17 | N 90-00-00 E |
| 3 | 20.20 | S 81-54-13 W |
| 4 | 48.28 | S 71-49-00 E |
| 5 | 120.00 | S 16-17-00 W |
| 6 | 8.02 | S 73-43-00 E |
| 7 | 120.00 | S 16-17-00 W |
| 8 | 145.90 | S 48-58-00 W |

21
 TO2N ROAD



VICINITY MAP



POINT OF BEGINNING

EXHIBIT A-1

THE MAP WAS PREPARED BY THE OFFICE OF THE COUNTY CLERK, COUNTY OF SAN BERNARDINO, CALIFORNIA.

DATE: 08/17/2014
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 COUNTY CLERK: [Signature]

Annexation Area Containing S 27 and S 28 of T 4 S 4 E 4
 Parcel
 Section Line
 Course Number

Annexation Parcel Number

Annexation to County Service Area 54 - Area 6
 That Portion of Crestline Village Subdivision No. 3, as per map recorded in Book 24 of Maps, Page 8, records
 of San Bernardino County, State of California.
 The portion of Ordinance 22 of November 2, 1988, Chapter 1461, C.S.B.C., in the County of San Bernardino, State of California.

Scale: 1" = 1200'

North Arrow

EXHIBIT A-1

**LAFCO 3180 - Reorganization to Include Annexations to County Service Area 54,
Detachment from County Service Area SL-1, and Dissolutions of
County Service Area 73 and 53 Zone A**

| Course | Distance | Direction/Delta | Radius |
|--------|----------|-------------------|---------|
| 1 | 1520.00 | East | |
| 2 | 1520.00 | South | |
| 3 | 1520.00 | East | |
| 4 | 1520.00 | South | |
| 5 | 1520.00 | West | |
| 6 | 1520.00 | South | |
| 7 | 97.82 | N 89° 49' 23" W | |
| 8 | 138.95 | N 26° 31' 31" W | 280.00 |
| 9 | 132.27 | N 7° 04' 00" W | |
| 10 | 79.82 | N 69° 22' 11" W | 570.00 |
| 11 | 273.85 | N 88° 05' 23" W | |
| 12 | 20.00 | N 73° 58' 14" E | |
| 13 | 162.78 | N 17° 56' 58" W | 570.00 |
| 14 | 15.87 | N 82° 27' 54" W | |
| 15 | 20.07 | 04° 11' 41" North | 1080.00 |
| 16 | 3895.58 | North | |
| 17 | | | |

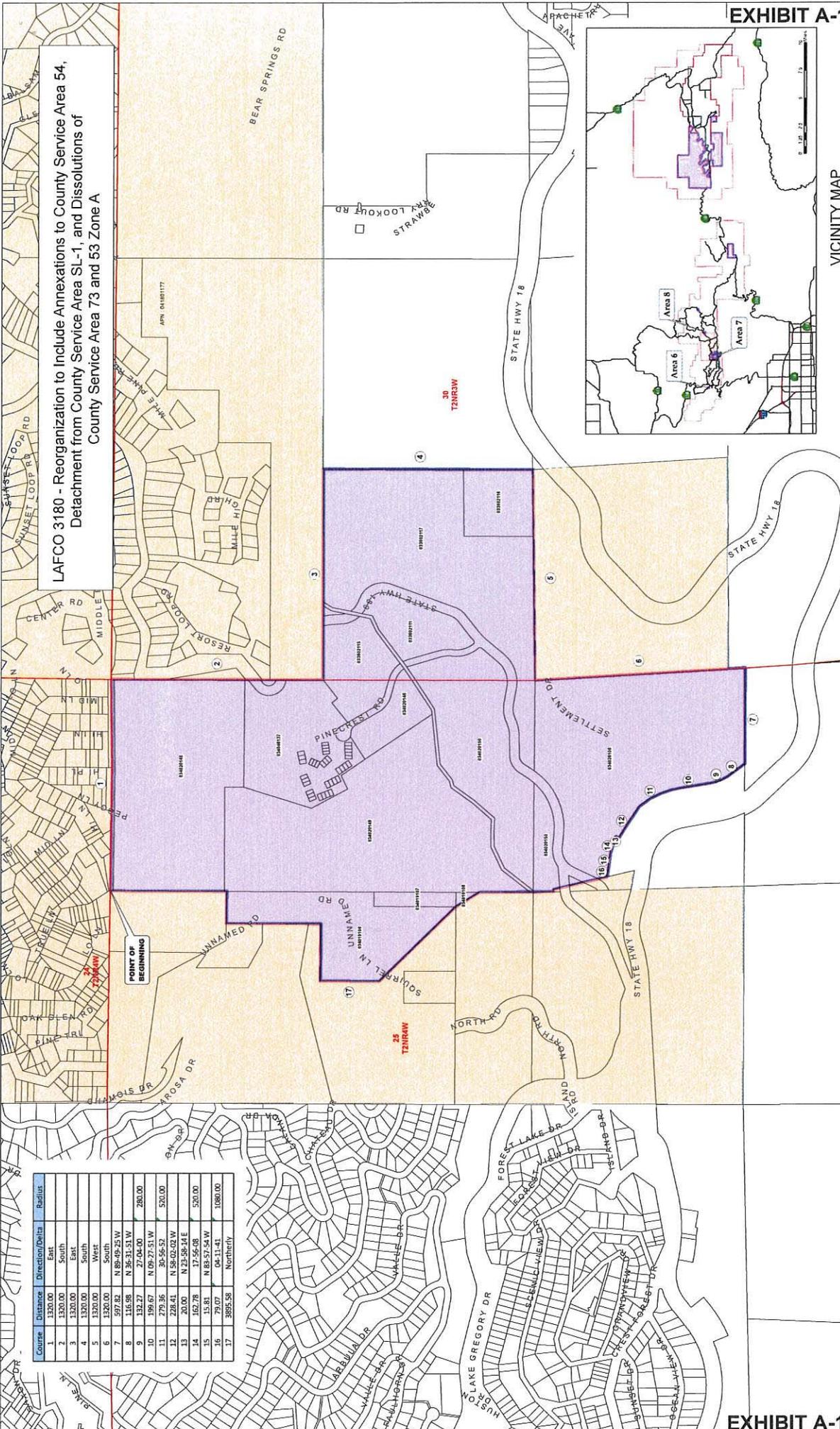
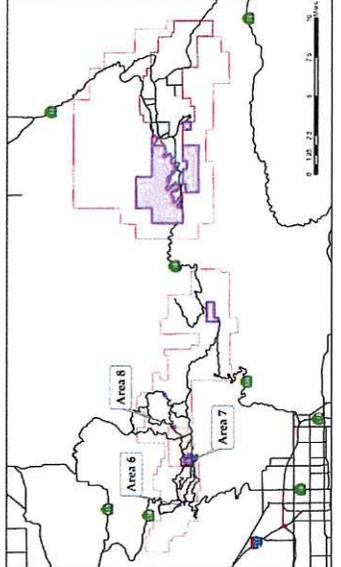


EXHIBIT A-1

VICINITY MAP



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION
 Date: 01/11/2014
 Preparer: [Signature]
 Title: [Signature]
 County: San Bernardino

Annexation to County Service Area 54 - Area 7
 That Portion of Section 25, Township 2 North, Range 4 West and Section 30, Township 2 North, Range 3 West, S.B.M., in the County of San Bernardino, State of California.



EXHIBIT A-1

