

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 3181 – REORGANIZATION TO INCLUDE ANNEXATIONS TO THE BIGHORN-DESERT VIEW WATER AGENCY; DISSOLUTION OF ZONE W-1 OF COUNTY SERVICE AREA 70 AND FORMATION OF AN IMPROVEMENT DISTRICT OF THE BIGHORN-DESERT VIEW WATER AGENCY**

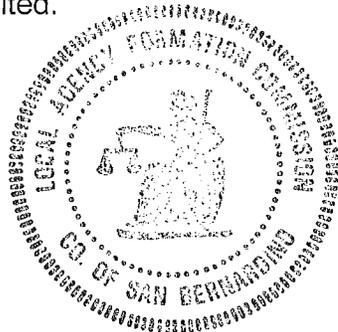
The name of each city and/or district involved in this change of organization or reorganization and the kind or type of change of organization ordered for each city and/or district are as follows:

<u>City or District</u>	<u>Type of Change of Organization</u>
Bighorn Desert View Water District	Annexation to
County Service Area 70 Zone W-1	Dissolution of
Improvement District	Formation of

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. 3197 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 March 26, 2015. 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. 3197. A map of the area is also attached to Resolution No. 3197 as Exhibit "A-1".

The area is legally inhabited.



KATHLEEN ROLLINGS-McDONALD
Executive Officer

By: _____

Rebecca Lowery
Rebecca Lowery
Clerk to the Commission

Dated: March 26, 2015

THE EFFECTIVE DATE OF THIS ACTION IS JULY 1, 2015

**LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY**

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PROPOSAL NO.: LAFCO 3181

HEARING DATE: MARCH 26, 2015

RESOLUTION NO. 3197

A RESOLUTION OF THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF SAN BERNARDINO ORDERING LAFCO 3181 – REORGANIZATION TO INCLUDE ANNEXATIONS TO THE BIGHORN-DESERT VIEW WATER AGENCY; DISSOLUTION OF ZONE W-1 OF COUNTY SERVICE AREA 70 AND FORMATION OF AN IMPROVEMENT DISTRICT OF THE BIGHORN-DESERT VIEW WATER AGENCY

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. 3194 on January 21, 2015, 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 3181, as approved by the Commission, are as follows:

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 3181;

Condition No. 3. The effective date of this reorganization shall be July 1, 2015;

Condition No. 4. The service area/territory of the dissolved CSA 70 Zone W-1, on the effective date of this reorganization, shall be formed as an improvement district of the Successor District (“Improvement District”) and shall be required to maintain separate accounts

RESOLUTION NO. 3197

for the purposes of keeping the existing assets and liabilities, including, but not limited to, capital funds, assessments and debt obligations of the dissolved CSA 70 Zone W-1 isolated and segregated;

Condition No. 5. Upon the effective date of the reorganization, the Bighorn-Desert View Water Agency, as Successor District to CSA 70 Zone W-1, shall succeed to all rights, duties, responsibilities, properties (both real and personal), contracts, equipment, assets, liabilities, obligations, functions, executory provisions, entitlements, permits and approvals of the dissolved CSA 70 Zone W-1. It is anticipated that the transition period shall be from the date of completion of the protest process until the effective date of the reorganization assigned (July 1, 2015) allowing for the smooth transition of operations;

Condition No. 6. Upon the effective date of the reorganization, the Improvement District shall receive all reserve fund balances from the dissolved CSA 70 Zone W-1 specifically identified in the Fiscal Year 2014-15 Adopted Reserve Program (Capital Replacement \$358,764 and Capital Expansion \$319,263; total \$678,027) to be held for the benefit of the ratepayers and property owners within the dissolved district. Transactions utilizing these funds shall be accounted for and described in the annual audit/comprehensive financial reports recognizing the improvement district. All other cash on hand or reserve funds shall transfer to the Successor District for use in providing the service to the area of the dissolved CSA 70 Zone W-1;

Condition No. 7. Upon the effective date of the reorganization, the Successor District shall accept all system facilities transferred from the dissolved CSA 70 Zone W-1 in "as is" condition without any payment or repair obligation from the assets of CSA 70 (pursuant to Government Code Section 56886(h)). All system facilities and incidental liabilities, such as accounts payables, contract obligations and customer deposits shall be transferred to the Successor District. All assets including, but not limited to, water production equipment (pumps, storage tanks, etc.), water transfer infrastructure, transmission lines and rights-of-way, rolling stock, tools, office furniture, fixtures and equipment, all lands, buildings, real and personal property and appurtenances held by the dissolved CSA 70 Zone W-1 shall be transferred to the Successor District;

Condition No. 8. The debt obligations of the dissolved CSA 70 Zone W-1 (including but not limited to bond debt and its share of Improvement District M of the Mojave Water Agency) shall remain with the ratepayers obligated to repay those debts through assignment to the Improvement District of the Successor District;

Condition No. 9. The existing fees, taxes, assessments, and charges of CSA 70 Zone W-1 shall continue as the Improvement District's fee, taxes, assessment and charges for payment of the obligations for the duration of the debt obligation;

Condition No. 10. Water rates for the CSA 70 Zone W-1 area shall transition to the previously established and authorized current rates of the Bighorn Desert View Water Agency. It is anticipated that the transition shall be phased to allow for transition in operating systems but shall be accomplished by the close of the first fiscal year following the effective date of the reorganization;

Condition No. 11. Upon the effective date of the reorganization, the Successor District shall succeed to all water and capacity rights of the dissolved CSA 70 Zone W-1,

RESOLUTION NO. 3197

whether wholly or partially owned or held by the extinguishing district and shall succeed to the priorities of use or rights of use of water or capacity rights in any public improvements or facilities or any other property whether real or personal, to which the dissolved CSA 70 Zone W-1 is entitled to upon the effective date of this Reorganization. The successor district shall specifically succeed to all rights and interest held or claimed by the dissolved CSA 70 Zone W-1 under the Ames Judgment under Riverside Superior Court Case 211504;

Condition No. 12. Upon the effective date of the reorganization, the Successor District shall specifically succeed to all rights and interests held or claimed by the dissolved CSA 70 Zone W-1 under all agreements and/or memoranda of understanding with the Department of the Interior, the Bureau of Land Management, the United States Geological Survey, the California Department of Fish and Game, the California Water Quality Control Board and the Regional Water Quality Control Board for the Colorado Region, or any other public agency or private entity with which the dissolved CSA 70 Zone W-1 has an agreement or memoranda of understanding. The Successor District shall also assume all joint use flow agreements and maintenance agreements held by the dissolved CSA 70 Zone W-1 [(Government Code Section 56886(r)]. Amendments of existing agreements shall be completed prior to the effective date to address any changes in service [Government Code Section 56886(r)(v)];

Condition No. 13. The appropriation limit of the dissolved CSA 70 Zone W-1 shall be added to the appropriation limit of the Successor District;

Condition No. 14. Upon the effective date of this reorganization, the Successor District and its Improvement District shall succeed to all rights, duties, and obligations of the dissolved CSA 70 Zone W-1 with respect to the enforcement, performance or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations of the dissolved CSA 70 Zone W-1. This reorganization shall not impair any rights of any bondholder or creditor of the dissolved CSA 70 Zone W-1;

Condition No. 15. As of the date of approval of the reorganization by LAFCO through the effective date pursuant to the provisions of Government Code 56885.5(a)(4), the Board of Supervisors of San Bernardino County as the governing body of CSA 70 Zone W-1 shall be prohibited from taking the following actions unless it first finds an emergency situation exists as defined in Government Code Section 54956.5:

- **No Increase in Compensation or benefits:** No increase in calculation for payment of benefits or compensation to CSA 70 shall be allowed. Exceptions to this prohibition include planned and budgeted increases identified in the adopted budget for Fiscal Year 2014-15.
- **Bound by Current Budget:** Appropriating, encumbering, expending, or otherwise obligating any revenue of CSA 70 Zone W-1 beyond that provided in the current budget at the time of Commission approval unless agreed to by the Successor District; and,

Condition No. 16. The Bighorn-Desert View Water Agency 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.

RESOLUTION NO. 3197

WHEREAS, the reason for this proposal, as outlined by the Bighorn-Desert View Water Agency, is to take over responsibility of water services and will allow for local control of the residents water service, will allow for a more timely response to periodic issues that may arise, and will provide a means for lower and more stable water rates;

WHEREAS, on January 21, 2015, the Commission, as CEQA lead agency, has determined that this proposal is statutorily exempt from environmental review. This recommendation was based on the finding that the Commission's approval of the reorganization had no potential to cause any adverse effect on the environment. The reorganization proposal will not change the area in which the service is provided; therefore, no physical affect upon the environment can be seen. Therefore, the proposal is exempt from the requirements of CEQA, as outlined in the State CEQA Guidelines, Section 15061 (b) (3). The Commission adopted the Statutory Exemption 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 March 25, 2015, 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;

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

SECTION 1. The value of written landowner protests filed and not withdrawn represents owners of land who own less than 25% of the total assessed value of land within the territory (0.01% of landowners representing 0.39% of the land value). No Written registered voter protests were filed.

SECTION 2. The regular County assessment roll is utilized by the Agency.

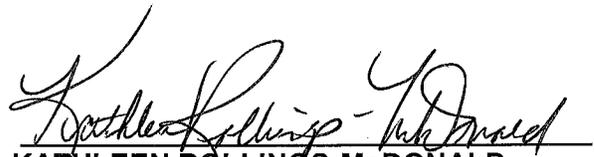
SECTION 3. The affected territory will not be taxed for existing general bonded indebtedness and/or contractual obligations of the Agency.

SECTION 4. 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 Bighorn Desert View Water Agency and dissolution of County Service Area 70 Zone W-1 and formation of an Improvement District of the Bighorn-Desert View Water Agency.

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 MARCH 26, 2015




KATHLEEN ROLLINGS-McDONALD
Executive Officer

**LAFCO 3181 – REORGANIZATION TO INCLUDE ANNEXATION TO THE
BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT
DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1**

Section 3, Section 4, portions of Section 7, Section 8, Section 9, Section 10, Section 14, Section 15, Section 16, portions of Section 18, and Section 22 of Township 2 North, Range 6 East, San Bernardino Meridian, more particularly described as follows:

AREA 1

BEGINNING at the northwest corner of Section 4 of said Township, also being a point on the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 - "CONSOLIDATION OF THE DESERT VIEW WATER DISTRICT AND THE BIGHORN MOUNTAINS WATER AGENCY";

(1) thence leaving said boundary of LAFCO #2595 easterly 5280 feet, along the northerly line of said Section 4 to the northeast corner of said Section 4;

(2) thence easterly 5280 feet, along the northerly line of Section 3 of said Township to northeast corner of said Section 3;

(3) thence southerly 5280 feet, along the easterly line of said Section 3 to the southeast corner of said Section 3;

(4) thence southerly 5280 feet, along the easterly line of Section 10 of said Township to the southeast corner of said Section 10;

(5) thence easterly 5280 feet, along the northerly line of Section 14 of said Township to the northeast corner of said Section 14;

(6) thence southerly 5280 feet, along the easterly line of said Section 14 to the southeast corner of said Section 14, said point being located on the boundary of the Joshua Basin Water District, LAFCO #2405 - "REORGANIZATION TO INCLUDE ANNEXATIONS TO THE JOSHUA BASIN COUNTY WATER DISTRICT #8 (AND ITS IMPROVEMENT DISTRICT #2)";

(7) thence along said boundary of LAFCO #2405 westerly 5280 feet, along the southerly line of said Section 14 to southwest corner of said Section 14;

(8) thence continuing along said boundary of LAFCO #2405 southerly 5280 feet, along the easterly line of Section 22 of said Township to the southeast corner of said Section 22;

(9) thence continuing along said boundary of LAFCO #2405 westerly 5280 feet, along the southerly line of said Section 22 to the southwest corner of said Section 22;

(10) thence leaving said boundary of LAFCO #2405 northerly 5280 feet, along the westerly line of said Section 22 to the northwest corner of said Section 22;

EXHIBIT A

(11) thence westerly 5280 feet, along the southerly line of Section 16 of said Township to the southwest corner of said Section 16;

(12) thence northerly 5280 feet, along the westerly line of said Section 16 to the northwest corner of said Section 16;

(13) thence westerly 5280 feet, along the southerly line of Section 8 of said Township to the southwest corner of said Section 8, said point being located on the aforementioned boundary of LAFCO #2595;

(14) thence along said boundary of LAFCO #2595 northerly 5280 feet, along the westerly line of said Section 8 to the northwest corner of said Section 8;

(15) thence continuing along said boundary of LAFCO #2595 easterly 5280 feet, along the northerly line of said Section 8 to the northeast corner of said Section 8;

(16) thence continuing along said boundary of LAFCO #2595 northerly 5280 feet, along the westerly line of Section 4 of said Township to the **POINT OF BEGINNING**.

CONTAINING: 5,760 acres, more or less.

Graphically depicted on 'EXHIBIT "A" – PLAT – SHEETS 2 THROUGH 11', attached hereto and by this reference made a part hereof.

AREA 2

BEGINNING at the northwest corner of the southeast quarter of the northwest quarter of the northeast quarter of Section 7, also being a point on the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 - "CONSOLIDATION OF THE DESERT VIEW WATER DISTRICT AND THE BIGHORN MOUNTAINS WATER AGENCY";

thence along the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 through the following four courses:

(1) easterly 1650 feet, along the northerly line of the south half of the north half of the northeast quarter of said Section 7 to the northeast corner of the west half of the southeast quarter of the northeast quarter of the northeast quarter of said Section 7;

(2) thence southerly 660 feet, along the easterly line of said west half to the southeast corner of said west half;

(3) thence westerly 1650 feet, along the southerly line of the aforementioned south half of the north half of the northeast quarter of Section 7 to the southeast corner of the aforementioned southeast quarter of the northwest quarter of said northeast quarter of Section 7;

(4) thence northerly 660 feet, along the westerly line of said southeast quarter of the northwest quarter of said northeast quarter of Section 7 to the **POINT OF BEGINNING**.

CONTAINING: 25.2 acres, more or less.

Graphically depicted on 'EXHIBIT "A" – PLAT – SHEET 12', attached hereto and by this reference made a part hereof.

AREA 3

BEGINNING at the northwest corner of the southeast quarter of the southwest quarter of the northeast quarter of Section 7, also being a point on the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 - "CONSOLIDATION OF THE DESERT VIEW WATER DISTRICT AND THE BIGHORN MOUNTAINS WATER AGENCY";

thence along the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 through the following eighteen courses:

(1) easterly 660 feet, along the northerly line of said southeast quarter of the southwest quarter of said northeast quarter of Section 7 to the northeast corner of said southeast quarter of the southwest quarter of said northeast quarter of Section 7;

(2) thence southerly 660 feet, along the easterly line of said southeast quarter of the southwest quarter of the northeast quarter of Section 7 to the southeast corner of said southeast quarter of the southwest quarter of the northeast quarter of said Section 7;

(3) thence westerly 330 feet, along the southerly line of said southeast quarter of the southwest quarter of the northeast quarter of said Section 7 to the northeast corner of the west half of the northeast quarter of the northwest quarter of the southeast quarter of said Section 7;

(4) thence southerly 660 feet, along the easterly line of said west half of the northeast quarter of the northwest quarter of the southeast quarter of Section 7 to northwest corner of the east half of the southeast quarter of the northwest quarter of the southeast quarter of said Section 7;

(5) thence easterly 330 feet, along the northerly line of said east half of the southeast quarter of the northwest quarter of the southeast quarter of Section 7 to the northeast corner of said east half of the southeast quarter of the northwest quarter of the southeast quarter of Section 7;

(6) thence southerly 660 feet, along the easterly line of said east half of the southeast quarter of the northwest quarter of the southeast quarter of Section 7 to the southeast corner of said east half of the southeast quarter of the northwest quarter of the southeast quarter of Section 7;

(7) thence westerly 330 feet, along the southerly line of said east half of the southeast quarter of the northwest quarter of the southeast quarter of Section 7 to the northeast corner of the west half of the east half of the southwest quarter of the southeast quarter of said Section 7;

(8) thence southerly 1320 feet, along the easterly line of said west half of the east half of the southwest quarter of the southeast quarter of Section 7 to the southeast corner of said west half of the east half of the southwest quarter of the southeast quarter of Section 7;

(9) thence westerly 330 feet, along the southerly line of said west half of the east half of the southwest quarter of the southeast quarter of Section 7 to the northeast corner of the east half of the west half of the northwest quarter of the northeast quarter of the aforementioned Section 18;

EXHIBIT A

(10) thence southerly 1320 feet, along the easterly line of said east half of the west half of the northwest quarter of the northeast quarter of Section 18 to the southeast corner of said east half of the west half of the northwest quarter of the northeast quarter of Section 18;

(11) thence westerly 330 feet, along the southerly line of said east half of the west half of the northwest quarter of the northeast quarter of Section 18 to the southwest corner of said east half of the west half of the northwest quarter of the northeast quarter of Section 18;

(12) thence northerly 1320 feet, along the westerly line of said east half of the west half of the northwest quarter of the northeast quarter of Section 18 to the southeast corner of the west half of the southwest quarter of the southwest quarter of the southeast quarter of the aforementioned Section 7;

(13) thence westerly 330 feet, along the southerly line of said west half of the southwest quarter of the southwest quarter of the southeast quarter of Section 7 to the southwest corner of said west half of the southwest quarter of the southwest quarter of the southeast quarter of Section 7;

(14) thence northerly 660 feet, along the westerly line of said southwest quarter of the southwest quarter of the southeast quarter of Section 7 to the northwest corner of said southwest quarter of the southwest quarter of the southeast quarter of Section 7;

(15) thence easterly 660 feet, along the northerly line of said southwest quarter of the southwest quarter of the southeast quarter of Section 7 to the southwest corner of the west half of the northeast quarter of the southwest quarter of the southeast quarter of said Section 7;

(16) thence northerly 660 feet, along the westerly line of said west half of the northeast quarter of the southwest quarter of the southeast quarter of said Section 7 to the southwest corner of the east half of the northwest quarter of the southeast quarter of said Section 7;

(17) thence northerly 1320 feet, along the westerly line of said east half of the northwest quarter of the southeast quarter of said Section 7 to the southwest corner of the aforementioned southeast quarter of the southwest quarter of the northeast quarter of said Section 7;

(18) thence northerly 660 feet, along the westerly line of said southeast quarter of the southwest quarter of the northeast quarter of Section 7 to the **POINT OF BEGINNING**.

CONTAINING: 55.5 acres, more or less.

Graphically depicted on 'EXHIBIT "A" – PLAT – SHEET 13', attached hereto and by this reference made a part hereof.

AREA 4

BEGINNING at the northwest corner of the southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of said Section 18, also being a point on the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 - "CONSOLIDATION OF THE DESERT VIEW WATER DISTRICT AND THE BIGHORN MOUNTAINS WATER AGENCY";

thence along the existing boundary of the Bighorn Desert View Water Agency per LAFCO #2595 through the following four courses:

- (1) easterly 330 feet, along the northerly line of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18;
- (2) thence southerly 330 feet, along the easterly line of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18 to the southeast corner of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18;
- (3) thence westerly 330 feet, along the southerly line of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18 to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18;
- (4) thence northerly 330 feet, along the westerly line of said southeast quarter of the northwest quarter of the southwest quarter of the northeast quarter of Section 18 to the **POINT OF BEGINNING**.

CONTAINING: 2.5 acres, more or less.

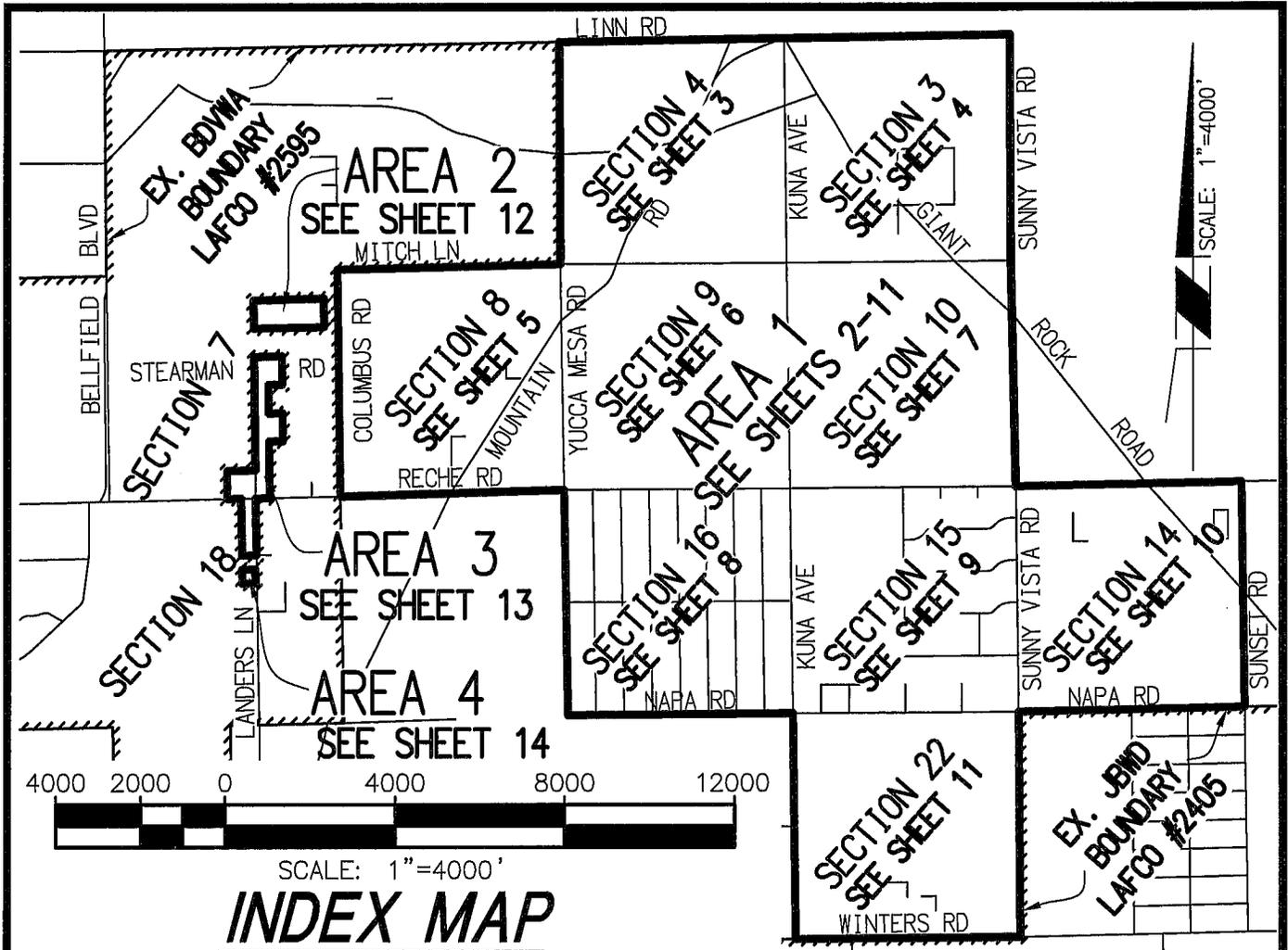
Graphically depicted on 'EXHIBIT "A" – PLAT – SHEET 14', attached hereto and by this reference made a part hereof.

AREA'S 1, 2, 3 AND 4 AS DESCRIBED ABOVE ALL TOGETHER CONTAINING: 5,843.2 ACRES, MORE OR LESS.

This Legal Description and accompanying plat were prepared by me or under my direction.


 Benjamin Daniel Egan, PLS 8756
 Prepared: 9/24/2014





INDEX MAP

LEGEND

- ANNEXATION BOUNDARY
- ////// EXISTING BDVWA & JBWD LIMITS
- (####) INDICATES COURSES
- BDVWA BIGHORN DESERT VIEW WATER AGENCY
- JBWD JOSHUA BASIN WATER DISTRICT

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PAGE 14	PARCEL 4 PLAT

DESCRIPTION

SECTION 3, SECTION 4, PORTIONS OF SECTION 7, SECTION 8, SECTION 9, SECTION 10, SECTION 14, SECTION 15, SECTION 16, PORTIONS OF SECTION 18, AND SECTION 22 OF TOWNSHIP 2 NORTH, RANGE 6 EAST, S.B.M.

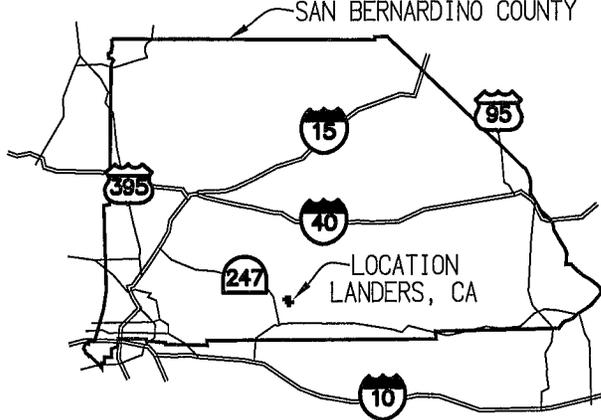
EXHIBIT "A" - PLAT

SHEETS 1 THROUGH 14

LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1
LAFCO 3181

LIST OF AFFECTED AGENCIES

BIGHORN DESERT VIEW WATER AGENCY
CSA 70 ZONE W-1



VICINITY MAP

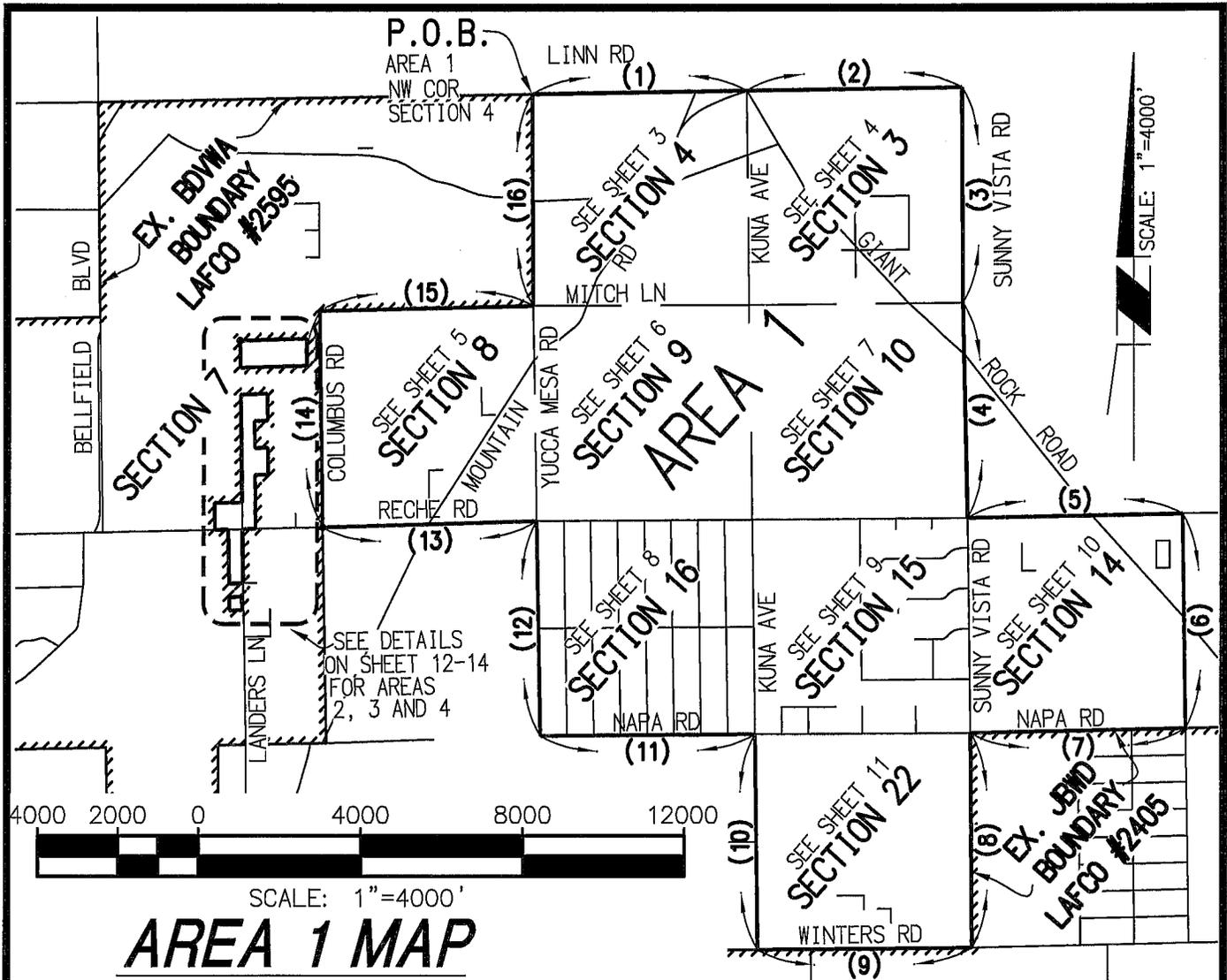
NOT TO SCALE

SECTION THIRTY SEVEN

77-570 SPRINGFIELD LANE, SUITE M CONSULTANTS
PALM DESERT, CA 92211
(760) 489-9107
BEGAN@S-37.COM

SHEET 1 OF 14

DATE: SEPTEMBER 24, 2014 JN: 37-100102



AREA 1 MAP

LEGEND

- ANNEXATION BOUNDARY
- EXISTING BDVWA LIMITS
- (###) INDICATES COURSES
- BDVWA BIGHORN DESERT VIEW WATER AGENCY
- JBWD JOSHUA BASIN WATER DISTRICT

DESCRIPTION

SECTION 3, SECTION 4, SECTION 8, SECTION 9, SECTION 10, SECTION 14, SECTION 15, SECTION 16 AND SECTION 22 OF TOWNSHIP 2 NORTH, RANGE 6 EAST, S.B.M.

AREA

AREA 1 = 5760 ACRES, MORE OR LESS.

LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1 LAFCO 3181

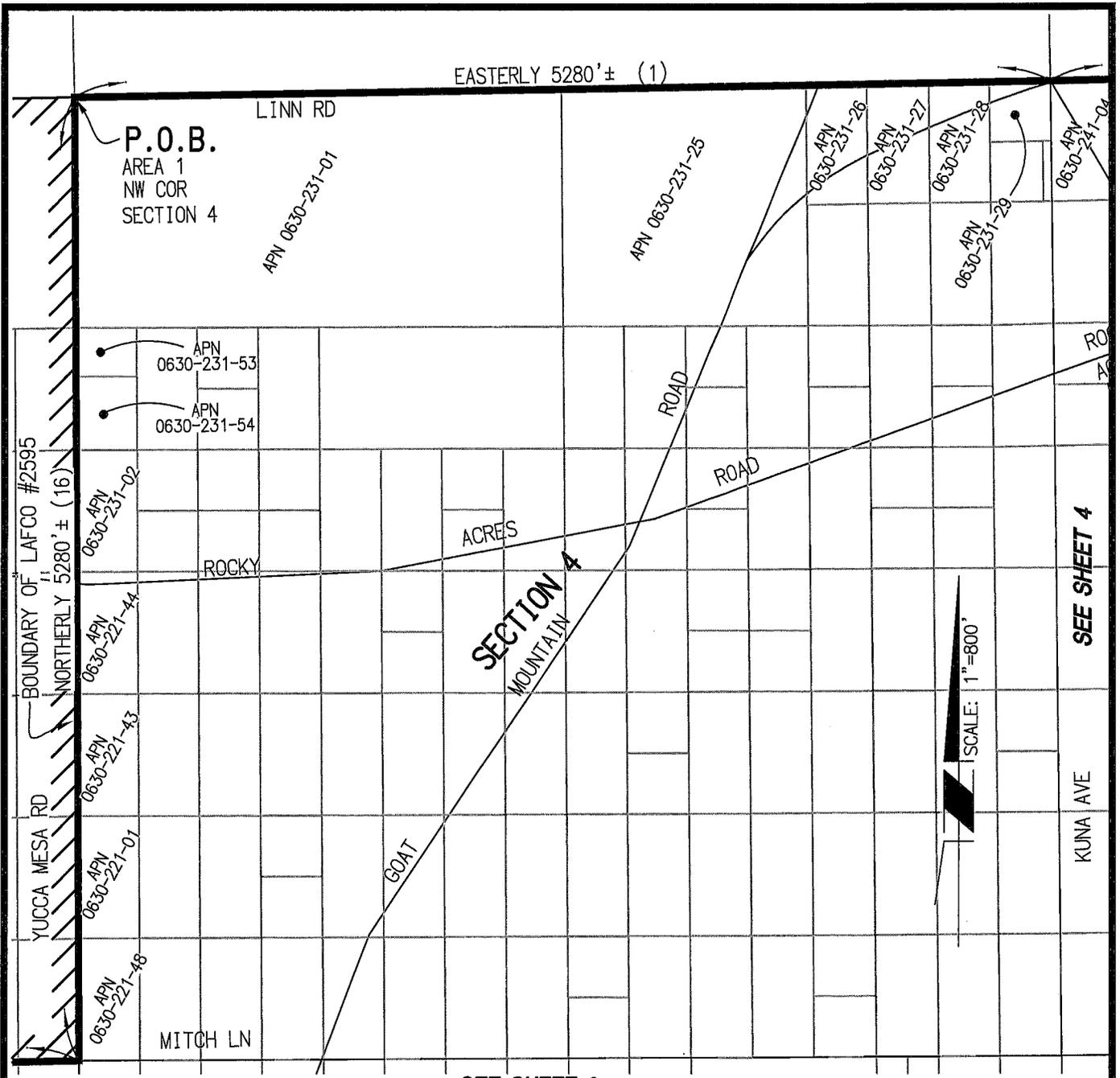
DATA TABLE					
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(2)	EASTERLY	5280'	(10)	NORTHERLY	5280'
(3)	SOUTHERLY	5280'	(11)	WESTERLY	5280'
(4)	SOUTHERLY	5280'	(12)	NORTHERLY	5280'
(5)	EASTERLY	5280'	(13)	WESTERLY	5280'
(6)	SOUTHERLY	5280'	(14)	NORTHERLY	5280'
(7)	WESTERLY	5280'	(15)	EASTERLY	5280'
(8)	SOUTHERLY	5280'	(16)	NORTHERLY	5280'

SECTION THIRTY SEVEN

77-570 SPRINGFIELD LANE, SUITE M CONSULTANTS
 PALM DESERT, CA 92211
 (760) 489-9107
 BEGAN@S-37.COM

SHEET 2 OF 14

DATE: SEPTEMBER 24, 2014 JN: 37-100102



SEE SHEET 6

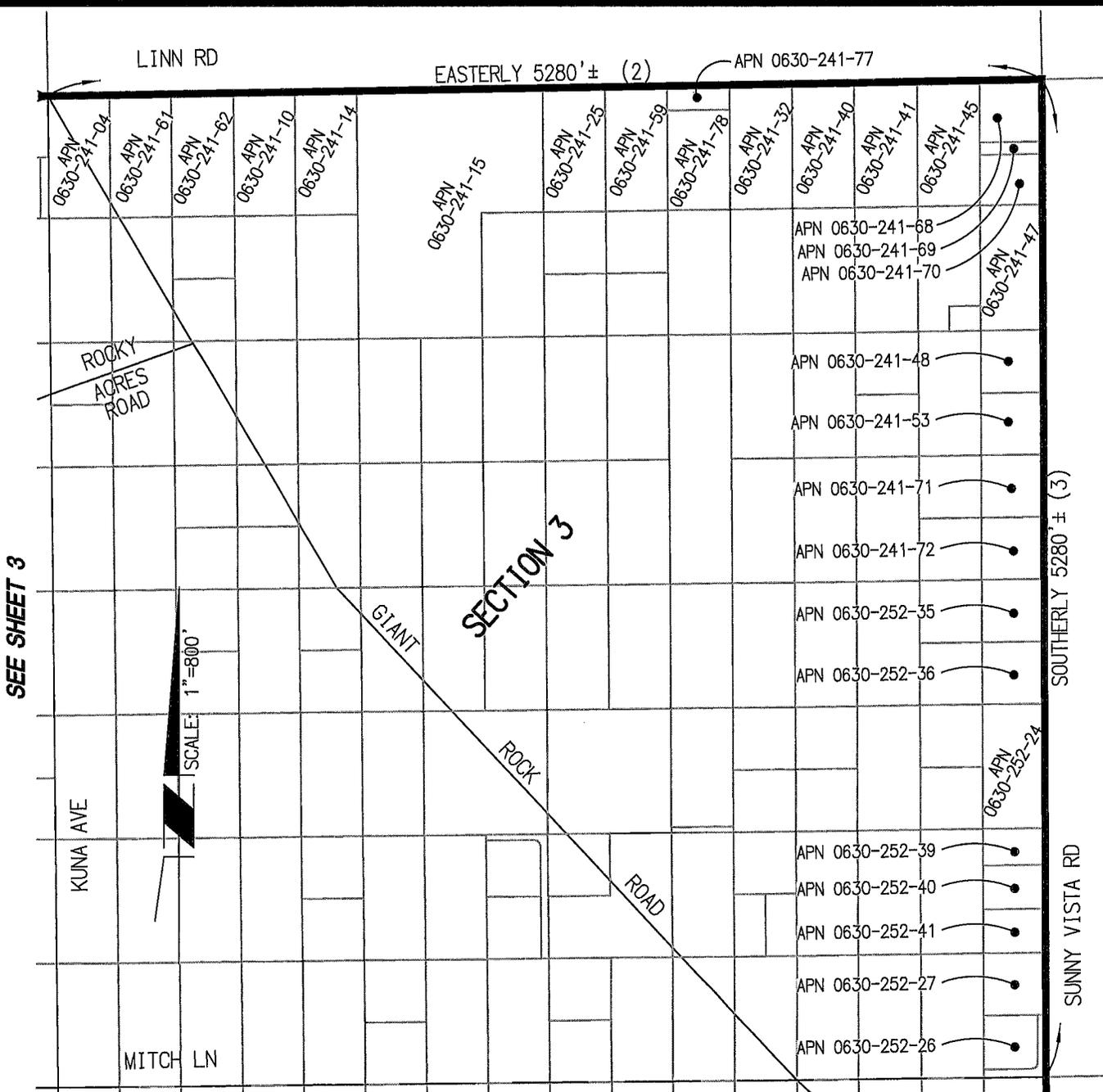


AREA 1 - SECTION 4 DETAIL

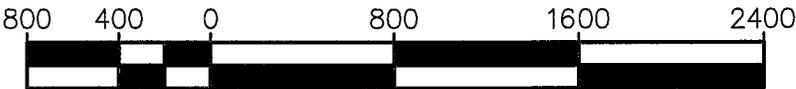
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION
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 LAFCO 3181

SECTION THIRTY SEVEN
 77-570 SPRINGFIELD LANE, SUITE M CONSULTANTS
 PALM DESERT, CA 92211
 (760) 489-9107
 BEGANS-37.COM

SHEET 3 OF 14
 DATE: SEPTEMBER 24, 2014 JN: 37-100102



SEE SHEET 7



AREA 1 - SECTION 37 DETAIL

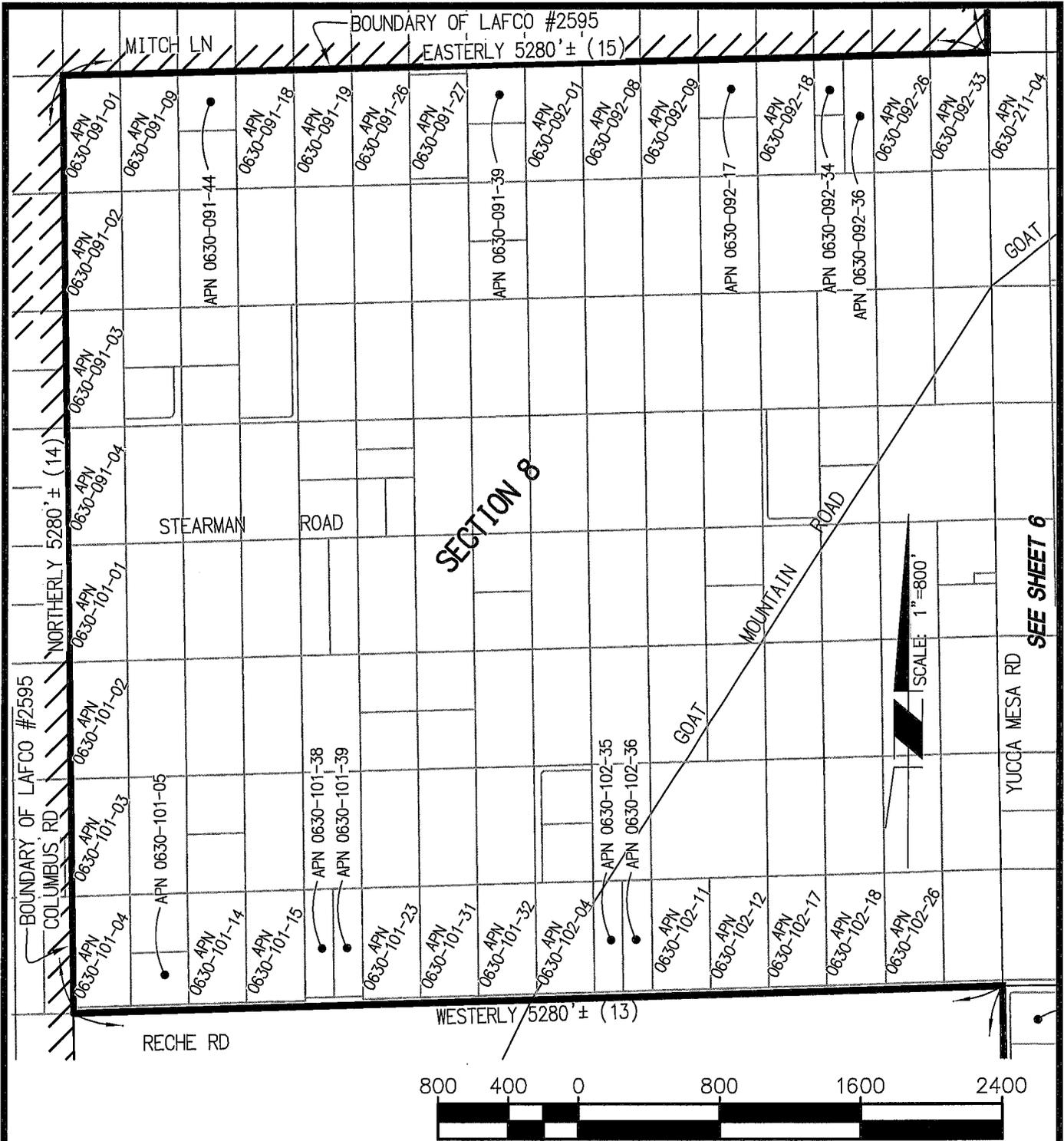
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1 LAFCO 3181

SECTION THIRTY SEVEN

77-570 SPRINGFIELD LANE, SUITE M CONSULTANTS
 PALM DESERT, CA 92211
 (760) 489-9107
 BEGANS-37.COM

SHEET 4 OF 14

DATE: SEPTEMBER 24, 2014 JN: 37-100102



AREA 1 - SECTION 8 DETAIL

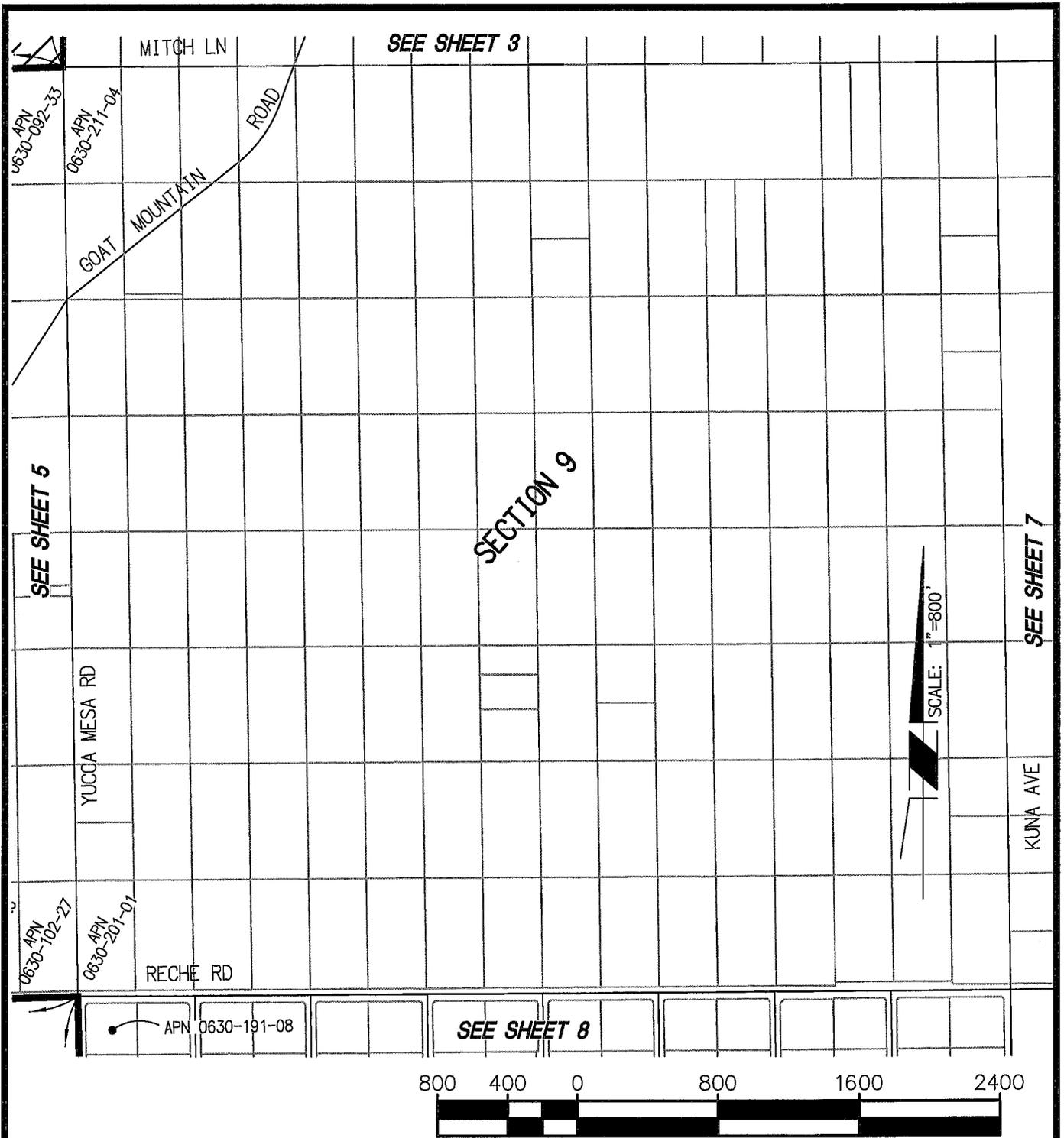
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1
LAFCO 3181

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SHEET 5 OF 14

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AREA 1 - SECTION 9 DETAIL

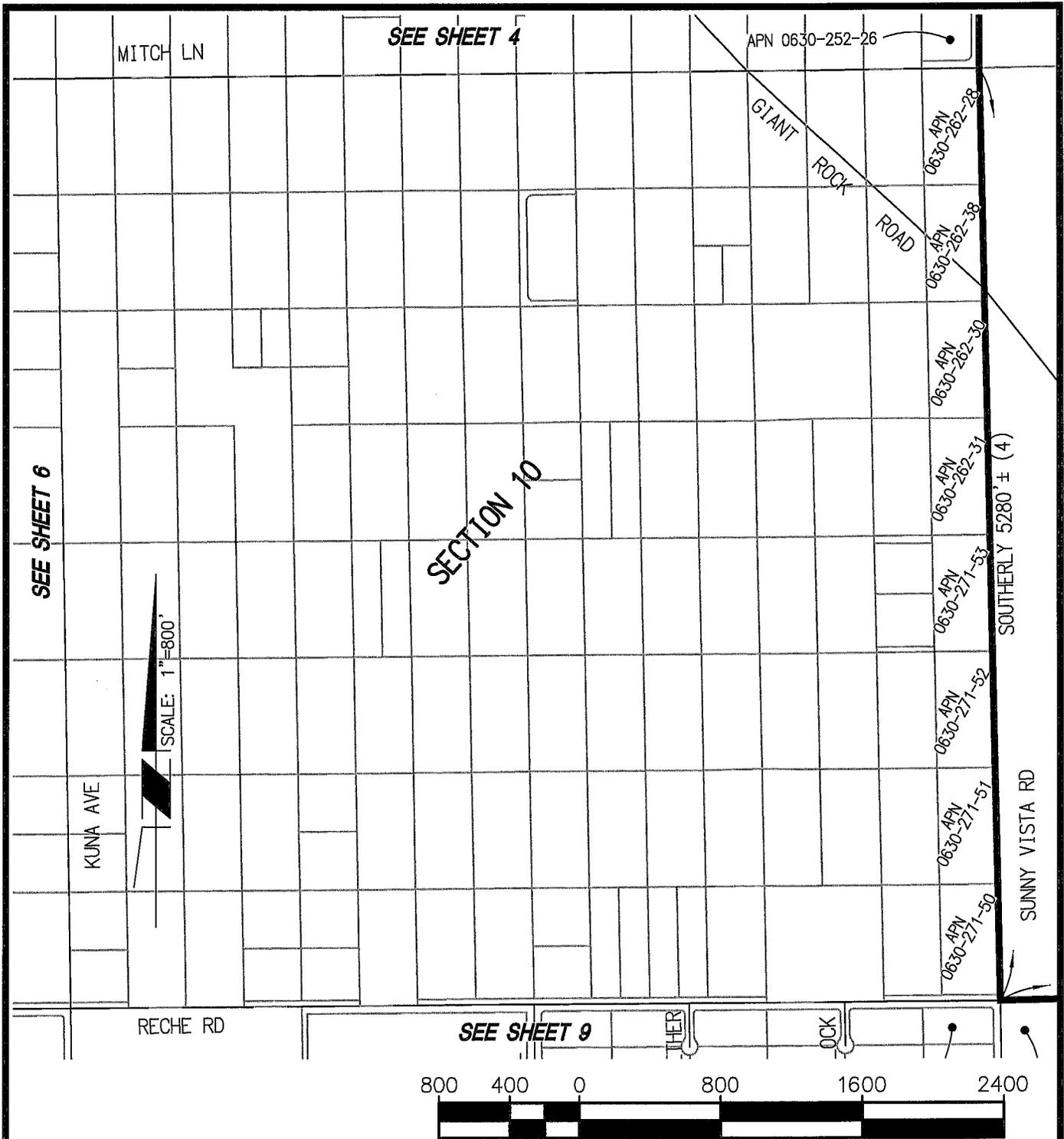
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION
 TO THE BIGHORN DESERT VIEW WATER AGENCY AND
 FORMATION OF AN IMPROVEMENT DISTRICT AND
 DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1
 LAFCO 3181

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SHEET 6 OF 14

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AREA 1 - SECTION 10 DETAIL

LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1
 LAFCO 3181

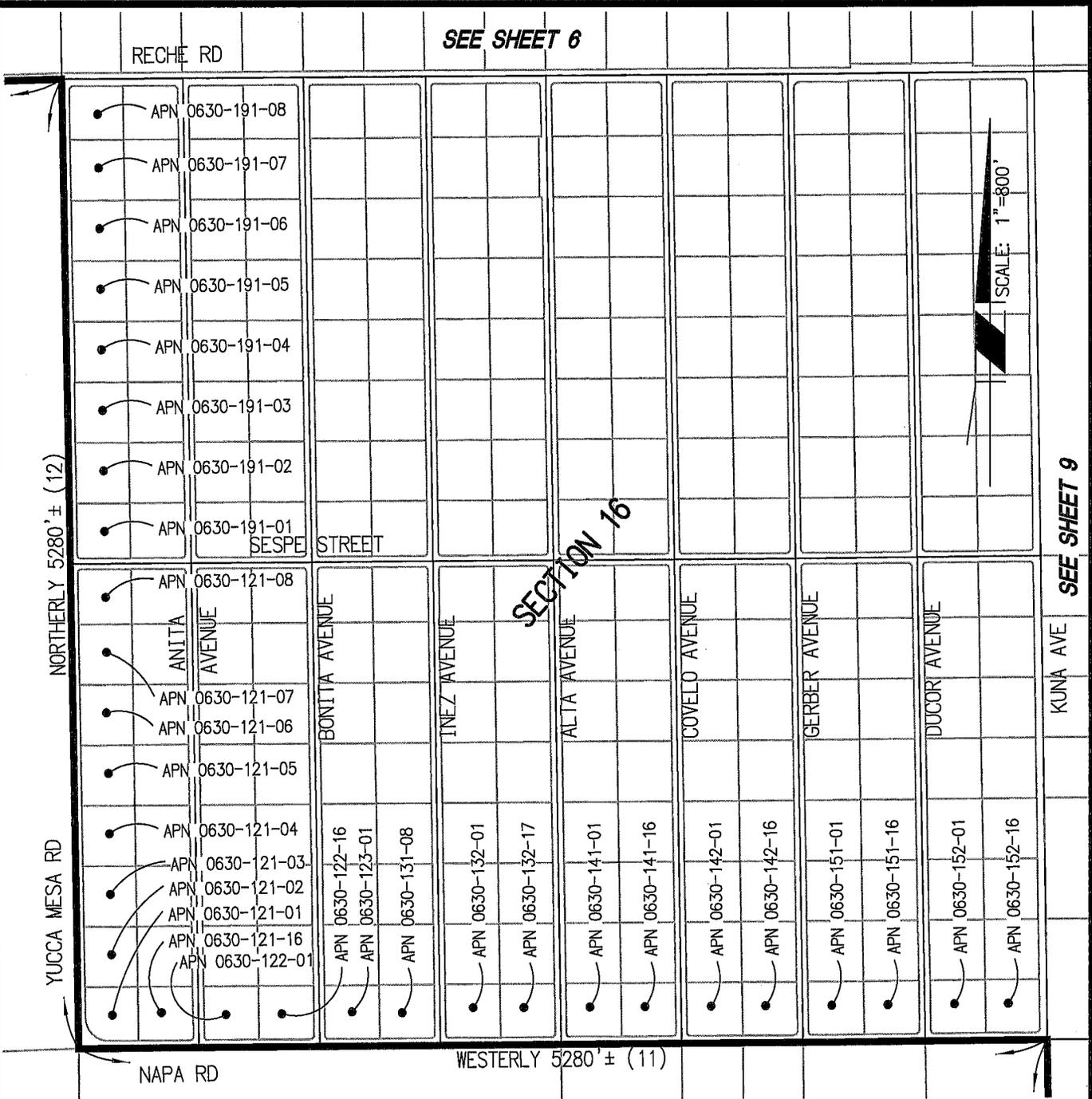
SECTION THIRTY SEVEN

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SEE SHEET 6



NORTHERLY 5280' ± (12)

YUCCA MESA RD

NAPA RD

WESTERLY 5280' ± (11)

SEE SHEET 9

KUNA AVE



AREA 1 - SECTION 16 DETAIL

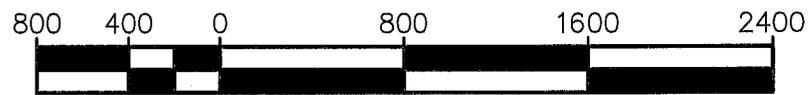
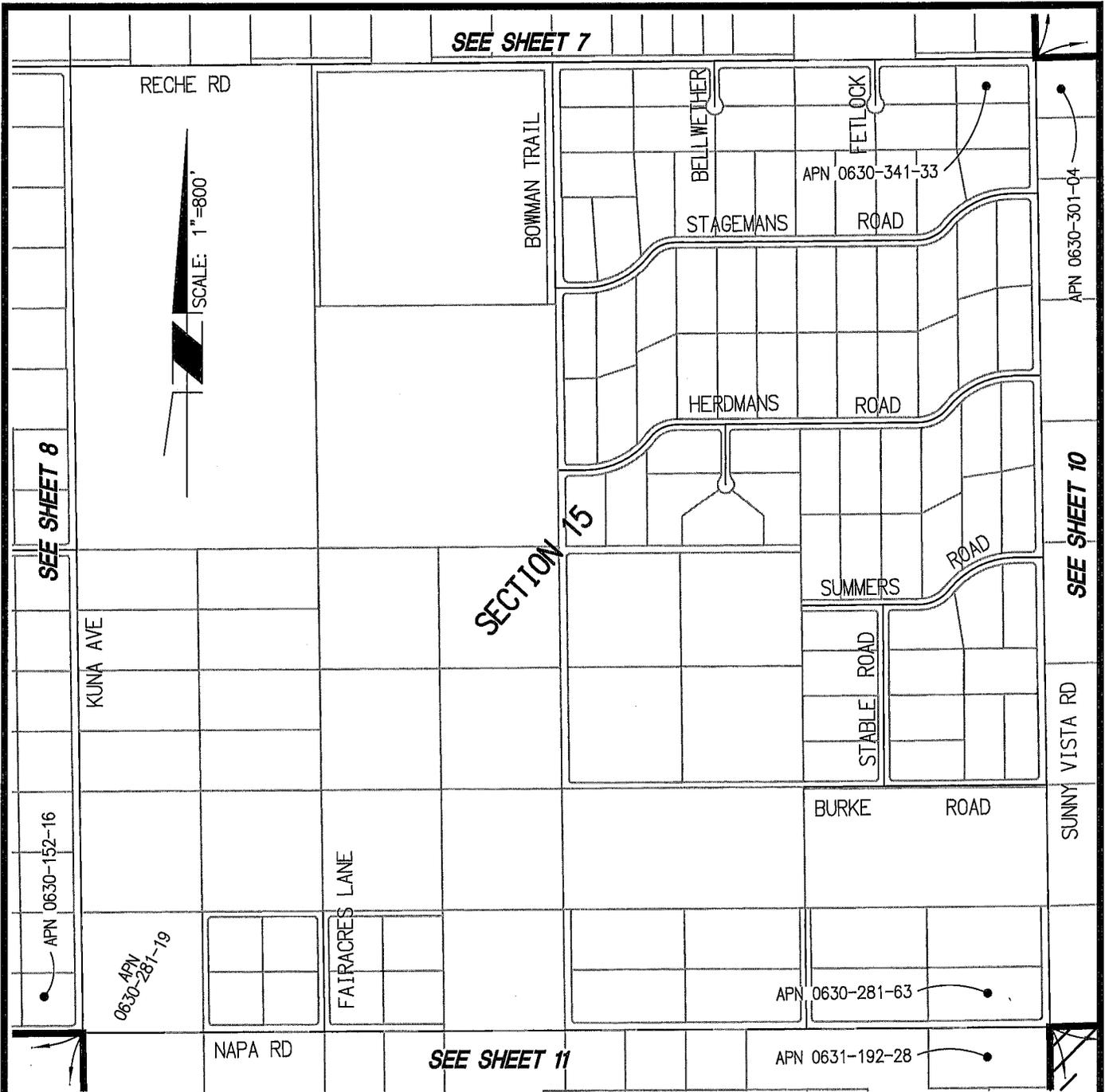
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DATE: SEPTEMBER 24, 2014 JN: 37-100102



AREA 1 - SECTION 15 DETAIL

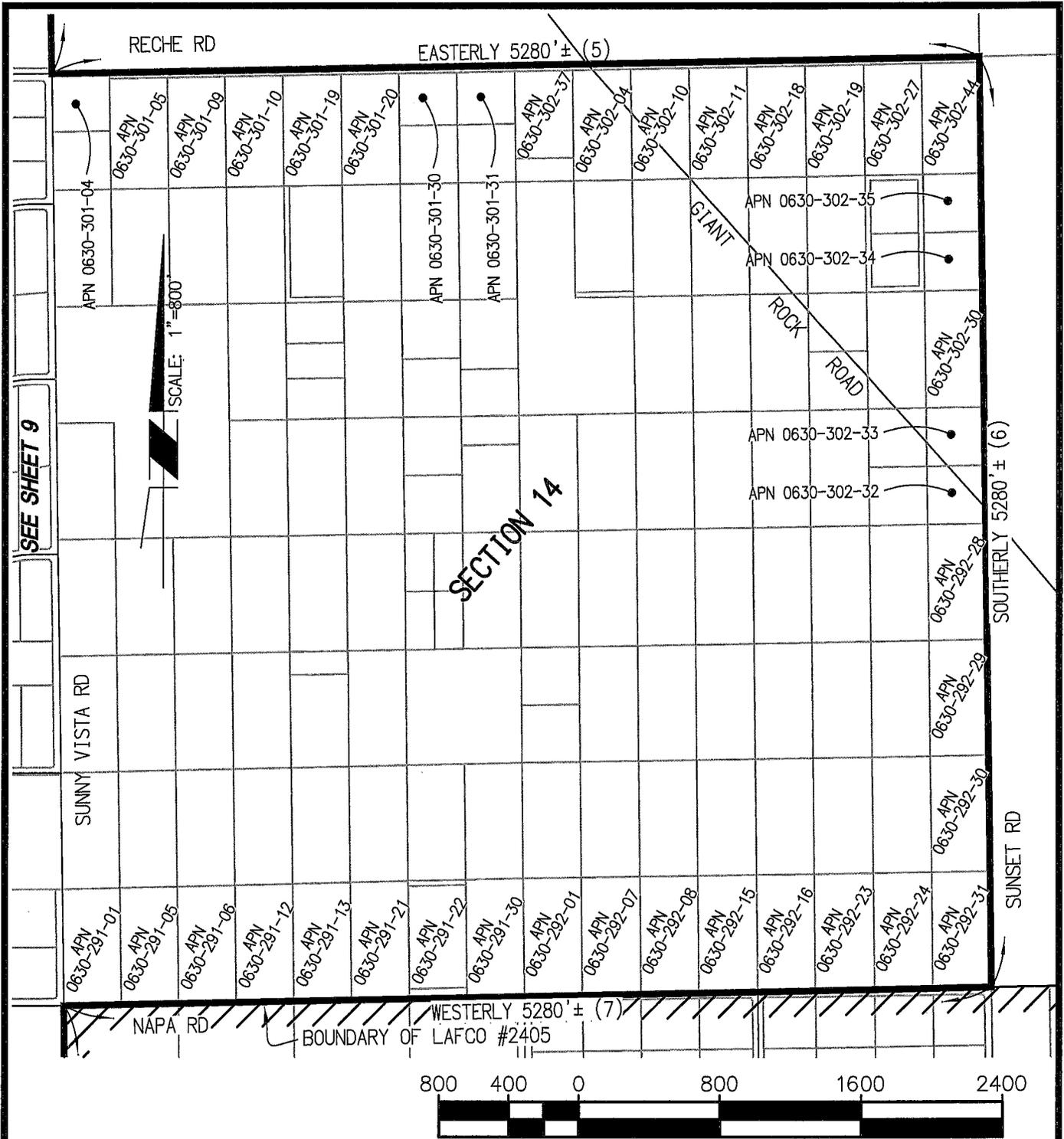
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1 LAFCO 3181

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SHEET 9 OF 14

DATE: SEPTEMBER 24, 2014 JN: 37-100102



AREA 1 - SECTION 14 DETAIL

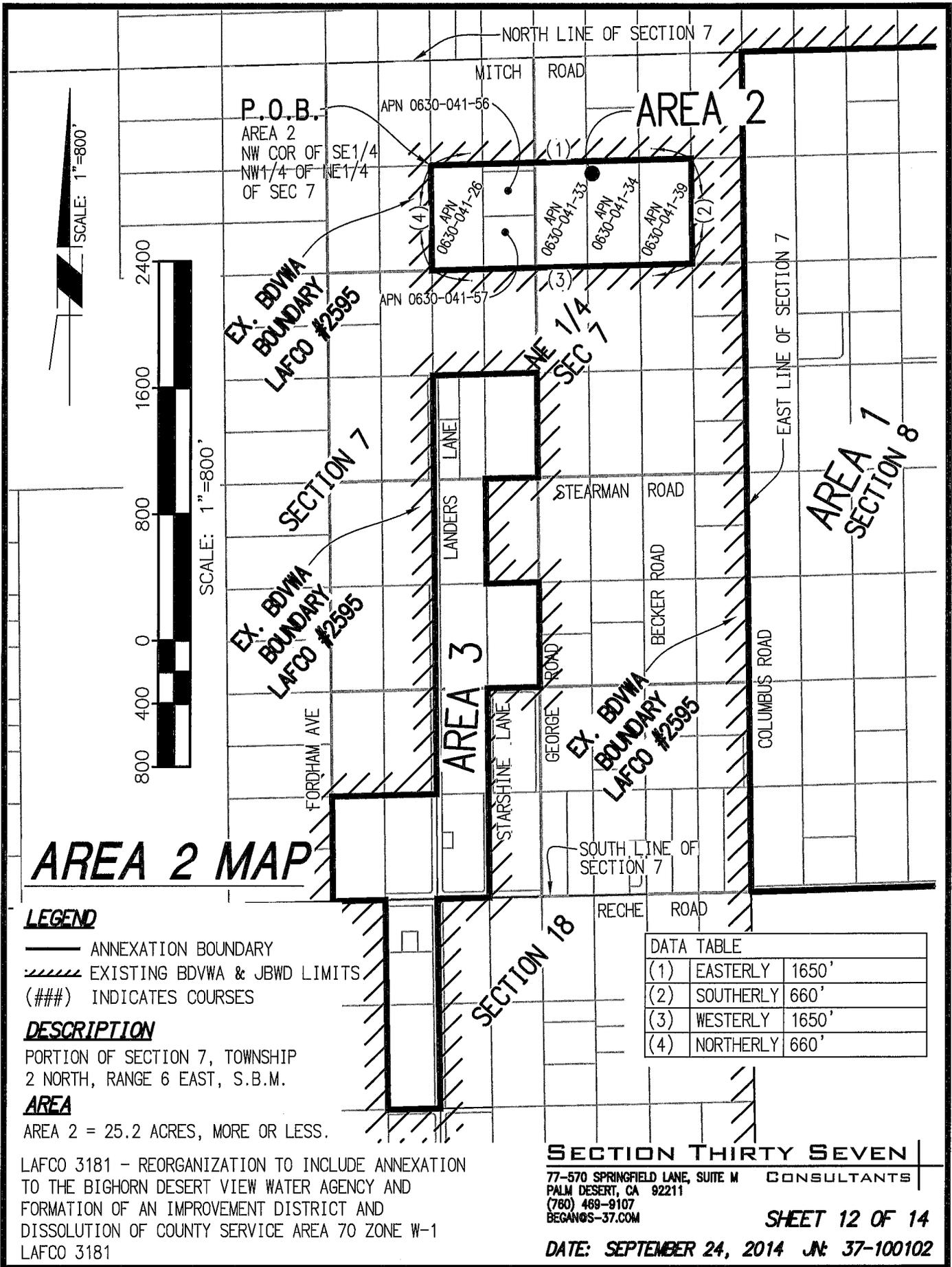
LAFCO 3181 - REORGANIZATION TO INCLUDE ANNEXATION TO THE BIGHORN DESERT VIEW WATER AGENCY AND FORMATION OF AN IMPROVEMENT DISTRICT AND DISSOLUTION OF COUNTY SERVICE AREA 70 ZONE W-1 LAFCO 3181

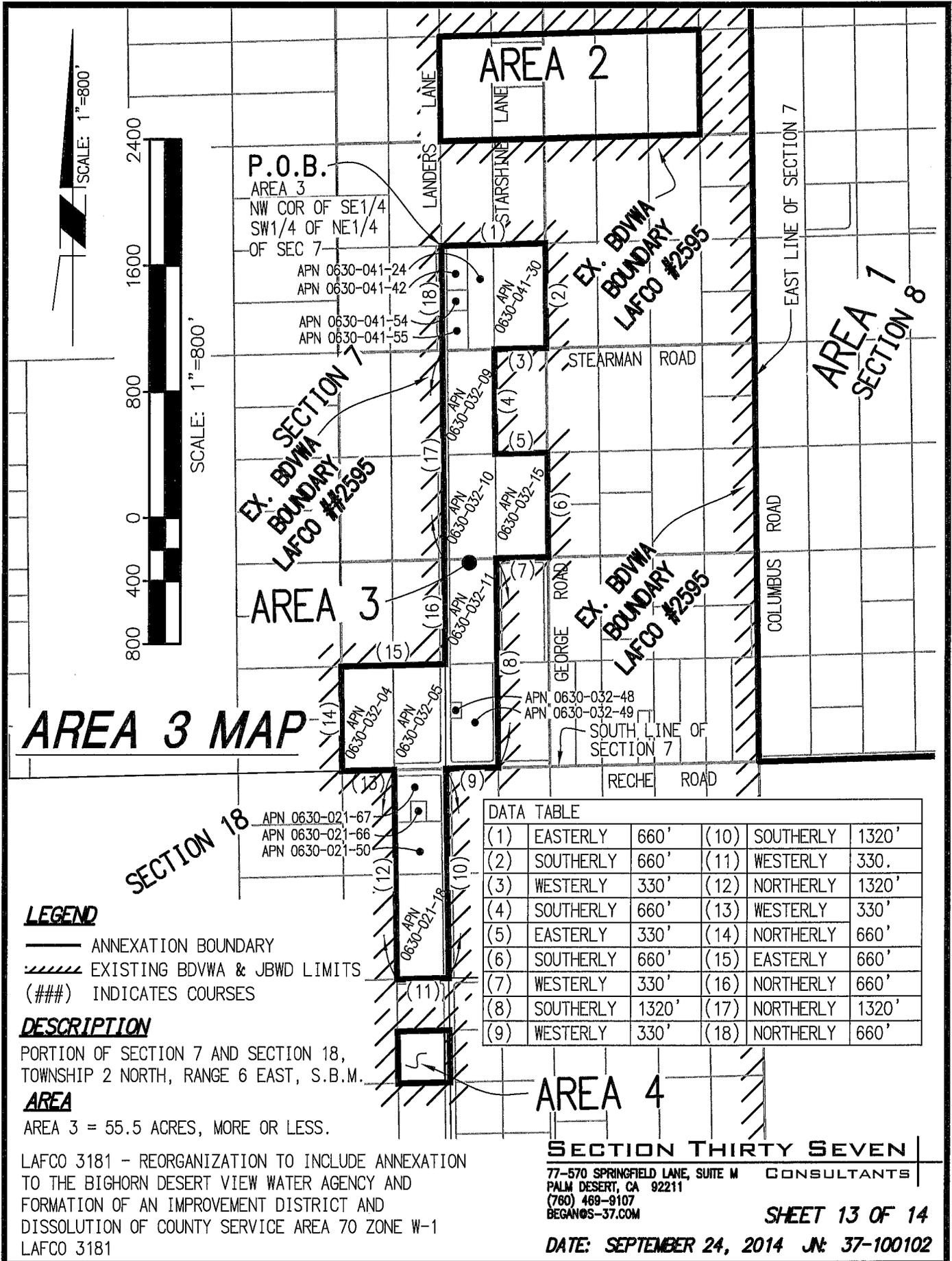
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SHEET 10 OF 14

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AREA 3 MAP

P.O.B.
 AREA 3
 NW COR OF SE1/4
 SW1/4 OF NE1/4
 OF SEC 7
 APN 0630-041-24
 APN 0630-041-42
 APN 0630-041-54
 APN 0630-041-55



(1)	EASTERLY	660'	(10)	SOUTHERLY	1320'
(2)	SOUTHERLY	660'	(11)	WESTERLY	330.
(3)	WESTERLY	330'	(12)	NORTHERLY	1320'
(4)	SOUTHERLY	660'	(13)	WESTERLY	330'
(5)	EASTERLY	330'	(14)	NORTHERLY	660'
(6)	SOUTHERLY	660'	(15)	EASTERLY	660'
(7)	WESTERLY	330'	(16)	NORTHERLY	660'
(8)	SOUTHERLY	1320'	(17)	NORTHERLY	1320'
(9)	WESTERLY	330'	(18)	NORTHERLY	660'

LEGEND
 — ANNEXATION BOUNDARY
 // EXISTING BDVWA & JBWD LIMITS
 (###) INDICATES COURSES

DESCRIPTION
 PORTION OF SECTION 7 AND SECTION 18,
 TOWNSHIP 2 NORTH, RANGE 6 EAST, S.B.M.
AREA
 AREA 3 = 55.5 ACRES, MORE OR LESS.

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